

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #20-12

AGENDA ITEM: 4.3

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: June 17, 2020

PREPARED BY: Francisco Mendoza-Gonzalez,
Associate Planner

SUBJECT: **Conditional Use Permit #1239 and Site Plan Review #456**, initiated by Yosemite Village, LLC, property owner. This application involves a request to develop an apartment complex with 220 residential units on 11.98 acres and reserving a 3.54-acre outparcel for future retail, generally located on the north side of Yosemite Avenue between Compass Pointe Avenue and El Redondo Drive. The property has a General Plan designation of Neighborhood Commercial (CN) and is zoned Planned Development (P-D) #46. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #20-04 (CEQA Section 15162 Findings)
- 2) Conditional Use Permit #1239
- 3) Site Plan Review #456

SUMMARY

The subject site consist of 15 acres located on the north side of Yosemite Avenue, between El Redondo Drive and Compass Pointe Avenue (Attachment A). The applicant, Yosemite Village, LLC, is requesting approval to construct 220 residential units within 15 buildings that are mostly 2 and 3 stories tall. 350 parking spaces would be provided for tenants. Approximately 3.5 acres, of the 15-acre site, would be outparceled and reserved for future retail with no specific site plan or tenants provided at this time. The subject site is located within Planned Development #46, with a General Plan designation of Neighborhood Commercial (CN), which allows multi-family developments with conditional use permit approval from the Planning Commission. The subject site also requires Interface Review, as required for high impact projects adjacent to, or across from, low impact zones (Merced Municipal Code Section 20.32 – Interface, shown at Attachment F). In this case, Interface Review is required as the developer is proposing to develop on a Neighborhood Commercial designation that is adjacent to a Low-Density Residential designation north of the subject site. Planning staff has reviewed the proposal and is recommending approval subject to the conditions found within this report.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-04 (CEQA Section 15162 Findings), Conditional Use Permit #1239, and Site Plan Review #456, subject to the following conditions (and the Draft Resolution at Attachment K of Planning Commission Staff Report #20-12):

- 1) The proposed project shall be constructed/designed in substantial compliance with the Site Plan, Floor Plan, Elevations, and Landscape Plans (Attachments B, C, D, and E of Planning Commission Staff Report #20-12), except as modified by the conditions.
- 2) The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
- 3) The Project shall comply with the applicable conditions set forth in Planning Commission Resolution #2898 for General Plan Amendment #06-17 previously approved for this site – except as modified by this resolution.
- 4) All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
- 5) The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
- 6) The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
- 7) Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before final map approval or issuance of a building permit, whichever comes first. Developer/Owner shall submit a

- request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.
- 8) All buildings shall be regularly maintained to keep the building finishes in good condition and aesthetically pleasing.
 - 9) The developer shall reimburse the City \$355,392.00 for the public improvements installed along the Yosemite Avenue frontage due upon building permit issuance of each parcel to be developed. The reimbursement rate may be pro-rated between the two parcels that make up the site, based on lineal frontage along Yosemite Avenue.
 - 10) The applicant shall install a bus stop or shelter along the project site to qualify for a 10% parking reduction as allowed under MMC Section 20.38.050.
 - 11) The applicant shall install short-term and long-term bike racks equivalent to 10% of required vehicle parking spaces as required under MMC Section 20.38.080 – Bicycle Parking.
 - 12) The driving aisles shall be at least 26-feet wide to allow for Fire engine access and spacing for Fire action response. Details to be reviewed and approved by the Fire Department during the Building Permit stage.
 - 13) Fire access shall be provided to the buildings along the northern property line. This shall require either a 22-foot-wide access road or installation of a drivable, all-weather access road along the recreation yard. Details to be finalized with the Fire Department during the Building Permit stage.
 - 14) Each building shall have its own independent Fire Department connection and fire control room.
 - 15) The applicant shall work with the City's Refuse Department to determine the proper location for trash enclosure(s) and if a recycling container will be required to comply with AB 341. The container(s) shall be enclosed within refuse enclosure(s) built to City Standards. Use of compactor shall also be considered to reduce the number of pick-up request.
 - 16) An 8-foot-tall block wall shall be installed along the northern property line to provide additional screening between the subject site and adjacent single-family homes. This area shall also be landscaped with fast growing trees that provide further screening. Details to be finalized with the Planning Department during the Building Permit stage.
 - 17) The project shall comply with all applicable multi-family design standards established under Merced Municipal Code Section 20.46.030 and 20.46.040 shown at Attachment G of Planning Commission Staff Report #20-12.
 - 18) The proposed buildings along the northern property line shall not exceed 2 stories, as shown on the proposed site plan at Attachment B of Planning Commission Staff Report #20-12.

- 19) All parking lot and building lighting shall be shielded or oriented in a way that does not allow “spill-over” onto adjacent lots in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent parcels.
- 20) Minor modifications to the site plan or building heights may be reviewed and approved by the Director of Development Services or be referred to the Site Plan Review Committee or Planning Commission for consideration, at the discretion of the Director of Development Services.
- 21) The landscape plan shall comply Merced Municipal Code Section 20.36 – Landscaping, which also addresses the Water Efficient Landscape Ordinance under Merced Municipal Code Section 17.60. Landscaping shall also comply with all relevant State requirements regarding water efficiency.
- 22) All landscaping in the public right-of-way shall comply with State Water Resources Control Board Resolution No. 2015-0032 “To Adopt an Emergency Regulation for Statewide Urban Water Conservation” and the City’s Water Conservation Ordinance (Merced Municipal Code Section 15.42). Xeriscape or artificial turf shall be used in place of natural sod or other living ground cover. If turf is proposed to be installed in park-strips or on-site, high quality artificial turf (approved by the City Engineer and Development Services Director) shall be installed. All irrigation provided to street trees, parking lot trees, or other landscaping shall be provided with a drip irrigation or micro-spray system.
- 23) The parking lot layout shall comply with all applicable City Standards. Parking lot trees shall be provided at a ratio of one tree for every six parking spaces. These trees shall be installed per the City’s Parking Lot Landscape Standards, shall be a minimum of 15-gallons, and be of a type that provides a 30-foot minimum canopy at maturity (trees shall be selected from the City’s approved tree list).
- 24) The applicant shall work with the Police and Fire Departments to provide proper gate access equipment such as a Knox box and a click-to-enter system.
- 25) Vehicle stacking space for at least two vehicles shall be provided between gates and driveways in order to avoid traffic back-up on City streets.
- 26) The design and color of the perimeter fence shall be reviewed and approved by the Planning Department during the building permit stage.
- 27) The future retail parcel will be subject to Site Plan Review permit approval prior to construction.

PROJECT DESCRIPTION

The applicant is proposing to construct 220 multifamily dwelling units within 15 buildings that are mostly 2 and 3 stories tall. 350 parking spaces would be provided for tenants. Approximately 3.5 acres, of the 15-acre site, would be outparceled and reserved for future retail with no specific site plan or tenants provided at this time.

Surrounding Uses

Attachment A

Surrounding Land	Existing Use of Land	Zoning Designation	City General Plan Land Use Designation
North	Single-Family Homes	Planned Development (P-D) #46	Village Residential (VR)
South	Single-Family Homes (across Yosemite Ave.)	Low Density Residential (R-1-6)	Low Density Residential (LD)
East	Vacant (across Compass Pointe)	Planned Development (P-D) #46	Village Residential (VR)
West	Single-Family Homes (across El Redondo Drive)	Planned Development (P-D) #46	Village Residential (VR)

BACKGROUND

The subject site consists of 15 acres that were previously entitled for a commercial shopping center in 2006. Said development was approved by the City Council through General Plan Amendment (GPA) #06-17. This GPA re-designated half of the subject site from Office Commercial (CO) to Neighborhood Commercial (CN), and for the development of a 140,000-square-foot shopping center on the 15-acre site (site plan at Attachment I).

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

A) The proposed project complies with the General Plan designation of Neighborhood Commercial (CN) and the Zoning classification of Planned Development (P-D) #46 with approval of this Conditional Use Permit. Although the General Plan and Zoning Ordinance allow residential developments in commercial zones, they do not specifically address the density allowed within a Neighborhood Commercial Zone. The *Merced Vision 2030 General Plan* includes two classifications for higher density residential uses – High-Medium Density (HMD) and High Density (HD). The High-Medium designation allows 12 to 24 units per acre, while the High Density designation allows 24 to 36 units per acre. The proposed project has a density of 19.20 units per acre, which is consistent with the HMD designation. There are General Plan policies that encourage higher density and alternate housing types (see below), the City has relied upon the High-Medium Density designation to determine compliance with the General Plan Housing Element. Based on this designation, the proposed multi-family portion of the project would comply with the General Plan.

The Housing Element of the *Merced Vision 2030 General Plan* includes policies supporting affordable housing, mixed-use development, and higher densities.

Policy H-1.1 *Support Increased in Residential Zoning Districts*

Although the proposed project would not be located within a residential zone, it does provide an opportunity for a higher density project to provide needed housing within the City.

Policy H-1.1.c *Encourage Mixed Use Development*

The proposed project includes a futures designation for retail on 3.5 acres that would be adjacent to the apartment complex.

Policy I.1.e *Encourage Alternate Housing Types*

The proposed project would include one, two, and three-bedroom apartments. This mixture provides a variety of different housing types to meet the growing need of housing within the community and supports this policy of providing alternate housing types.

Policy I.8b *Prioritize City efforts to encourage residential development by focusing on in-fill development and densification within the existing City Limits.*

The proposed project is on an in-fill site and meets the density requirements of the City's highest density classification.

The following are Land Use Policies and Implementing Actions of the General Plan that could be met with the proposed project.

Policy L-1.1 *Promote Balanced Development Which Provides Jobs, Services, and Housing.*

Implementing Action 1.1.c: Determine the types of housing opportunities needed for the type of employment opportunities being created in the City.

The Zoning Ordinance does not specify a density for multi-family housing allowed within a C-N Zone, it merely states that multi-family uses are allowed within the C-N Zone as a Conditional Use. Therefore, the approval of CUP #1239 satisfies this requirement. The Zoning Ordinance requires a Site Plan Review permit to address interface requirements. The approval of Site Plan Review #456 would bring the project into compliance with the Zoning Ordinance.

Zoning Ordinance Compliance – Mandatory Site Plan Review Findings

- B) The proposed project is subject to MMC Section 20.32 – Interface Regulations. As such, a Site Plan Review Permit is required for this project. MMC Section 20.32 does not specify particular findings be made regarding interface, but MMC Section 20.68.050 (F) requires specific findings for a Site Plan Review Permit to be approved. Therefore, in order for the Planning Commission to approve or deny a site plan review permit, they must consider the following criteria and make findings to support or deny each criteria. The Findings required by MMC Section 20.68.050 (F) “Findings for Approval for Site Plan Review Permits” are provided below along with recommended reasons to support each finding. If the Planning

Commission wishes to deny the Site Plan Review Permit, they will need to provide findings for denial and direct staff to prepare a resolution for denial to be adopted at a future meeting.

1. *The proposed project is consistent with the General Plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

As described in Finding A above, the project meets the requirements of the General Plan. There are no other area, specific, or neighborhood plans for this area.

2. *The proposed project complies with all applicable provisions of the Zoning Ordinance and Municipal Code.*

Merced Municipal Code Section 20.46.030 provides general design standards for multi-family dwellings. Section 20.46.040 provides specific standards for multi-family dwellings (see Attachment G of Planning Commission Staff Resolution #20-12). Planning staff has reviewed the proposed project with both sets of standards and found it to be generally in compliance with the majority of these standards. Many design details, such as the design of the mailboxes, addressing, trash enclosures, etc., are not yet available. However, to ensure compliance, Condition # 17 of Planning Commission Staff Report #20-12 requires the project to comply with all applicable design standards listed in these sections at the building permit stage.

Approval of the proposed Site Plan Review Permit and implementation of the conditions of approval for CUP #1239 and Site Plan Review #456 would bring the project into compliance with the applicable provisions of the Zoning Ordinance and Municipal Code.

3. *The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.*

There are existing single-family homes along the northern portion of the parcel. An 8-foot-tall block wall with tall, fast growing trees (evergreen trees) would be installed along this property line to reduce impacts regarding privacy, noise, and lighting (Condition #16 of Planning Commission Staff Report #20-12). To provide more buffer space and privacy from the adjacent single-family homes, the apartment buildings in this area would be 2 stories tall (instead of 3 stories) and be set back between 25 feet and 58 feet from the northern property line (Condition #18 of Planning Commission Staff Report #20-12) with 85% of the buildings set back at least 58 feet. These 2 story apartment buildings would be consistent with the 2 story single-family homes that already exist within this neighborhood.

With the implementation of the proposed conditions of approval for Site Plan Review #456, and the conditions approved with CUP #1239, the proposed project is required to comply with the design standards for multi-family dwellings (MMC Sections 20.46.030 and 20.46.040). The proposed project meets the minimum design and zoning standards. Therefore, with the implementation of the conditions of approval, the proposed project would not interfere with the enjoyment of the existing and future land uses in the vicinity.

4. *The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.*

The applicant is proposing a contemporary design with a mixture of materials, colors, and textures. The building exterior would consist of a stucco finish with various buildings containing stone veneers. The apartments would vary between 2 and 3 story structures. The apartment complex would consist of 15 individual buildings. The buildings would generally consist of a uniform design and aesthetic. To add architectural interest the exterior of the buildings would have earth tone color variations including off-white, light grey, light brown, and dark brown. In addition, the buildings would include wall variations to add depth, and balconies to provide outdoor space. Most units will either have a balcony or patio.

5. *Any proposed landscaping design, including color, location, size, texture, type, and coverage of plan materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.*

The project includes several acres of outdoor greenspace. As shown on the Landscape Plans at Attachment E of Planning Commission Staff Report #20-12, the apartment complex would include a variety of outdoor common spaces that include several dog parks, a community garden, recreation areas, and several gazebos with open space. The Landscape Plan shows the variety of plant and tree species that would be planted throughout the site. This includes the use of various trees and plants such as evergreens, bushes, and undetermined dense trees. Trees would be planted throughout the outdoor common space, within the parking lot, and along street frontages. Parking lot trees would have to conform with minimum City Standards regarding quantity (1 tree per 6 required parking stalls), gallon size (15 gallons), and branch width (30-foot canopy). Parking lot trees shall be from the City's list of approved tree species found within City Engineering Standards (Condition #23 of Planning Commission Staff Report #20-12). Street trees shall be reviewed by the Engineering and Public Works Departments to ensure conformance with City Standards in regard to species type, irrigation plan, and tree spacing (Condition #22 of Planning Commission Staff Report #20-12). All landscaping must comply with local regulations and State regulations regarding water conservation, as found under Merced Municipal Code Section 20.36 – Landscaping, and affiliated sections found under the WELLO Act (MMC 17.60).

6. *The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.*

The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. The project would be required to annex to the City's Community Facilities District to pay for costs related to police and fire safety. Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

Zoning Ordinance Compliance – Conditional Use Permit Required Findings

C) Section 20.68.020 sets forth specific Findings that must be made in order for the Planning Commission to approve a Conditional Use Permit. These Findings are provided below.

1. *The proposed use is consistent with the purpose and standards of the zoning district, the General Plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

As described in Finding A above, the project meets the requirements of the General Plan. There are no other area, specific, or neighborhood plans for this area.

2. *The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.*

There are existing single-family homes along the northern portion of the parcel. An 8-foot-tall block wall with tall fast growing trees (evergreen trees) would be installed along this property line to reduce impacts regarding privacy, noise, and lighting (Condition #16 of Planning Commission Staff Report #20-12). To provide more buffer space and privacy from the adjacent single-family homes, the apartment buildings in this area would be 2 stories tall (instead of 3 stories) and be set back between 25 feet and 58 feet from the northern property line (Condition #18 of Planning Commission Staff Report #20-12) with 85% of the buildings set back at least 58 feet. These 2 story apartment buildings would be consistent with the 2 story single-family homes that were developed within this neighborhood.

With the implementation of the proposed conditions of approval and the conditions approved with Site Plan #456, the proposed project would be required to be in compliance with the design standards for multi-family dwellings (MMC Sections 20.46.030 and 20.46.040). The proposed project meets the minimum design and zoning standards. Therefore, with the implementation of the conditions of approval, the proposed project would not interfere with the enjoyment of the existing and future land uses in the vicinity.

3. *The proposed use will not be detrimental to the public health, safety, and welfare of the City.*

The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. The project would be required to annex to the City's Community Facilities District to pay for costs related to police and fire safety (Condition #7 of Planning Commission Staff Report #20-12). Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

4. *The proposed use is properly located within the City and adequately served by existing or planned services and infrastructure.*

The project site is an in-fill site surrounded by residential uses. The project would be adequately served by the City's water system. Through the implementation of

the conditions of approval, the project would be adequately served by the City's sewer and storm water systems. Additionally, the project would be required to pay Public Facilities Impact Fees to help pay for future improvements needed to the City's infrastructure.

Site Plan

D) The proposed development consists of an apartment complex with 220 units within 15 buildings located on 11.5 acres. The existing two parcels (each being around 7.75-acres) would be reconfigured so that the apartment complex is on an 11.5-acre L-shaped lot. The 15 apartment buildings would be located throughout the parcel with community facilities near the center of the site. The perimeter of the site would be fenced-in with either a 6-foot-tall wrought iron fence or an eight-foot-tall block wall (along the northern property line). Vehicle access would be available from three driveways along different streets at Yosemite Avenue, El Redondo Drive, and Compass Pointe Avenue. The access points along El Redondo Drive and Compass Pointe Avenue would be around 350 feet and 500 feet, respectively, away from Yosemite Avenue. The vehicle access points would be gated, but set back to leave enough stacking space for at least 2 vehicles (Condition #25 of Planning Commission Staff Report #20-12). This would help prevent vehicles from backing into the road as they wait to enter the apartment complex. The applicant is working with the Merced County Bus and UC Merced Cat Track to find the best location for a bus turnout and possible bus shelter.

Driving aisles would be at least 26 feet wide. Parking stalls would be located throughout portions of the perimeter and interior of the parcel. A large portion of parking stalls would be covered by car ports. The parking areas would include access points that connect with pedestrian paths that meander throughout the entire complex providing pedestrian access from the parking lots.

The central portion of the apartment complex would contain amenities such as a mail room, conference room, managers office, swimming pool, dog park, and a community garden. The northwest portion of the parcel would include a trellis and dog park. Along the northern portion of the parcel are existing single-family homes. An 8-foot-tall block wall with tall fast growing trees (evergreens) would be installed along this property line (Condition #16 of Planning Commission Staff Report #20-12). To provide more buffer space and privacy from the adjacent single-family homes, the apartment buildings in this area would be 2 stories tall (instead of 3 stories tall) and be set back 25 to 58 feet from the northern property line (Condition #18 of Planning Commission Staff Report #20-12). Lighting would be shielded downward to prevent lighting from spilling-over to adjacent parcels (Condition #19 of Planning Commission Staff Report #20-12). To improve walkability with the future retail development, the developer intends to provide pedestrian gates that create connectivity between the apartment complex and the future retail site. The plans for the future retail have yet to be created and would be reviewed by the Site Plan Review Committee at a later date and assessed for compatibility with this apartment complex.

Elevations

- E) The applicant is proposing a contemporary design with a mixture of materials, colors, and textures. The building exterior would consist of a stucco finish with some buildings containing stone veneers. The apartments would vary between 2 and 3 story structures. The apartment complex would consist of 15 individual buildings. The buildings would generally consist of a uniform design and aesthetic. To add architectural interest the exterior of the buildings would have several earth tone colors including shades of off-white, light grey, medium brown, and dark brown. In addition, the buildings would include wall variations to add depth, and some balconies to provide outdoor space. A majority of units will have balconies or patios.

Parking

- F) The Zoning Ordinance requires 1.75 spaces of parking for each multi-family unit up to 30 units, plus an additional 1.5 spaces for each unit over 30. There is also an increase in the number of spaces required based on the number of bedrooms and bathrooms in a unit. The applicant is proposing 1 bedroom & 1-bathroom units (66 total), 2 bedroom & 2 bathroom units (140 total), and 3 bedrooms & 2 bathroom units (24 total). Based on this calculation, this project would require 373 parking spaces. The applicant is providing 350 parking spaces and is seeking approval for a parking reduction from the Director of Development Services. Per MMC 20.38-050 (D) – Parking Reductions, parking reductions may be approved up to 20 percent through a Transportation Demand Management Plan approved by the Director of the Development Services. The applicant intends to work with The Merced County Bus and UC Merced Cat Tracks to place a bus stop or shelter along their frontage. In addition, the applicant intends to install both short term bike parking spaces (27) and long-term bike parking spaces (27), totaling 54 bike parking spaces. The applicant believes that the direct access to bus transportation and bike parking spaces would reduce the need for parking spaces for this site by 10% requiring a total of 313 parking spaces. Planning staff believes this request is reasonable and likely be approved with compliance of Condition #10 of Planning Commission Staff Report #20-12.

Traffic/Circulation

- G) The traffic and circulation components for this site were originally analyzed as part of the environmental study conducted for this site under the approval of General Plan Amendment #06-17. CEQA states that a future developer may utilize an existing adopted Initial Study through a Finding of 15162, if the new project is consistent with Zoning/General Plan, and if the scope of the new project is equal to or lesser than the previous project studied.

In this case, the applicant is proposing a residential project which is considered to have less impacts than a commercial shopping center. The average peak hour trips for the shopping center was expected to be 650, and the average peak hour trips for the proposed apartment complex is expected to be 120. The apartment complex is expected to generate about 20% of the daily trips that were projected for the previously approved shopping center for this site.

Environmental Clearance

H) The applicant was required to complete an Initial Study as required by the California Environmental Quality Act (CEQA). An Initial Study includes a wide range of analysis required by the State covering an array of subjects including, but not limited to, a traffic analysis, biological resource study, public services, cultural resources, utilities, cultural resources, etc. Per CEQA, a future developer may utilize an existing adopted Initial Study, through what is known as a Finding of 15162, if the new project is consistent with Zoning/General Plan, and if the scope of the new project is equal to or lesser than the previous project studied.

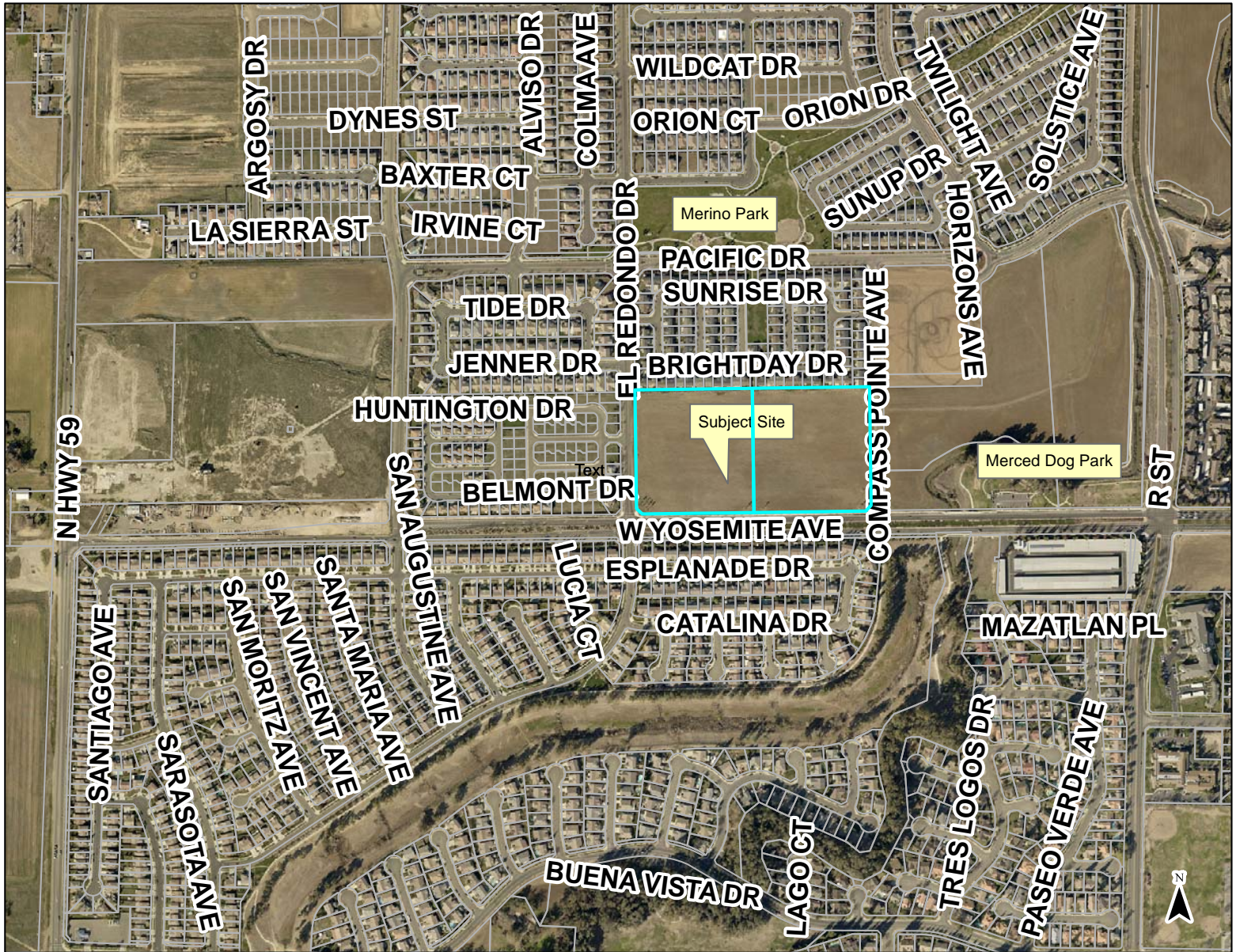
In this case, the applicant is proposing a residential project which is considered to have less impacts than a commercial shopping center. However, since the original Initial Study was provided in 2006, CEQA has added different subjects that currently need to be studied such as Air Quality and Green House Gas Emissions. The applicant will be utilizing the existing Initial Study for this site, and supplementing it with new requirements by providing their own Air Quality Study and Green House Gas Emission Study shown at Attachment H of Planning Commission Staff Report #20-12. The results show that the impacts these subjects would result in reasonable levels allowed by the San Joaquin Valley Air Pollution Control District.

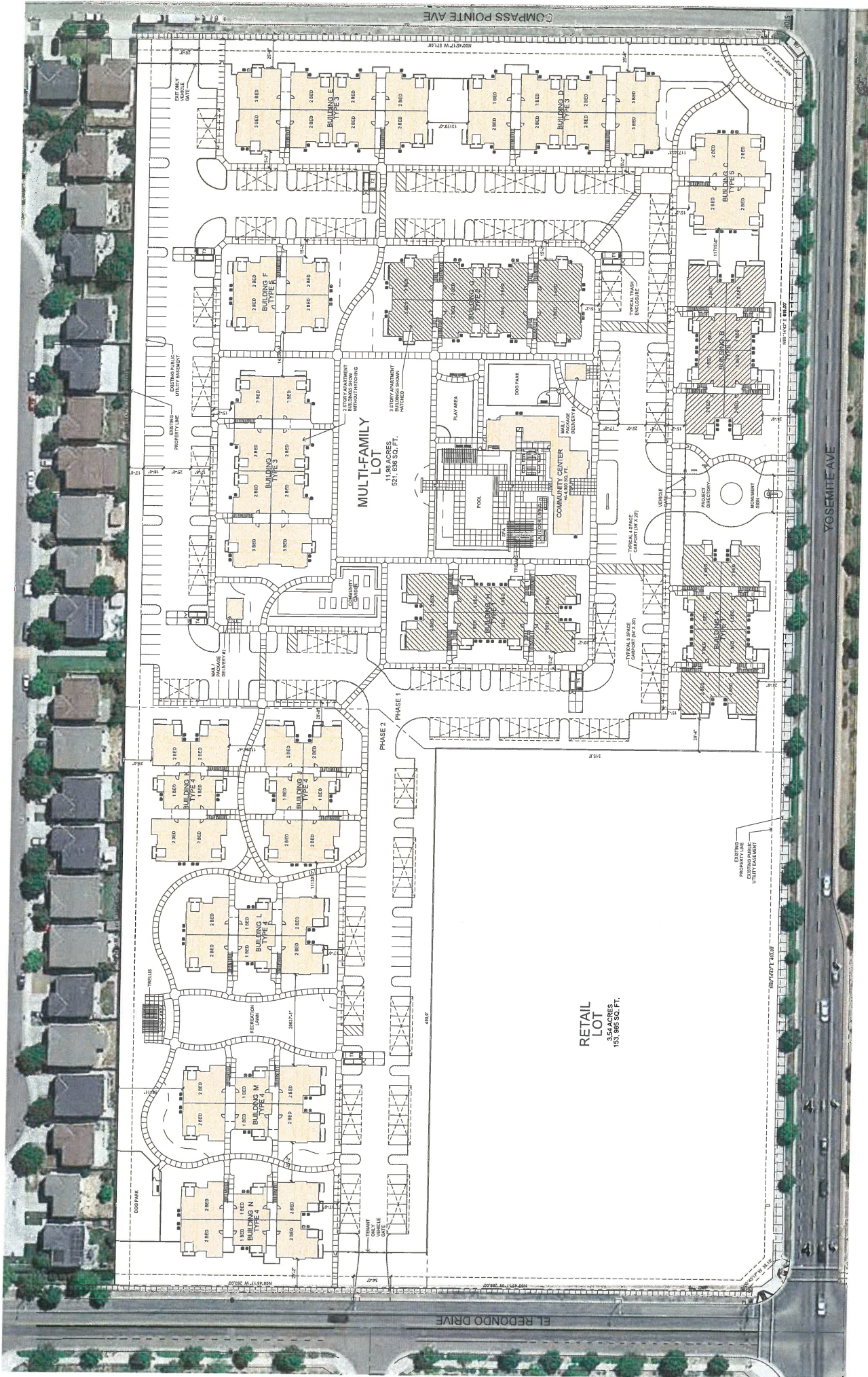
In using the existing environmental study, the developer would be tied to previous requirements/improvements approved by the City Council. The previous Initial Study resulted in a Mitigated Negative Declaration (MND). The previous MND required reimbursement for frontage improvements along Yosemite Avenue, potentially installing traffic signals at the intersection of Compass Pointe Avenue and Yosemite Avenue, and the extension of two westbound lanes on Yosemite Avenue (from San Augustine Drive to State Highway 59). The City Engineer noted that there is no need to redesign the intersection of Compass Pointe Avenue and Yosemite Avenue, or redesign Yosemite Avenue from San Augustine Drive to Highway 59, as doing so would not significantly improve the traffic level of service in this area. This is partially due to the fact that the City's Public Works Department has since developed a facility along Yosemite Avenue between San Augustine Drive and Highway 59, reducing the traffic demand along this portion of the road. However, the developer would be responsible for reimbursing the City for improvements previously done along the Yosemite Avenue frontage of this site (Condition #9 of Planning Commission Staff Report #20-12).

Planning staff conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and concluded that Environmental Review #20-04 is a second tier environmental document, based upon the City's determination that the proposed development remains consistent with the current General Plan and provision of CEQA Guidelines, Section 15162 (Initial Study #20-04 for CUP #1239 and SP #456). A Copy of the Section 15162 Findings can be found at Attachment J of Planning Commission Staff Report #20-12.

Attachments:

- A) Location Map
- B) Site Plan
- C) Floor Plans
- D) Elevations
- E) Landscape Plans
- F) MMC 20.32 – Interface Regulations
- G) MMC 20.46.030 and MMC 20.46.040– Residential Design Standards
- H) Green House Gas Emission Study and Air Quality Study
- I) Site Plan from Previously Approved Shopping Center for Subject Site
- J) CEQA Section 15162 Finding
- K) Draft Planning Commission Resolution

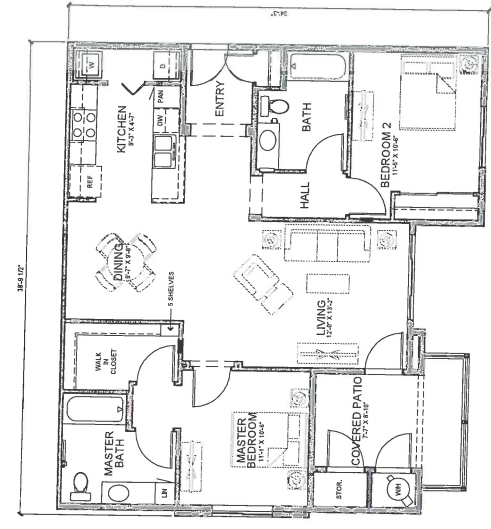




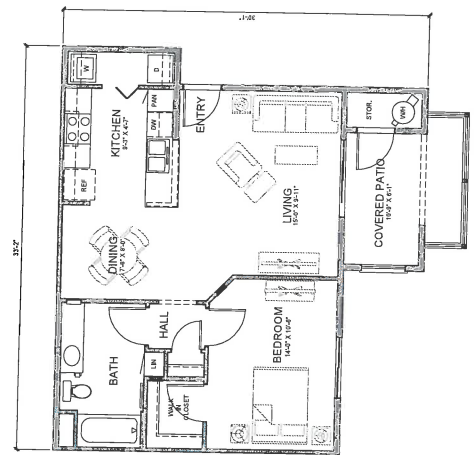
PRELIMINARY SITE PLAN

Yosemite Village Apartments
Merced, California

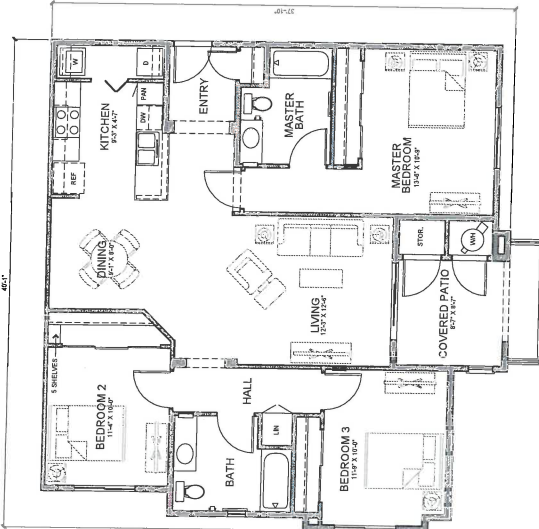
Best Development Group



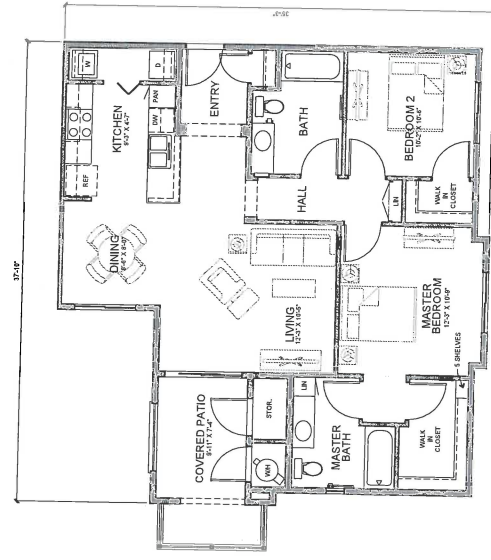
UNIT C-AC FIRST FLOOR - 2 BEDROOM
 LIVING: 112.00 SQ. FT. LIVING+DINING: 133.00 SQ. FT.
 PATIO COVERED: 107.00 SQ. FT. PATIO UNCOVERED: 10.00 SQ. FT.
 WALK CLOSET: 10.00 SQ. FT. BATH: 10.00 SQ. FT.
 STORAGE: 17.00 SQ. FT.



UNIT A-AC FIRST FLOOR - 1 BEDROOM
 LIVING: 110.00 SQ. FT. LIVING+DINING: 80.00 SQ. FT.
 PATIO COVERED: 117.00 SQ. FT. PATIO UNCOVERED: 10.00 SQ. FT.
 WALK CLOSET: 10.00 SQ. FT. BATH: 5.00 SQ. FT.
 STORAGE: 2.00 SQ. FT.



UNIT D-AC FIRST FLOOR - 3 BEDROOM
 LIVING: 130.00 SQ. FT. LIVING+DINING: 137.00 SQ. FT.
 PATIO COVERED: 107.00 SQ. FT. PATIO UNCOVERED: 10.00 SQ. FT.
 WALK CLOSET: 10.00 SQ. FT. BATH: 10.00 SQ. FT.
 STORAGE: 17.00 SQ. FT.



UNIT B-AC FIRST FLOOR - 2 BEDROOM
 LIVING: 110.00 SQ. FT. LIVING+DINING: 80.00 SQ. FT.
 PATIO COVERED: 117.00 SQ. FT. PATIO UNCOVERED: 10.00 SQ. FT.
 WALK CLOSET: 10.00 SQ. FT. BATH: 10.00 SQ. FT.
 STORAGE: 17.00 SQ. FT.

Best Development Group

Yosemite Village Apartments
Merced, California

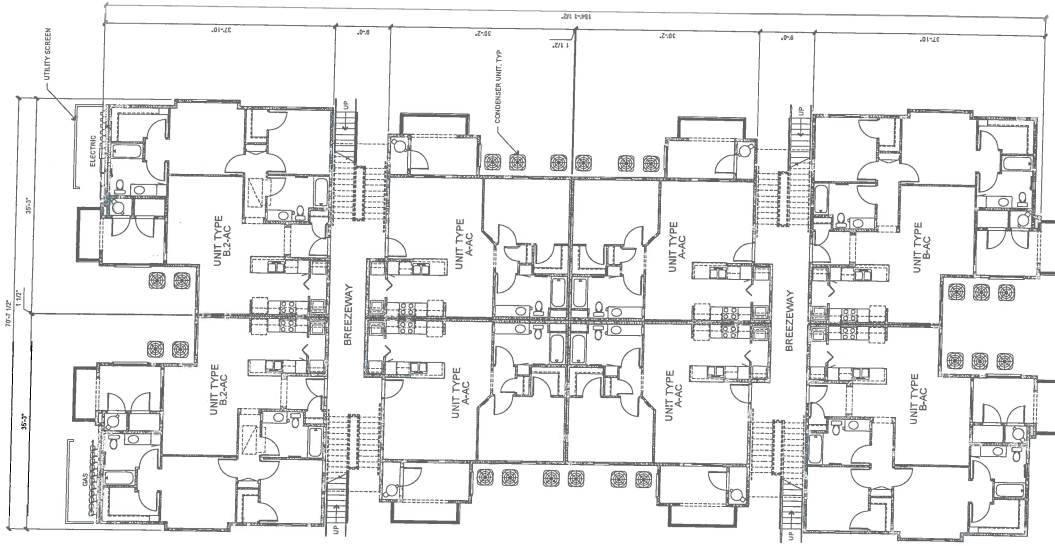
UNIT PLANS

SCALE 1/8" = 1'-0"

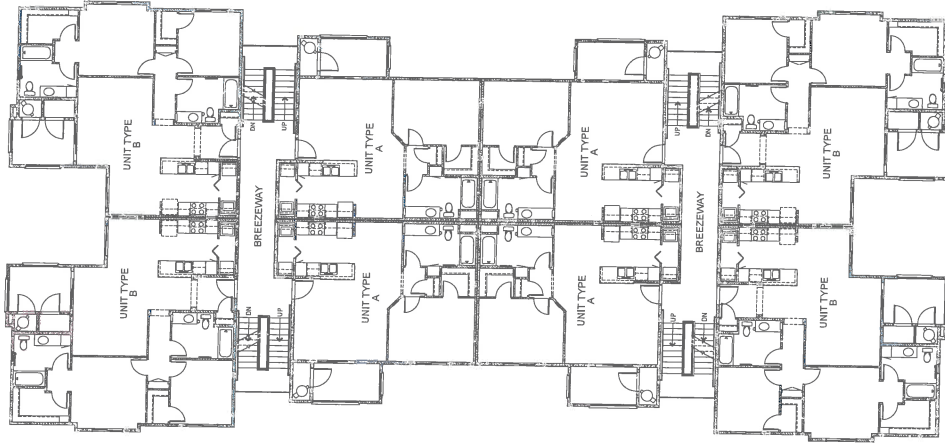
FEBRUARY 14, 2019

kuchman
ARCHITECTS PC

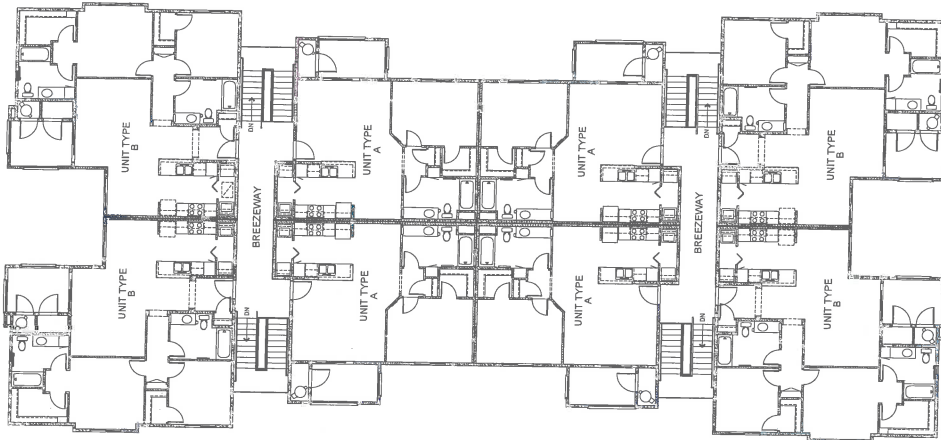
A2.1



BUILDING TYPE 1 FIRST FLOOR
BUILDING A, B & H



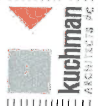
BUILDING TYPE 1 SECOND FLOOR
BUILDING A, B & H



BUILDING TYPE 1 THIRD FLOOR
BUILDING A, B & H

SCALE 1/4" = 1'-0"
FEBRUARY 04, 2009

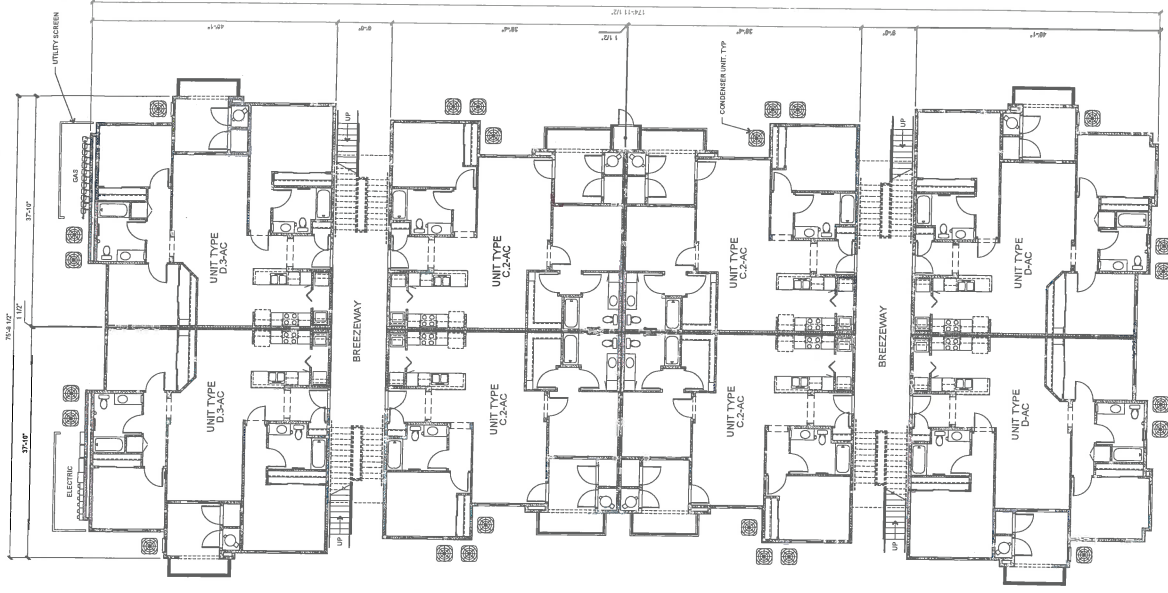
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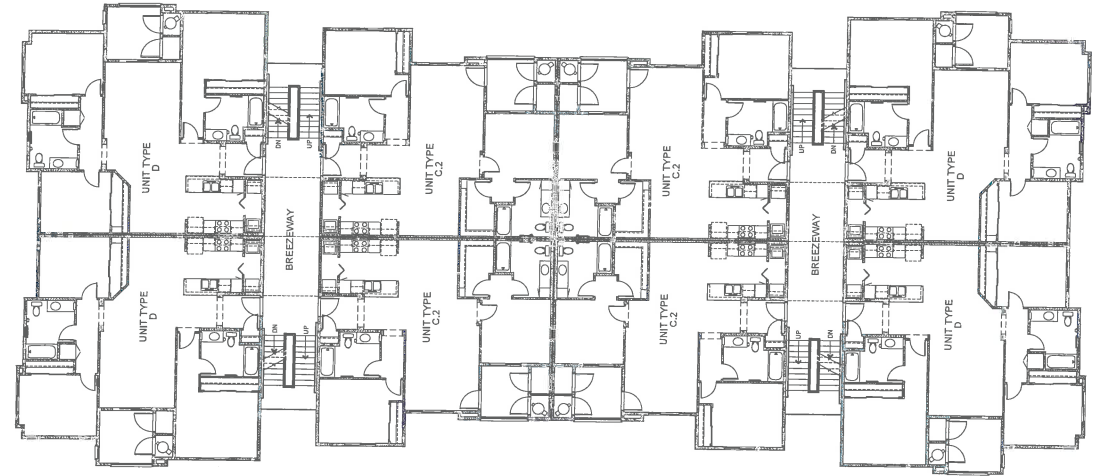
Yosemite Village Apartments
Merced, California

Best Development Group

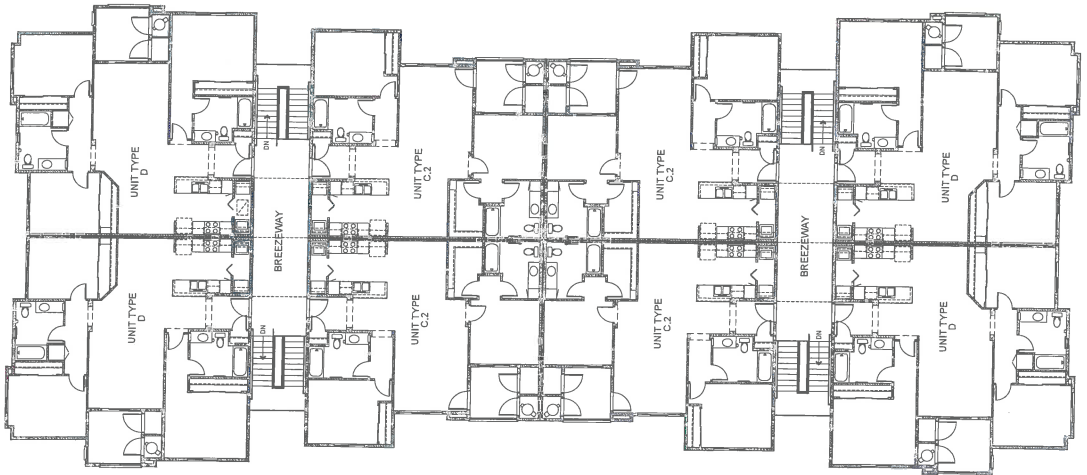
BUILDING TYPE 1 FLOOR PLANS



BUILDING TYPE 2 FIRST FLOOR
BUILDING G



BUILDING TYPE 2 SECOND FLOOR
BUILDING G



BUILDING TYPE 2 THIRD FLOOR
BUILDING G

SCALE: 1/8" = 1'-0"
REVISION 04.2008

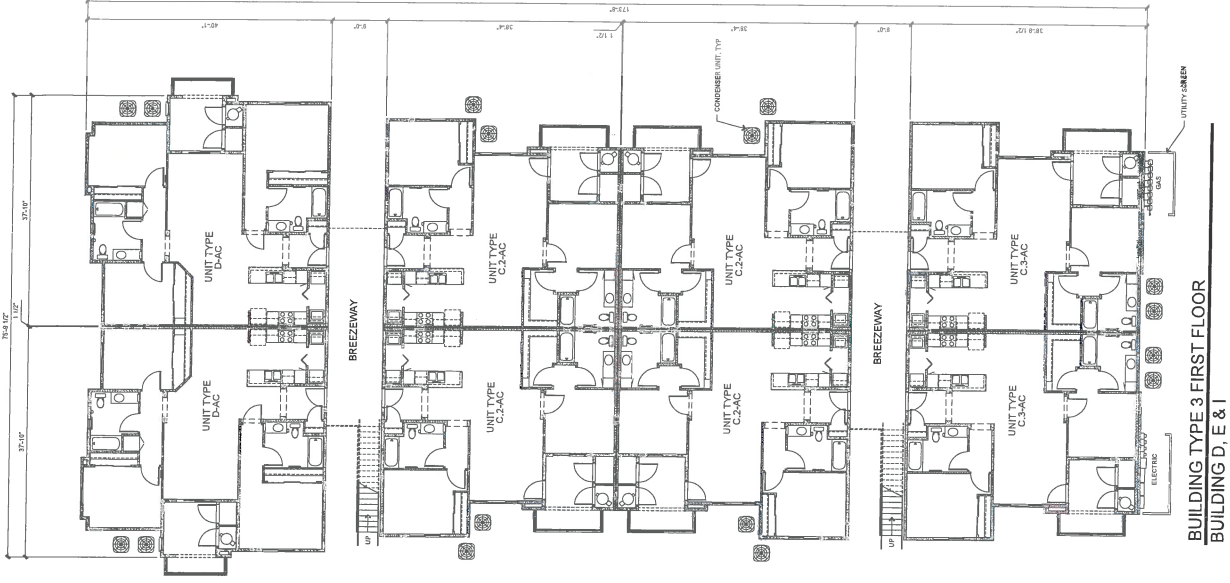
A2.3



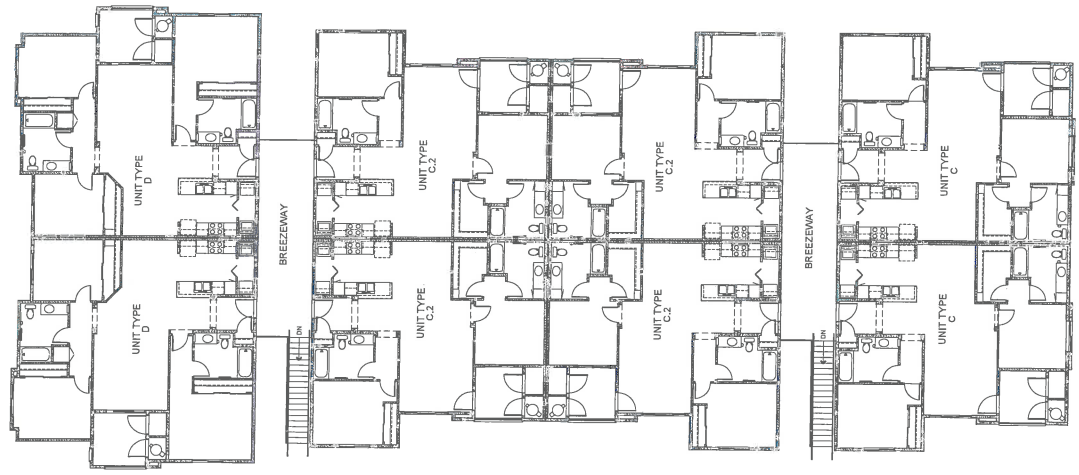
BUILDING TYPE 2 FLOOR PLANS

Yosemite Village Apartments
Merced, California

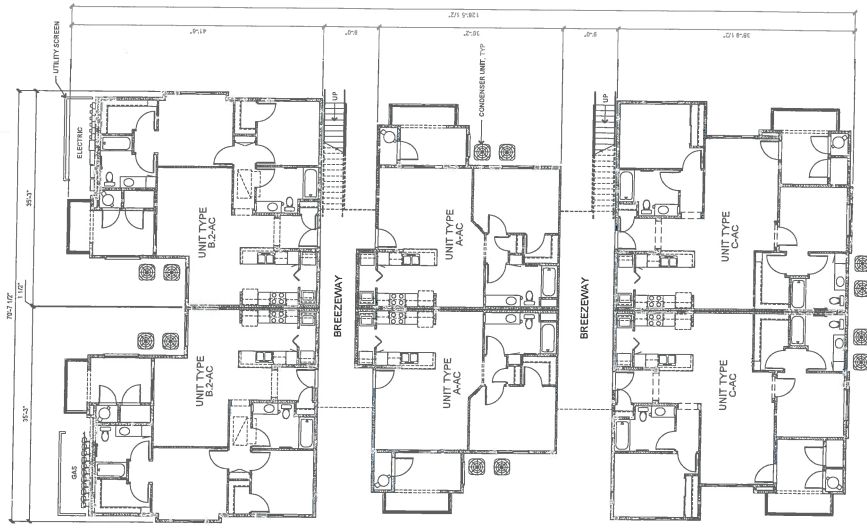
Best Development Group



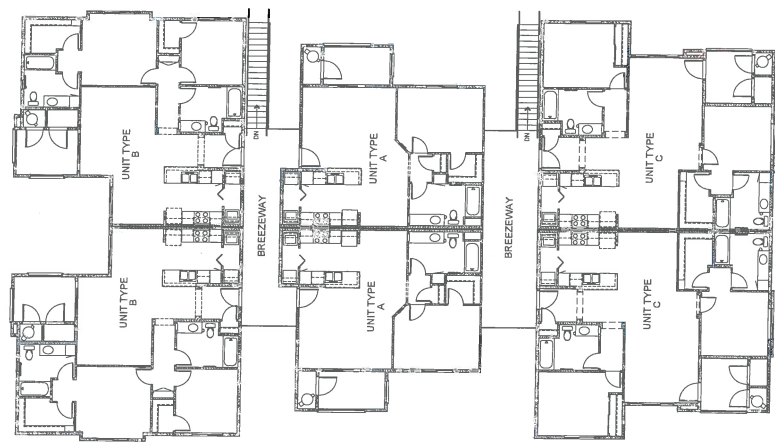
BUILDING TYPE 3 FIRST FLOOR
BUILDING D, E & I



BUILDING TYPE 3 SECOND FLOOR
BUILDING D, E & I



BUILDING TYPE 4 FIRST FLOOR
 BUILDING J,K,L,M & N



BUILDING TYPE 4 SECOND FLOOR
 BUILDING J,K,L,M & N

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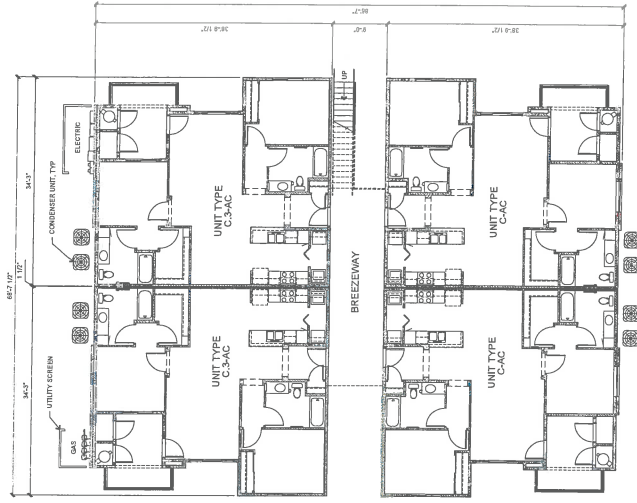
Yosemite Village Apartments
 Merced, California

BUILDING TYPE 4 FLOOR PLANS

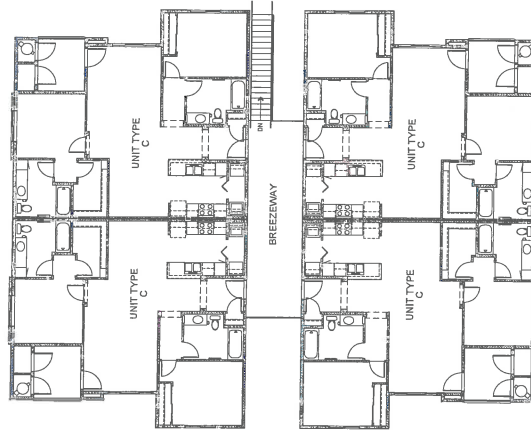
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 FEBRUARY, 2010

A2-5

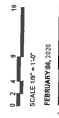




BUILDING TYPE 5 FIRST FLOOR
BUILDING C & F



BUILDING TYPE 5 SECOND FLOOR
BUILDING C & F

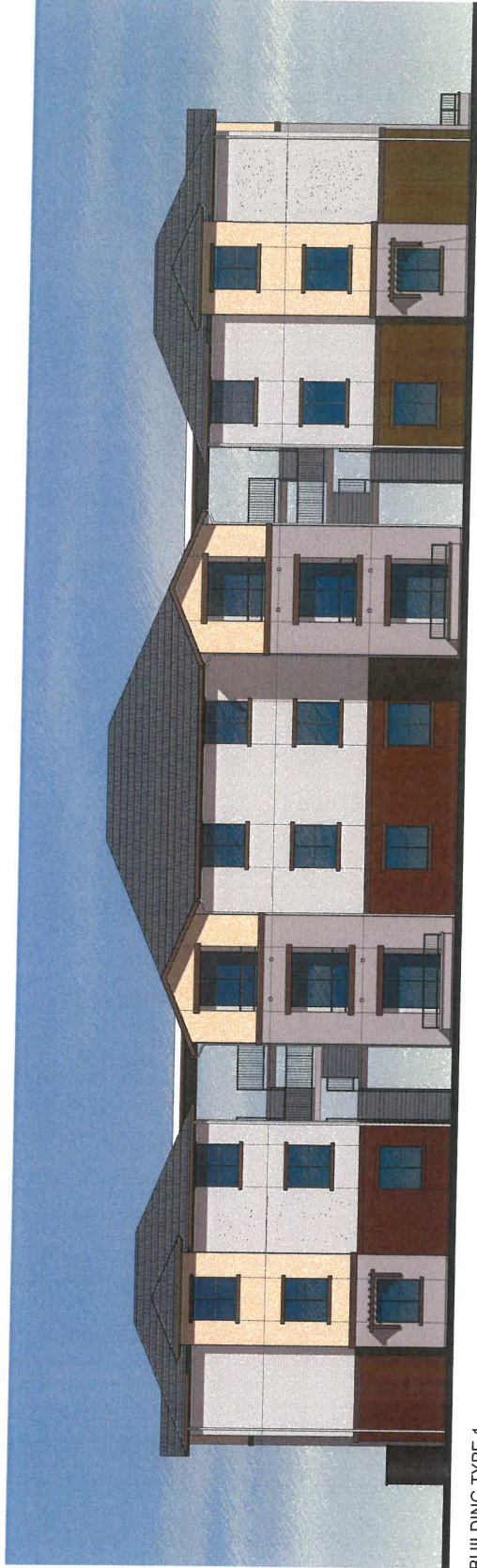


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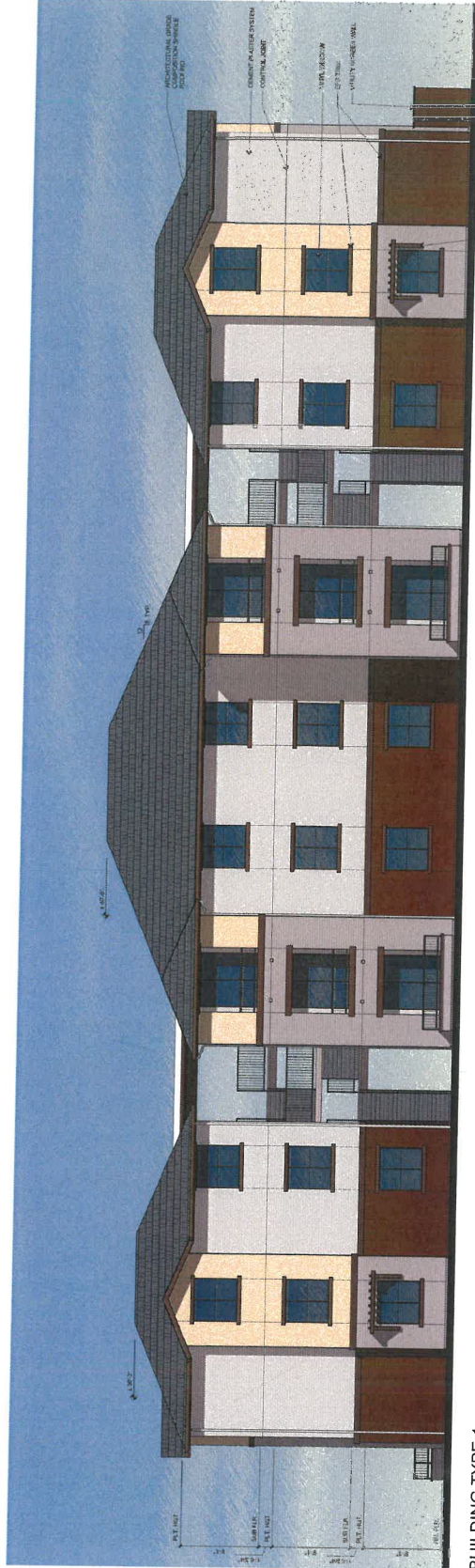
Yosemite Village Apartments
Marcedon, California

Best Development Group



BUILDING TYPE 1
BUILDING A SOUTH ELEVATION, BUILDING H EAST ELEVATION

SCALE 3/8" = 1'-0"



BUILDING TYPE 1
BUILDING A NORTH ELEVATION, BUILDING B SOUTH ELEVATION, BUILDING H WEST ELEVATION

SCALE 3/8" = 1'-0"

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Group

Yosemite Village Apartments
Merced, California

Building Type 1 Exterior Elevations

February 4, 2020

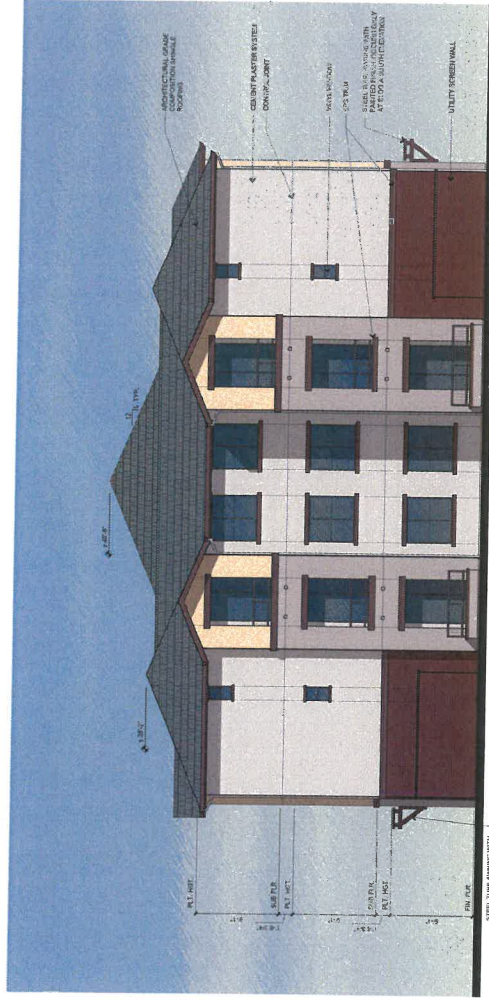


A3-1



BUILDING TYPE 1
 BUILDING A EAST ELEVATION, BUILDING B WEST ELEVATION,
 BUILDING H NORTH ELEVATION

SCALE 3/8" = 1'-0"



BUILDING TYPE 1
 BUILDING A WEST ELEVATION, BUILDING B EAST ELEVATION,
 BUILDING H SOUTH ELEVATION

SCALE 3/8" = 1'-0"

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 Development
 Group

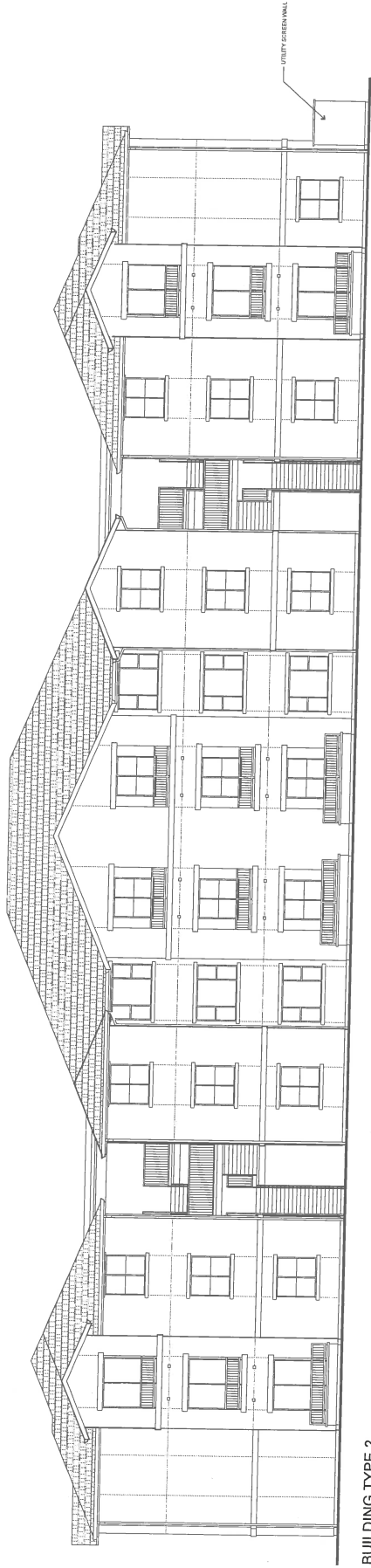
Yosemite Village Apartments
 Merced, California

Building Type 1 Exterior Elevations

February 4, 2020

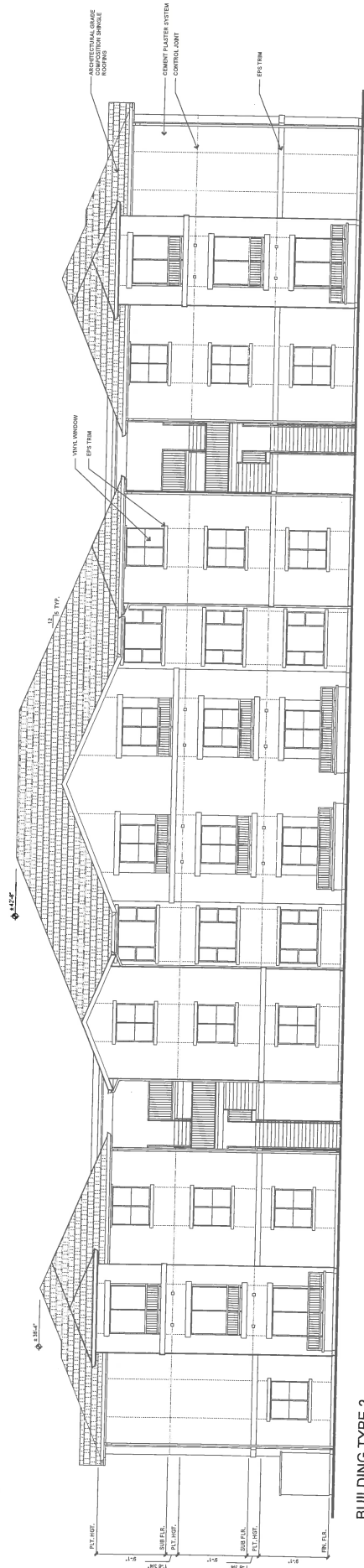


A3.2



BUILDING TYPE 2
BUILDING G EAST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING TYPE 2
BUILDING G WEST ELEVATION

SCALE: 1/8" = 1'-0"

Best
Development
Group

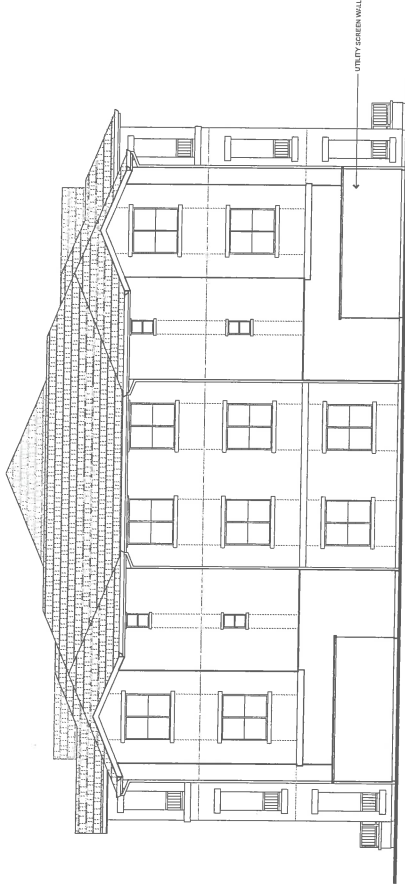
Yosemite Village Apartments
Merced, California

BUILDING TYPE 2 EXTERIOR ELEVATIONS

FEBRUARY 14, 2009

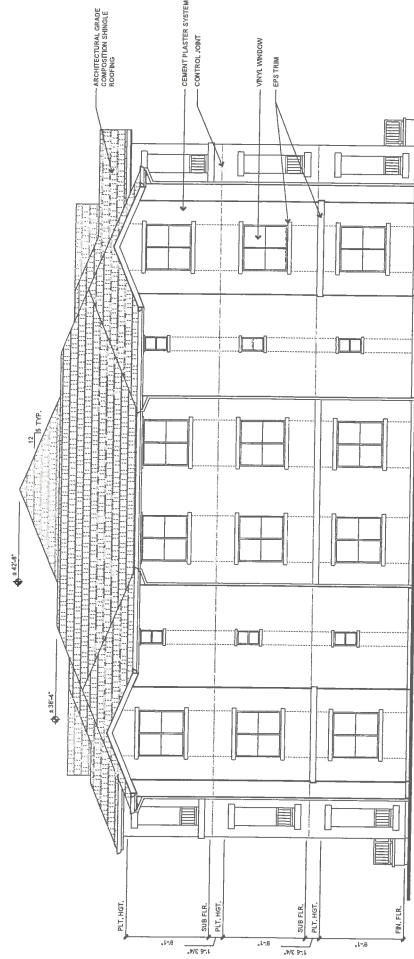


A3-3



BUILDING TYPE 2
BUILDING G SOUTH ELEVATION

SCALE 3/16" = 1'-0"



BUILDING TYPE 2
BUILDING G NORTH ELEVATION

SCALE 3/16" = 1'-0"

Best
Development
Group

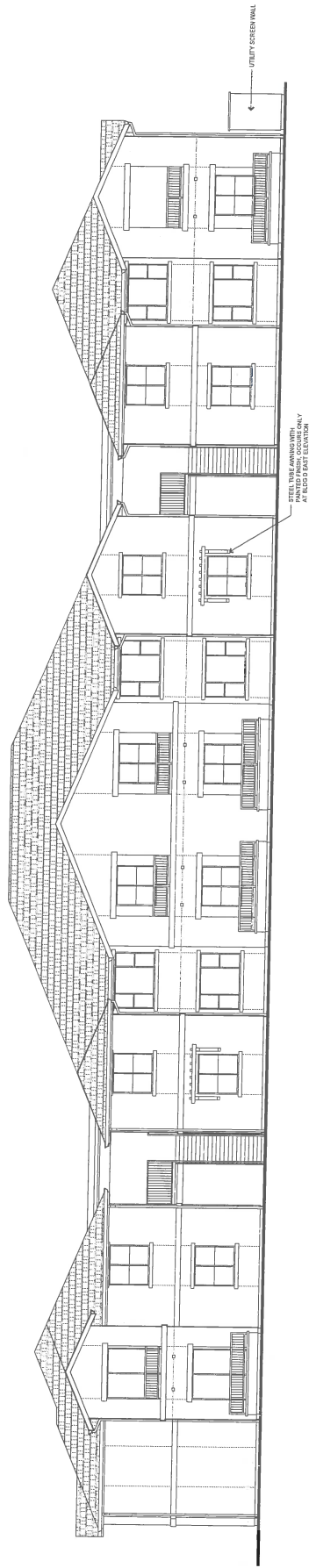
Yosemite Village Apartments
Merced - California

BUILDING TYPE 2 EXTERIOR ELEVATIONS

REVISIONS

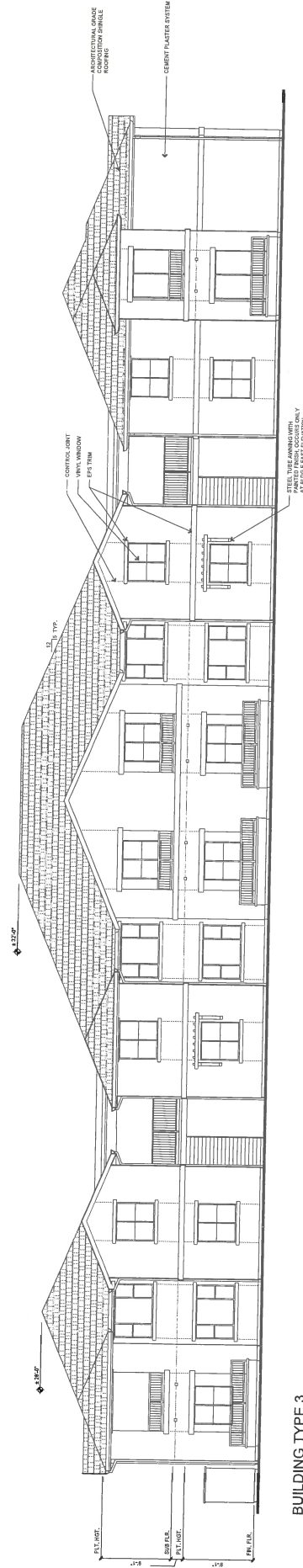


A-3.4



BUILDING TYPE 3
 BUILDING D EAST ELEVATION, BUILDING E WEST ELEVATION, BUILDING I SOUTH ELEVATION

SCALE 3/8" = 1'-0"



BUILDING TYPE 3
 BUILDING D WEST ELEVATION, BUILDING E EAST ELEVATION, BUILDING I NORTH ELEVATION

SCALE 3/8" = 1'-0"

Best
 Development
 Group

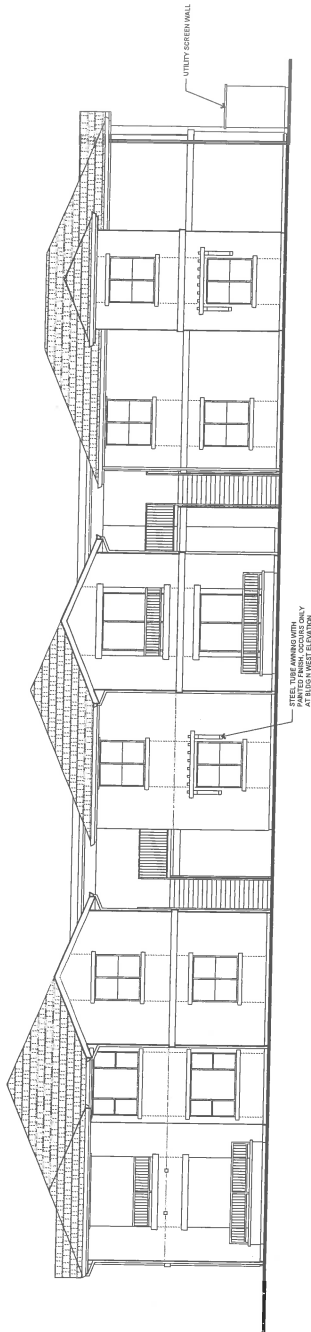
Yosemite Village Apartments
 Merced, California

BUILDING TYPE 3 EXTERIOR ELEVATIONS

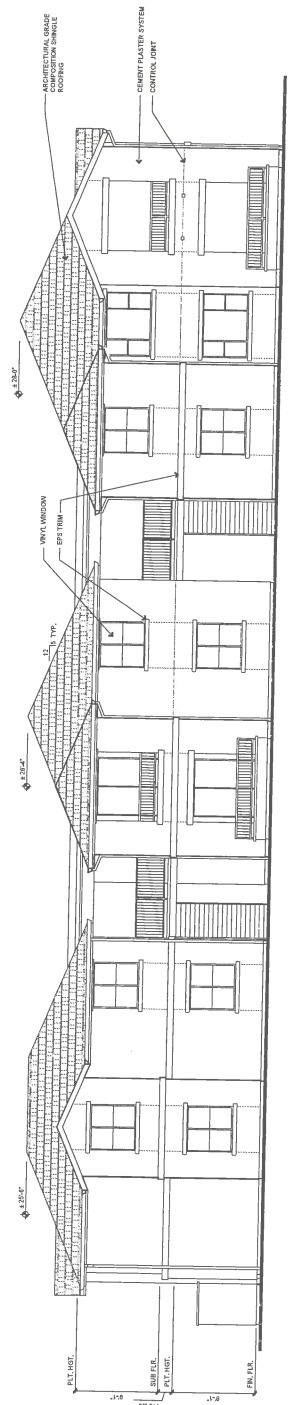
REVISION #00



A3.5



BUILDING TYPE 4
 BUILDING J & K SOUTH ELEVATION, BUILDING L WEST ELEVATION, BUILDING M & N WEST ELEVATION
 SCALE: 1/8" = 1'-0"



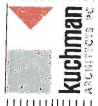
BUILDING TYPE 4
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 SCALE: 1/8" = 1'-0"

Best
 Development
 Group

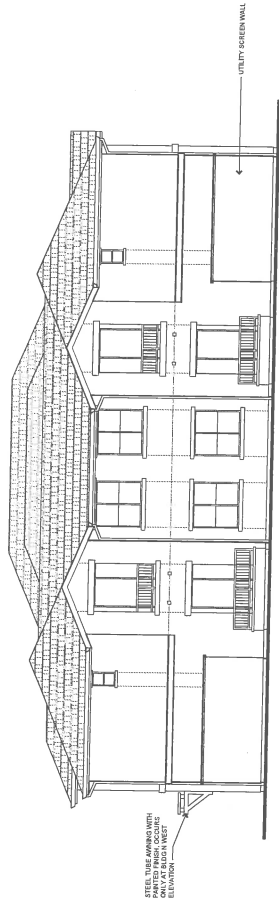
Yosemite Village Apartments
 Merced, California

BUILDING TYPE 4 EXTERIOR ELEVATIONS

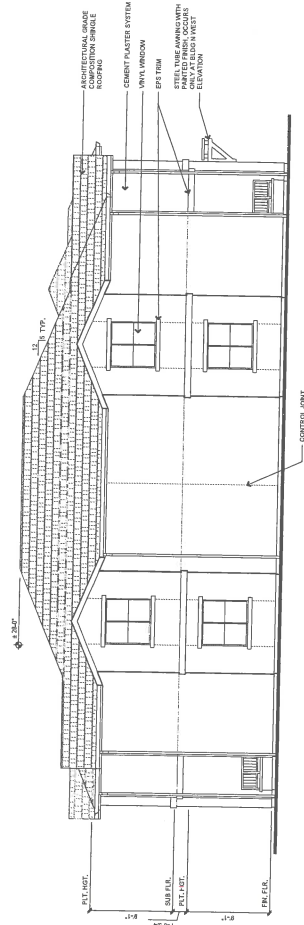
FEBRUARY 2020



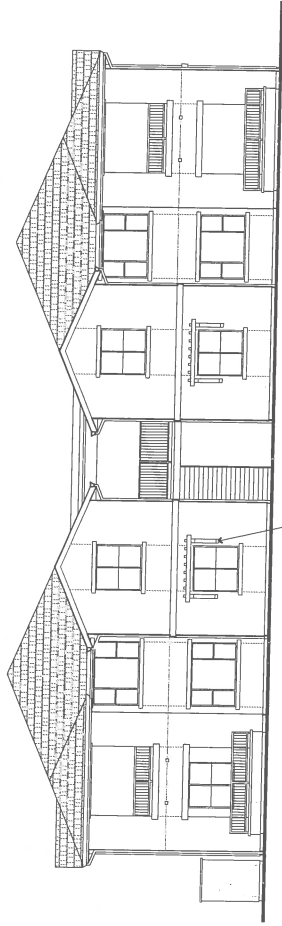
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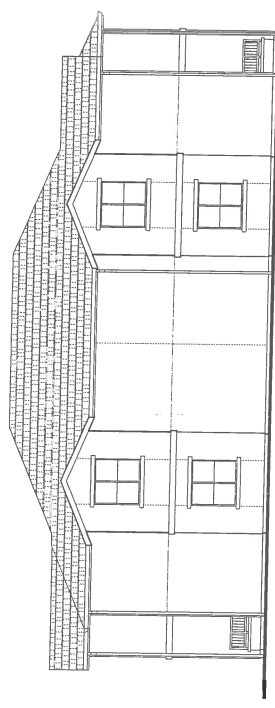
BUILDING TYPE 4
 BUILDING J & K EAST ELEVATION, BUILDING L, M & N SOUTH ELEVATION
 SCALE 3/16" = 1'-0"



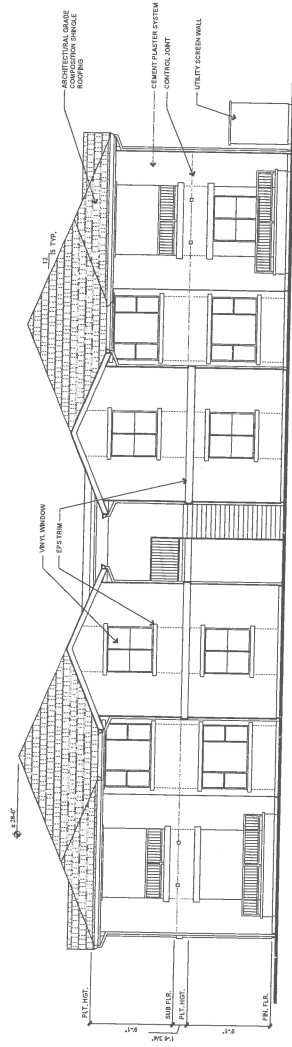
BUILDING TYPE 4
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 SCALE 3/16" = 1'-0"



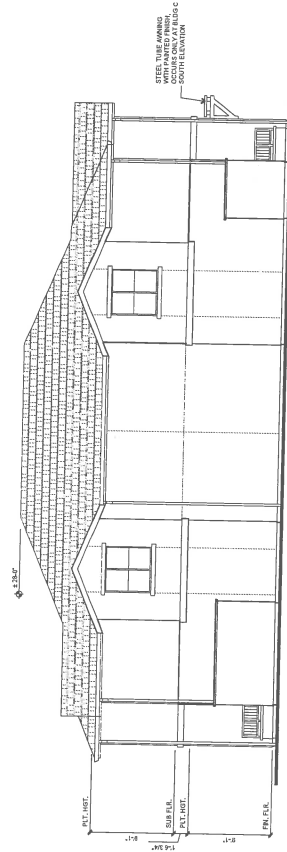
BUILDING TYPE 5
BUILDING C SOUTH ELEVATION, BUILDING F WEST ELEVATION
SCALE 3/16" = 1'-0"



BUILDING TYPE 5
BUILDING C EAST ELEVATION, BUILDING F SOUTH ELEVATION
SCALE 3/16" = 1'-0"



BUILDING TYPE 5
BUILDING C NORTH ELEVATION, BUILDING F EAST ELEVATION
SCALE 3/16" = 1'-0"



BUILDING TYPE 5
BUILDING C WEST ELEVATION, BUILDING F NORTH ELEVATION
SCALE 3/16" = 1'-0"

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Yosemite Village Apartments
Merced, California

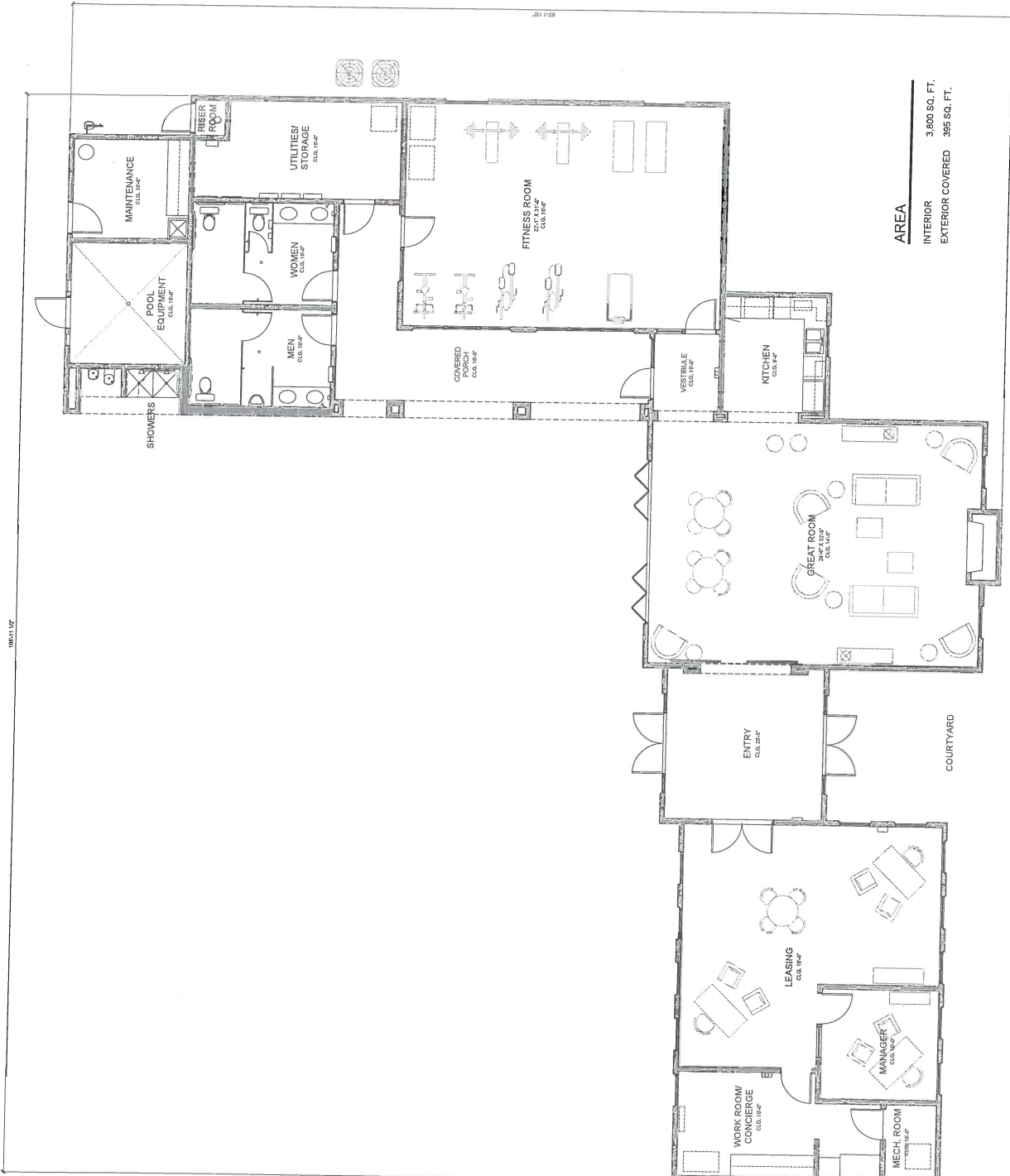
BUILDING TYPE 5 EXTERIOR ELEVATIONS

FEBRUARY 16, 2010

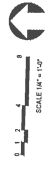


A3-9

1902-11-17



AREA	
INTERIOR	3,000 SQ. FT.
EXTERIOR COVERED	395 SQ. FT.



Best Development Group

Yosemite Village Apartments
 Merced, California

COMMUNITY CENTER FLOOR PLAN

FEBRUARY 06, 2006

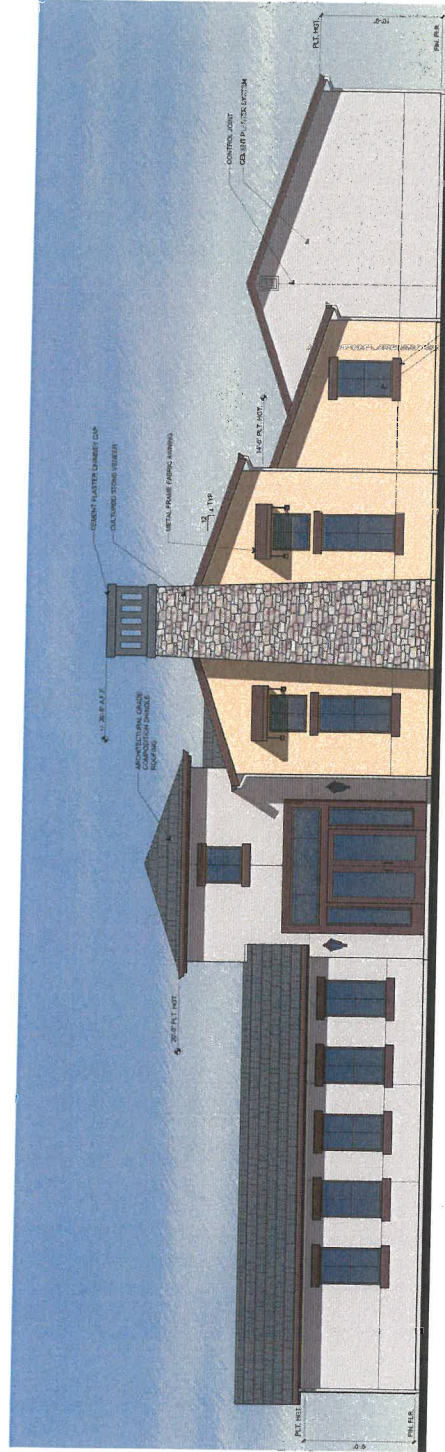
CC2.1

kuchiman
 ARCHITECTS



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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Group

Yosemite Village Apartments
Merced, California

Community Center Exterior Elevations

February 4, 2020



CC3.1

ATTACHMENT E



DATE: 12-20-07
 SCALE: 1" = 30'-0"
 DRAWING NO: 10.2
 PROJECT NO: 07-119-000

Kuchman

ARCHITECTURE
 PLANNING



Yosemite Village Apartments

Merced, California

ILLUSTRATIVE LANDSCAPE PLAN

Best Development Group

Chapter 20.32 - INTERFACE REGULATIONS

Sections:

20.32.010 Purpose

20.32.020 Definitions

20.32.030 Site Plan Review

20.32.040 Exceptions

20.32.010 Purpose

This chapter establishes special permit requirements for projects proposed near to existing land uses that might be negatively impacted by the new use. These requirements are intended to protect existing residential neighborhoods and to ensure that new development is designed in a manner to minimize negative impacts on nearby uses to the greatest extent possible to promote harmonious and orderly development, and the stability of land values and investments.

20.32.020 Definitions

The following terms when used in this chapter are defined as follows:

- A.** A parcel is “abutting” another parcel if it is located immediately adjacent to another parcel and shares at least one property lot line.
- B.** A parcel is “across from” another parcel if any of its property lines when extended across the street or alley touch the parcel on the other side of the street.
- C.** A parcel is “developed” if there is a minimum of 20 percent lot coverage and the parcel contains a land use legally conforming to the zoning district within which it is located.

20.32.030 Site Plan Review

- A.** A proposed use in a “High Impact” zoning district shall require a Site Plan Review Permit if it is abutting or across from a developed parcel in a “Low Impact” zoning district. For example, if a proposed use is located in the R-3 zoning district and is abutting or across from a parcel in the R-1 zoning district, then a Site Plan Review Permit is required. Table 20.32-1 lists out all cases that require a Site Plan Review Permit pursuant to this chapter. Figure 20.32-1 illustrates the concept.

- B. A Site Plan Review Permit (with a public hearing and public notice per Section 20.68.050.E and Chapter 20.70) shall also be required for a proposed use in a High Impact zoning district that is abutting or across from either:
 1. A developed parcel that is zoned Planned Development with a use similar to a permitted use within the corresponding Low Impact zoning district; or,
 2. A parcel outside the Merced City limits with a use similar to a permitted use within the corresponding Low Impact zoning district.
- C. The Director of Development Services may refer any application to the Planning Commission for review and final decision.

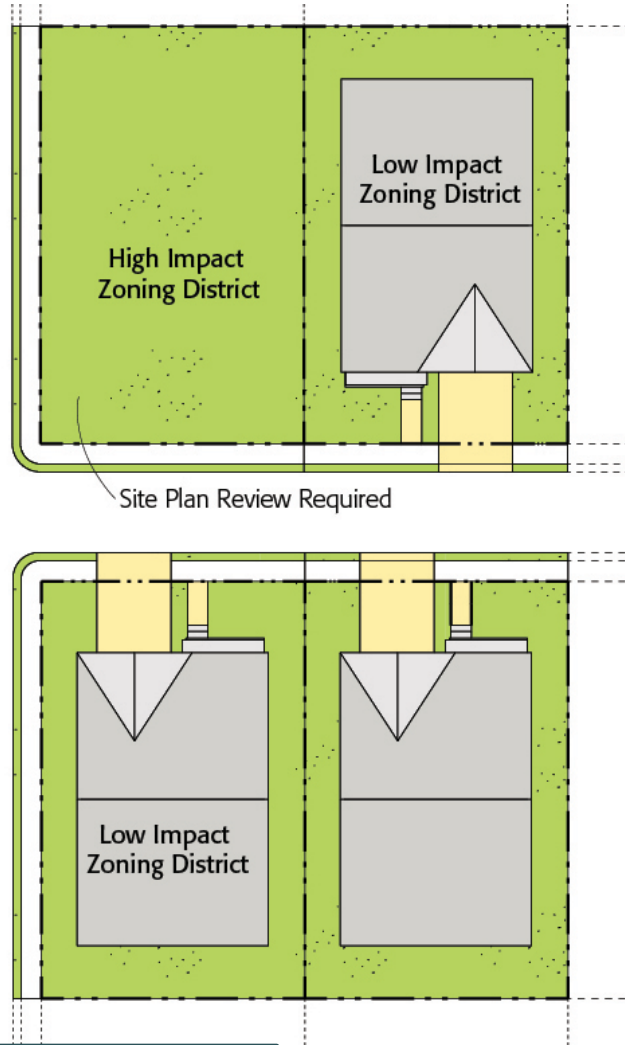
TABLE 20.32-1 SITE PLAN REVIEW PERMIT REQUIRED

		High Impact Zoning District													
		R-3	R-4	R-MH	C-N	C-SC	C-C	D-CM	C-O	C-T	C-G	B-P	I-L	I-H	A-G
Low Impact Zoning District	R-1	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	R-2				■	■	■	■	■	■	■	■	■	■	■
	R-3										■		■	■	
	R-4										■		■	■	
	R-MH										■		■	■	
	C-O										■		■	■	
	A-G	■	■	■	■	■	■	■	■	■	■	■	■	■	■

■	Site Plan Permit Required
■	No Site Plan Permit Required



FIGURE 20.32-1 --SITE PLAN REVIEW REQUIREMENT



20.32.040 Exceptions

This section shall not apply to parcels across the street if the street is a proposed or existing arterial or higher order street as shown on the General Plan Circulation map.



20.46.030 General Design Standards for Multi-Family Dwellings

A. Applicability. The following standards shall apply to all multi-family residential development of 3 units or more in any zoning district.

B. Exterior Treatment.

1. Blank walls shall be treated with a variety of textures, use of projecting details that create shade/shadow and contrasting trim materials.
2. Any pipes, vents or tubes, etc., on the roof shall be painted or otherwise covered to match roof color or shall be screened.
3. Ground-mounted air conditioning units shall be screened from public view, using either landscaping or a combination of landscaping and screening comprised of the same materials as used on the buildings.



C. Landscaping. (Also refer to Chapter 20.36.)

1. An automatic irrigation system shall be provided to all planting areas within the project.
2. Landscaping other than turf shall be located a minimum of 3 feet from any fire hydrant to allow access.



D. Parking.

1. Parking areas shall be screened from public right-of-way by landscaping, which may include berms or fencing/screening.
2. Parking areas shall be landscaped with a minimum of 1 tree per every 6 spaces.
3. Parking areas shall be lit at night for security reasons, but the lighting shall not spill over onto adjacent properties.

E. Trash Collection Area.

1. No trash collection area shall be located within 10 feet (horizontal) of the outermost extent allowable for a roof projection on a residential structure.
2. Refuse collection areas shall be screened with the same and/or complementary materials and colors used on the main buildings.

F. Apartment Unit.

1. Each apartment unit shall have unique identification (i.e. numbers, letters, etc.) and all unit identification shall be in proper sequential order.
2. Unit identifications shall be 6 inches to 8 inches in height.
3. Unit identifications shall be treated so that it is clearly read from a street or access.
4. The project "mail directory" required by the postal service shall be located to be only accessible to the postal carrier, and not to the general public.



- G. Location.** Each dwelling shall face or have frontage upon a street or permanent means of access to a street by way of a public or private easement other than an alley. Such easements shall not be less than 10 feet in width.

H. Safety and Defensible Space.

1. Placement of windows and doors should facilitate neighborhood surveillance of their neighbor's entryways.
2. The number of apartments that enter their front door from the same hallway or courtyard should be limited to no more than 12 (or as otherwise approved by City staff) so that residents can learn to distinguish fellow neighbors from visitors and/or intruders.
3. Apartment common recreational areas should be easily viewed by residents within the units and shall be defined by a physical boundary.
4. Physical changes (such as picket fences, porches, decks, or landscape features) to mark and define areas near a dwelling as that unit's "territory" should be installed.
5. Keyed access gates and surveillance cameras should be installed to enter common areas.

I. Private Outdoor Space.

1. **Ground Floor Units.** Every dwelling unit which is on the ground floor should have a private outdoor usable space, if feasible, of a minimum size of 5 feet by 8 feet.

2. **Units Above Ground Floor.** Every dwelling unit which is above the ground floor should, if feasible, have a useable outdoor balcony space of a minimum size of 5 feet by 8 feet.

20.46.040 Specific Design Standards for Multi-Family Dwellings

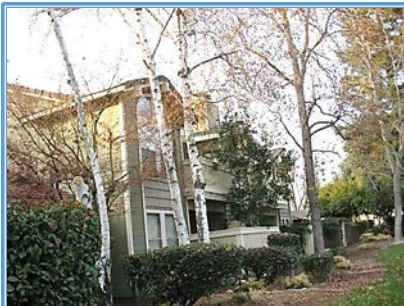
A. All Multi-Family Dwelling in the Planned Development Zoning District and Multi-Family Dwellings with Five or More Units (or Three or More Units on Corner Lots) in Non-Planned Development Zoning Districts. In addition to the standards in Section 20.46.040 above, such units shall comply with the following:

1. Building construction shall not exceed the plane established by 1:1 height and setback ratio from any exterior property line of a lot or parcel, for more than 50 percent of the allowable building area at any established distance from said exterior property line.
2. A minimum of 1 tree per 3 units is required, and foundation plantings with a minimum mean horizontal depth of 3 feet covering the equivalent of a minimum of 50 percent of the overall horizontal building frontage shall be required in the overall project area.



3. **Fences.**
 - a. Private balconies or patios shall be screened with solid or near-solid fencing/railings.
 - (1) Materials used shall be comparable quality and aesthetics to those used on the rest of the project.
 - (2) The color shall complement or match building trim.
 - b. Patio or Swimming Pool. Following standards exclude perimeter fencing.
 - (1) Fencing shall use the same materials, textures and colors as are used for the main building.
 - (2) Fencing shall not include chain link.
 - c. Chain link may be allowed for tennis courts if it uses vinyl-covered (or equivalent shading) chain link in complementary colors and masonry pilasters with complementary landscaping.

4. Parking, Garage, and Carports.



- a. Carports shall have fascia boards. Materials for the fascia board shall match building material(s) of main structures; both fascia boards and vertical members (supports, screening elements, etc.) shall be painted to match or complement building trim.

- b. A directory, with a list of all apartment unit identifications and a schematic or other locational device/site plan, shall be required in proximity to each parking lot entrance for use by emergency vehicles or visitors:
 - (1) Materials and color(s) of the directory will match/complement the building(s).
 - (2) City's approval is required for its placement and dimension, including orientation and lighting arrangements.

5. Mechanical and Utility Equipment and Trash Collection Area.



a. No roof-mounted air-conditioning equipment shall be permitted.

b. Trash Collection Areas.

- (1) The perimeter of trash enclosures shall be planted with landscaping, such as shrubs or climbing evergreen vines, unless otherwise required by the City.
- (2) Decorative gates shall enclose a trash area; walk-in access for tenants, other than the main gates to the trash area, shall be provided unless otherwise required by the City.
- c. Utility meters shall not be located within setback nor should they be visible from the public right-of-way, consistent with the following:
 - (1) A 3-foot clear space shall be provided in front of the meters;
 - (2) The meters shall be located near the front of the complex, but may be along the side of a unit;
 - (3) The meters may be screened with plants or materials as long as the utility company can still reach the meters to read them;
 - (4) Screening materials shall be the same as used on main buildings and shall be painted to match/complement building colors; and,
 - (5) The meters shall be located away from parking areas where they could be hit or backed into.

B. Multi-Family Dwellings in the Planned Development Zoning District. In addition to the standards in Section 20.46.030 and 20.46.040.A above, such units shall comply with the following: No composition roof materials shall be permitted except three-dimensional, architectural grade shingles.

C. Multi-Family Dwellings with 3 to 5 Units in Non-Planned Development Zoning District. In addition to the standards in Section 20.46.030 above, such units shall comply with the following: Roof-mounted air conditioning units are prohibited unless approved by the Site Plan Review Committee. If so approved, they shall be:

- 1. Mounted on the side of the building away from the public right-of-way, and,
- 2. Screened (to provide sufficient air circulation) with materials that will blend into the rest of the roof structure and block any view of the unit.



DRAFT TECHNICAL REPORT

Analysis of Air Quality and Greenhouse Gas Emissions Associated with Proposed Yosemite Village Apartments

Merced, California
May 8, 2020

Prepared For:
Best Development Group
2580 Sierra Boulevard, Suite E
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APPENDIX

1. INTRODUCTION

Environmental Permitting Specialists (EPS) has been retained by Best Development Group to evaluate impacts from air pollutants and greenhouse gas emissions (GHG) from a proposed residential apartment development to be located in Merced, California. This analysis has been requested by the City of Merced, Planning Department as part of their environmental review of the proposed project.

The proposed development would be on a 11.98 acre site located at the Northeast corner of Yosemite Avenue and El Redondo Drive in Merced. Figures 1-1 and 1-2 illustrate the project location and site map respectively. Construction schedule for this project has not been finalized, therefore for the purposes of this analysis, we have assumed construction would commence January 1, 2021 and end by December 31, 2021. Occupancy would begin in 2022.

Air quality impacts have been analyzed for the following air pollutants:

- Volatile Organic Compounds (VOCs also referred to as ROG)
- Oxides of Nitrogen (NO_x)
- Carbon Monoxide (CO)
- Sulfur Dioxide (SO₂)
- Particulate Matter (PM-10 and PM-2.5)

GHG emissions refer primarily to emissions of carbon dioxide, methane and nitrous oxide. Collectively, GHG emissions are reported in terms of metric tons of carbon dioxide equivalents [MT CO₂(e)]. GHG emissions are released during the construction and post construction (operational/occupancy) phases of the project.

The significance of the project's emissions is determined by comparing annual construction and operational emissions with thresholds of significance as established in March 19, 2015 by the San Joaquin Valley Air Pollution Control District (SJVAPCD)¹.

This report is divided into 5 Sections. Immediately following this Introduction, the projects metrics are described in Section 2. Next, the air emissions and GHG emission calculation methodology is discussed in Section 3. The next Section provides a summary of emissions and a discussion of the significance of the project's air quality and GHG impacts. The report concludes with a discussion of the significance of estimated emissions. Technical details are provided in the Appendix.

¹ Available at: http://www.valleyair.org/transportation/GAMAQI_12-26-19.pdf

Figure 1-1
Vicinity Map

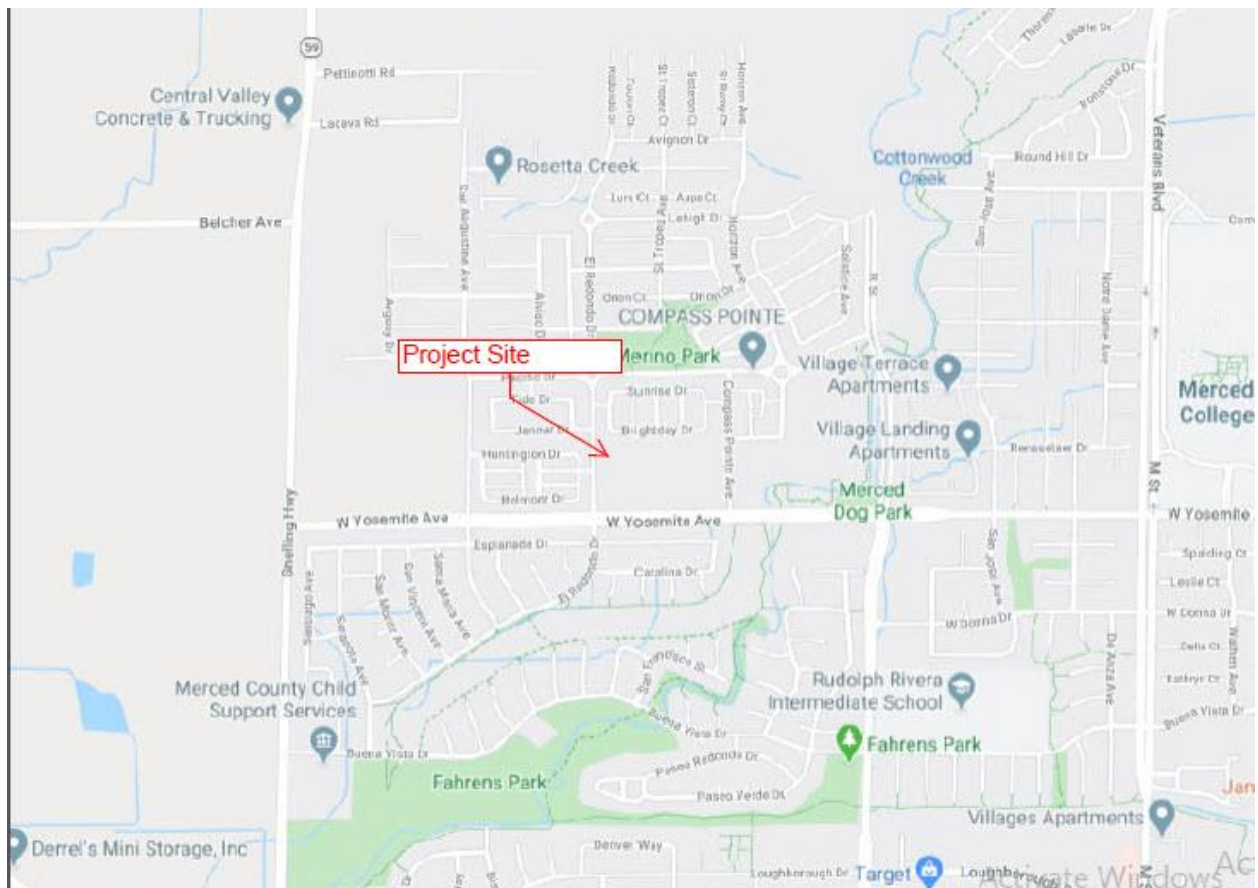
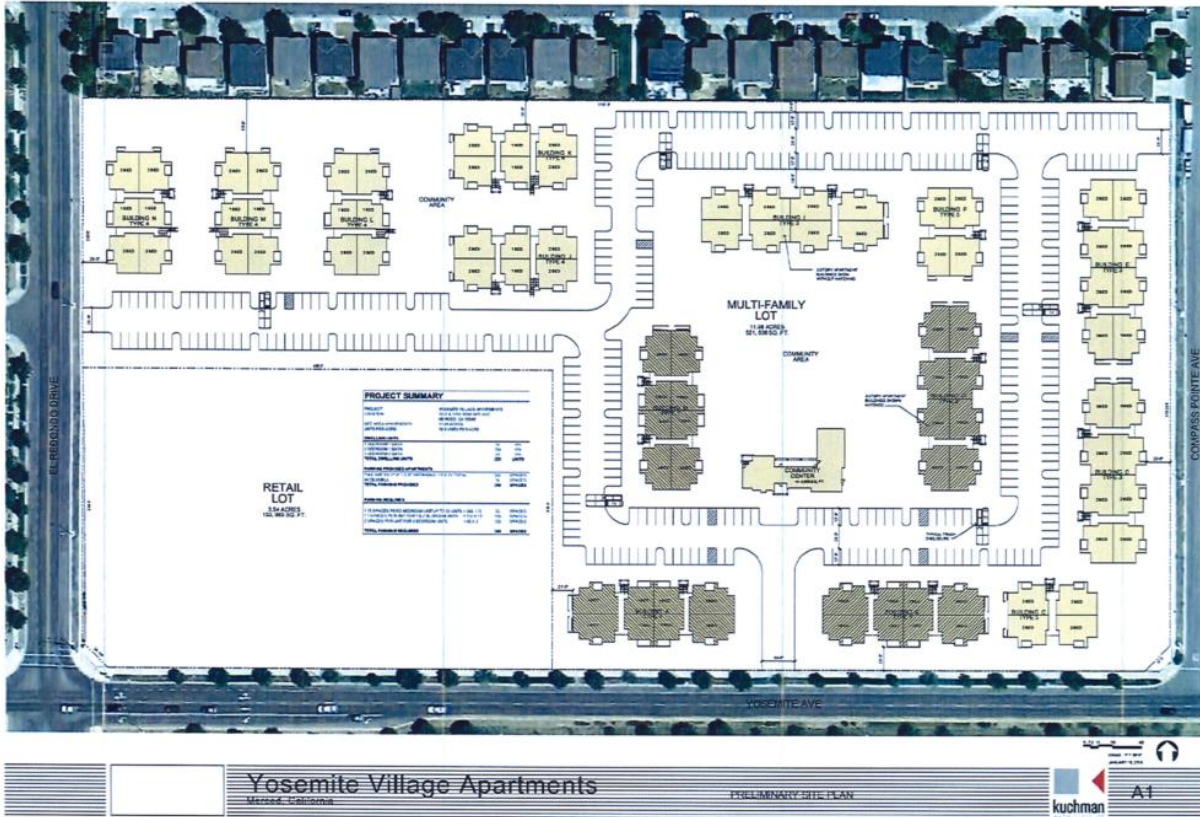


Figure 1-2

Site Map

Source: Best Development Group



2. PROJECT METRICS

As noted in the Introduction, the proposed apartment would occupy 11.98 acres at the Northeast corner of Yosemite Avenue and El Derondo Drive. The apartments would total 267,211 square feet of living space. 368 parking spaces would be included in the development.

As shown in Figure 2-1, there are no existing structures at the proposed project site. Therefore, no demolition will be required. In addition, the site is already graded and has the required utilities. As a result, no grading and only minimal site preparation will be required prior to the construction of the apartments. A small amount (7,500 cubic yards) of soil would be imported. The actual building would be constructed with hand tools, saws, portable compressors, forklifts and portable power generators. No heavy equipment would be used during the actual construction of the apartments.

Table 2-1 lists the project metrics based on data provided by the general contractor and from other sources.

Table 2-1			
Phase	Details	Comments	
Construction	Start Date	January 1, 2021	
	End Date	December 31, 2021	
	Lot Size	11.98 acres	
	Building Area	267,211 square feet	
	Parking Spaces	368 spaces	
	Construction Related Traffic	Default Value	CalEEMod Default Value Note 1.
Operational	Start Date	January 1, 2022	
	Average Daily Traffic Trip Rate	619 Weekdays 673 Saturdays 571 Sundays	CalEEMod Default Value Note 1.
	Trip Length	7.3 to 10.8 mile	CalEEMod Default Value Note 1.
	Energy Usage (Electricity)	439,687 kwh	CalEEMod Default Value Note 1.
	Energy Usage (Natural Gas)	1.33 x 10 ⁶ kBTU/yr	CalEEMod Default Value Note 1.
	Water Usage	6.12 (x 1,000) gal/yr Indoor 3.86 (x 1,000) gal/yr Outdoor	CalEEMod Default Value Note 1.
	Solid Waste	43.24 tons/yr	CalEEMod Default Value Note 1.
Note 1. Based on recommended default value for low rise apartments. Ref: CalEEMod emissions model version 2016.3.2. Available at: http://caleemod.com/			

Figure 2-1
Proposed Project Site



Note: The site will not require any demolition or grading. Minimal site work will be required.

3. AIR QUALITY AND GHG EMISSIONS MODELING METHODOLOGY

Annual emissions of various air pollutants and GHG for both the construction and operational phases were calculated based on the current version of the California Emissions Estimation Model (CalEEMod Version 2016.3.2). This model is recommended by the SJVAPCD and the California Air Pollution Control Officers Association (CAPCOA) for calculating such emissions

The CalEEMod model was employed using the parameters presented in Table 2-1. Most of the model inputs use the default recommended values recommended for such projects. Where site specific data are available, such values were used.

Annual reports were prepared for both the construction and operational phases and the results are presented in terms of tons per year (tons/yr) for each air pollutant and GHG. The current SJVAPCD CEQA Guidelines² do not have any requirements to evaluate daily emissions. Therefore, daily emissions were not analyzed.

4. SUMMARY OF EMISSIONS

A summary of annual emissions is provided in Table 4-1. A copy of the CalEEMod emissions report is provided in the Appendix. The annual emissions are compared with the threshold of significance set by the SJVAPCD. We note that the District has not established any thresholds for GHG. As discussed in the next section, the California Environmental Quality Act (CEQA) provides a categorical exemption for infill projects such as the current projects.

Pollutant	Construction Phase	Operational Phase	Threshold of Significance²	Impact Significant?
VOC/ROG	2.67	1.84	100	No
NO _x	3.48	3.28	10	No
CO	2.96	5.46	10	No
SO ₂	0.0065	0.021	27	No
PM-10	0.51	1.08	15	No
PM-2.5	0.28	0.57	15	No
GHG (in metric tons/yr)	583.9	1,558.6	No Threshold	Not Applicable

² See Table 2, Guidance for Assessing and Mitigating Air Quality Impacts. March 19, 2015. Available at: http://www.valleyair.org/transportation/ceqa_guidance_documents.htm

5. SIGNIFICANCE OF PROJECT EMISSIONS

The results of the air quality and GHG emissions analysis presented in Table 4-1 demonstrate that the proposed project would not have a significant impact of air quality. This analysis compares the project level emissions with thresholds of significance set forth by the SJVAPCD. As a result, no further analysis is required.

APPENDIX

APPENDIX

Yosemite Apts - Merced County, Annual

Yosemite Apts
Merced County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	368.00	Space	0.00	147,200.00	0
Apartment Low Rise	94.00	Dwelling Unit	11.98	267,211.00	269

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	49
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

CalEEMod Default

Included in the overall site acreage

1.3 User Entered Comments & Non-Default Data

Yosemite Apts - Merced County, Annual

Project Characteristics -

Land Use - Lot acreage includes area for parking spaces.

The "Square Feet" is a CalEEMod default value.

Construction Phase - No demolition required.

Minimal grading required.

minimal trenching as all utilities already installed.

Off-road Equipment -

Off-road Equipment - Per Project specs

Off-road Equipment - No demolition required.

Off-road Equipment - Per project specs

Off-road Equipment - Per project specs

Off-road Equipment - Per project specs

Trips and VMT - CalEEMod Default Values for All Vehicle Trips Used

Demolition -

Grading - No grading required.

On-road Fugitive Dust - Default values used for fugitive dust

Architectural Coating - CalEEMod Default values used

Vehicle Trips - Default vehicle trips and trip lengths used.

Woodstoves - No woodstoves will be installed. Gas fireplaces will be installed.

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	94,000.00	267,211.00
tblLandUse	LotAcreage	3.31	0.00
tblLandUse	LotAcreage	5.88	11.98
tblTripsAndVMT	HaulingTripNumber	0.00	742.00

2.0 Emissions Summary

Yosemite Apts - Merced County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	1.4813	1.4813
2	4-1-2021	6-30-2021	0.7846	0.7846
3	7-1-2021	9-30-2021	0.7932	0.7932
4	10-1-2021	12-31-2021	0.7951	0.7951
5	1-1-2022	3-31-2022	0.7036	0.7036
6	4-1-2022	6-30-2022	1.7839	1.7839
7	7-1-2022	9-30-2022	1.2783	1.2783
		Highest	1.7839	1.7839

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.5767	0.0794	2.9343	7.5000e-003		0.3684	0.3684		0.3684	0.3684	48.4318	41.8682	90.3000	0.2283	7.5000e-004	96.2301
Energy	7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	213.8090	213.8090	7.8200e-003	2.6400e-003	214.7903
Mobile	0.2528	3.1379	2.5039	0.0129	0.6918	0.0114	0.7032	0.1864	0.0108	0.1972	0.0000	1,201.2533	1,201.2533	0.1063	0.0000	1,203.9114
Waste						0.0000	0.0000		0.0000	0.0000	8.7773	0.0000	8.7773	0.5187	0.0000	21.7455
Water						0.0000	0.0000		0.0000	0.0000	1.9430	13.5720	15.5150	0.2002	4.8400e-003	21.9616
Total	1.8366	3.2786	5.4642	0.0208	0.6918	0.3848	1.0766	0.1864	0.3842	0.5706	59.1522	1,470.5025	1,529.6546	1.0614	8.2300e-003	1,558.6389

Yosemite Apts - Merced County, Annual

2.2 Overall Operational

Mitigated Operational

These values appear in Table 4-1

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.5767	0.0794	2.9343	7.5000e-003		0.3684	0.3684		0.3684	0.3684	48.4318	41.8682	90.3000	0.2283	7.5000e-004	96.2301
Energy	7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	213.8090	213.8090	7.8200e-003	2.6400e-003	214.7903
Mobile	0.2528	3.1379	2.5039	0.0129	0.6918	0.0114	0.7032	0.1864	0.0108	0.1972	0.0000	1,201.2533	1,201.2533	0.1063	0.0000	1,203.9114
Waste						0.0000	0.0000		0.0000	0.0000	8.7773	0.0000	8.7773	0.5187	0.0000	21.7455
Water						0.0000	0.0000		0.0000	0.0000	1.9430	13.5720	15.5150	0.2002	4.8400e-003	21.9616
Total	1.8366	3.2786	5.4642	0.0208	0.6918	0.3848	1.0766	0.1864	0.3842	0.5706	59.1522	1,470.5025	1,529.6546	1.0614	8.2300e-003	1,558.6389

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Yosemite Apts - Merced County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2021	1/28/2021	5	20	No demolition required
2	Site Preparation	Site Preparation	1/29/2021	2/11/2021	5	10	
3	Grading	Grading	2/12/2021	3/25/2021	5	30	
4	Building Construction	Building Construction	3/26/2021	5/19/2022	5	300	
5	Paving	Paving	5/20/2022	6/16/2022	5	20	
6	Architectural Coating	Architectural Coating	6/17/2022	7/14/2022	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 541,102; Residential Outdoor: 180,367; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 8,832 (Architectural Coating – sqft)

OffRoad Equipment

Yosemite Apts - Merced County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Yosemite Apts - Merced County, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	742.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	130.00	34.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	26.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0317	0.3144	0.2157	3.9000e-004		0.0155	0.0155		0.0144	0.0144	0.0000	34.0008	34.0008	9.5700e-003	0.0000	34.2400
Total	0.0317	0.3144	0.2157	3.9000e-004	0.0000	0.0155	0.0155	0.0000	0.0144	0.0144	0.0000	34.0008	34.0008	9.5700e-003	0.0000	34.2400

Yosemite Apts - Merced County, Annual

3.2 Demolition - 2021

Unmitigated Construction Off-Site

No demolition will be needed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	4.3000e-004	4.5500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0567	1.0567	3.0000e-005	0.0000	1.0576
Total	6.3000e-004	4.3000e-004	4.5500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0567	1.0567	3.0000e-005	0.0000	1.0576

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0317	0.3144	0.2157	3.9000e-004		0.0155	0.0155		0.0144	0.0144	0.0000	34.0007	34.0007	9.5700e-003	0.0000	34.2400
Total	0.0317	0.3144	0.2157	3.9000e-004	0.0000	0.0155	0.0155	0.0000	0.0144	0.0144	0.0000	34.0007	34.0007	9.5700e-003	0.0000	34.2400

Yosemite Apts - Merced County, Annual

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	4.3000e-004	4.5500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0567	1.0567	3.0000e-005	0.0000	1.0576
Total	6.3000e-004	4.3000e-004	4.5500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0567	1.0567	3.0000e-005	0.0000	1.0576

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0194	0.2025	0.1058	1.9000e-004		0.0102	0.0102		9.4000e-003	9.4000e-003	0.0000	16.7179	16.7179	5.4100e-003	0.0000	16.8530
Total	0.0194	0.2025	0.1058	1.9000e-004	0.0903	0.0102	0.1006	0.0497	9.4000e-003	0.0591	0.0000	16.7179	16.7179	5.4100e-003	0.0000	16.8530

Yosemite Apts - Merced County, Annual

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.8300e-003	0.0953	0.0147	2.9000e-004	6.3400e-003	3.1000e-004	6.6500e-003	1.7400e-003	3.0000e-004	2.0400e-003	0.0000	27.9269	27.9269	1.9100e-003	0.0000	27.9746
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	2.6000e-004	2.7300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6340	0.6340	2.0000e-005	0.0000	0.6345
Total	3.2100e-003	0.0956	0.0174	3.0000e-004	7.0600e-003	3.2000e-004	7.3700e-003	1.9300e-003	3.1000e-004	2.2400e-003	0.0000	28.5609	28.5609	1.9300e-003	0.0000	28.6091

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0194	0.2025	0.1058	1.9000e-004		0.0102	0.0102		9.4000e-003	9.4000e-003	0.0000	16.7178	16.7178	5.4100e-003	0.0000	16.8530
Total	0.0194	0.2025	0.1058	1.9000e-004	0.0903	0.0102	0.1006	0.0497	9.4000e-003	0.0591	0.0000	16.7178	16.7178	5.4100e-003	0.0000	16.8530

Yosemite Apts - Merced County, Annual

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.8300e-003	0.0953	0.0147	2.9000e-004	6.3400e-003	3.1000e-004	6.6500e-003	1.7400e-003	3.0000e-004	2.0400e-003	0.0000	27.9269	27.9269	1.9100e-003	0.0000	27.9746
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	2.6000e-004	2.7300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6340	0.6340	2.0000e-005	0.0000	0.6345
Total	3.2100e-003	0.0956	0.0174	3.0000e-004	7.0600e-003	3.2000e-004	7.3700e-003	1.9300e-003	3.1000e-004	2.2400e-003	0.0000	28.5609	28.5609	1.9300e-003	0.0000	28.6091

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0629	0.6960	0.4632	9.3000e-004		0.0298	0.0298		0.0274	0.0274	0.0000	81.7425	81.7425	0.0264	0.0000	82.4034
Total	0.0629	0.6960	0.4632	9.3000e-004	0.1301	0.0298	0.1599	0.0540	0.0274	0.0814	0.0000	81.7425	81.7425	0.0264	0.0000	82.4034

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3.4 Grading - 2021

Unmitigated Construction Off-Site

No grading will be required

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2600e-003	8.6000e-004	9.1100e-003	2.0000e-005	2.3900e-003	2.0000e-005	2.4100e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.1135	2.1135	6.0000e-005	0.0000	2.1151
Total	1.2600e-003	8.6000e-004	9.1100e-003	2.0000e-005	2.3900e-003	2.0000e-005	2.4100e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.1135	2.1135	6.0000e-005	0.0000	2.1151

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0629	0.6960	0.4632	9.3000e-004		0.0298	0.0298		0.0274	0.0274	0.0000	81.7424	81.7424	0.0264	0.0000	82.4033
Total	0.0629	0.6960	0.4632	9.3000e-004	0.1301	0.0298	0.1599	0.0540	0.0274	0.0814	0.0000	81.7424	81.7424	0.0264	0.0000	82.4033

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3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2600e-003	8.6000e-004	9.1100e-003	2.0000e-005	2.3900e-003	2.0000e-005	2.4100e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.1135	2.1135	6.0000e-005	0.0000	2.1151
Total	1.2600e-003	8.6000e-004	9.1100e-003	2.0000e-005	2.3900e-003	2.0000e-005	2.4100e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.1135	2.1135	6.0000e-005	0.0000	2.1151

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1910	1.7519	1.6658	2.7100e-003		0.0963	0.0963		0.0906	0.0906	0.0000	232.7955	232.7955	0.0562	0.0000	234.1996
Total	0.1910	1.7519	1.6658	2.7100e-003		0.0963	0.0963		0.0906	0.0906	0.0000	232.7955	232.7955	0.0562	0.0000	234.1996

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3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0120	0.3785	0.0790	9.7000e-004	0.0226	1.1700e-003	0.0238	6.5400e-003	1.1100e-003	7.6500e-003	0.0000	92.1287	92.1287	8.9000e-003	0.0000	92.3512
Worker	0.0547	0.0375	0.3966	1.0200e-003	0.1042	7.9000e-004	0.1050	0.0277	7.3000e-004	0.0284	0.0000	92.0420	92.0420	2.8200e-003	0.0000	92.1123
Total	0.0667	0.4160	0.4756	1.9900e-003	0.1268	1.9600e-003	0.1288	0.0342	1.8400e-003	0.0361	0.0000	184.1707	184.1707	0.0117	0.0000	184.4635

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1910	1.7519	1.6658	2.7100e-003		0.0963	0.0963		0.0906	0.0906	0.0000	232.7952	232.7952	0.0562	0.0000	234.1993
Total	0.1910	1.7519	1.6658	2.7100e-003		0.0963	0.0963		0.0906	0.0906	0.0000	232.7952	232.7952	0.0562	0.0000	234.1993

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3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0120	0.3785	0.0790	9.7000e-004	0.0226	1.1700e-003	0.0238	6.5400e-003	1.1100e-003	7.6500e-003	0.0000	92.1287	92.1287	8.9000e-003	0.0000	92.3512
Worker	0.0547	0.0375	0.3966	1.0200e-003	0.1042	7.9000e-004	0.1050	0.0277	7.3000e-004	0.0284	0.0000	92.0420	92.0420	2.8200e-003	0.0000	92.1123
Total	0.0667	0.4160	0.4756	1.9900e-003	0.1268	1.9600e-003	0.1288	0.0342	1.8400e-003	0.0361	0.0000	184.1707	184.1707	0.0117	0.0000	184.4635

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0845	0.7730	0.8100	1.3300e-003		0.0401	0.0401		0.0377	0.0377	0.0000	114.7040	114.7040	0.0275	0.0000	115.3910
Total	0.0845	0.7730	0.8100	1.3300e-003		0.0401	0.0401		0.0377	0.0377	0.0000	114.7040	114.7040	0.0275	0.0000	115.3910

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3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.4500e-003	0.1766	0.0352	4.7000e-004	0.0111	5.0000e-004	0.0116	3.2200e-003	4.8000e-004	3.7000e-003	0.0000	44.9551	44.9551	4.2700e-003	0.0000	45.0617
Worker	0.0249	0.0165	0.1779	4.8000e-004	0.0513	3.8000e-004	0.0517	0.0136	3.5000e-004	0.0140	0.0000	43.7106	43.7106	1.2400e-003	0.0000	43.7416
Total	0.0303	0.1931	0.2130	9.5000e-004	0.0625	8.8000e-004	0.0633	0.0169	8.3000e-004	0.0177	0.0000	88.6657	88.6657	5.5100e-003	0.0000	88.8033

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0845	0.7730	0.8100	1.3300e-003		0.0401	0.0401		0.0377	0.0377	0.0000	114.7039	114.7039	0.0275	0.0000	115.3909
Total	0.0845	0.7730	0.8100	1.3300e-003		0.0401	0.0401		0.0377	0.0377	0.0000	114.7039	114.7039	0.0275	0.0000	115.3909

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3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.4500e-003	0.1766	0.0352	4.7000e-004	0.0111	5.0000e-004	0.0116	3.2200e-003	4.8000e-004	3.7000e-003	0.0000	44.9551	44.9551	4.2700e-003	0.0000	45.0617
Worker	0.0249	0.0165	0.1779	4.8000e-004	0.0513	3.8000e-004	0.0517	0.0136	3.5000e-004	0.0140	0.0000	43.7106	43.7106	1.2400e-003	0.0000	43.7416
Total	0.0303	0.1931	0.2130	9.5000e-004	0.0625	8.8000e-004	0.0633	0.0169	8.3000e-004	0.0177	0.0000	88.6657	88.6657	5.5100e-003	0.0000	88.8033

3.6 Paving - 2022

Unmitigated Construction On-Site

Default Values Used

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0276	20.0276	6.4800e-003	0.0000	20.1895
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0276	20.0276	6.4800e-003	0.0000	20.1895

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3.6 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0189	1.0189	3.0000e-005	0.0000	1.0196
Total	5.8000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0189	1.0189	3.0000e-005	0.0000	1.0196

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0275	20.0275	6.4800e-003	0.0000	20.1895
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0275	20.0275	6.4800e-003	0.0000	20.1895

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3.6 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0189	1.0189	3.0000e-005	0.0000	1.0196
Total	5.8000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0189	1.0189	3.0000e-005	0.0000	1.0196

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

Default Values Used

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.5387					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0500e-003	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574
Total	2.5408	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574

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3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0100e-003	6.7000e-004	7.1900e-003	2.0000e-005	2.0700e-003	2.0000e-005	2.0900e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.7661	1.7661	5.0000e-005	0.0000	1.7673
Total	1.0100e-003	6.7000e-004	7.1900e-003	2.0000e-005	2.0700e-003	2.0000e-005	2.0900e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.7661	1.7661	5.0000e-005	0.0000	1.7673

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.5387					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0500e-003	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574
Total	2.5408	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574

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3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0100e-003	6.7000e-004	7.1900e-003	2.0000e-005	2.0700e-003	2.0000e-005	2.0900e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.7661	1.7661	5.0000e-005	0.0000	1.7673
Total	1.0100e-003	6.7000e-004	7.1900e-003	2.0000e-005	2.0700e-003	2.0000e-005	2.0900e-003	5.5000e-004	1.0000e-005	5.7000e-004	0.0000	1.7661	1.7661	5.0000e-005	0.0000	1.7673

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Yosemite Apts - Merced County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2528	3.1379	2.5039	0.0129	0.6918	0.0114	0.7032	0.1864	0.0108	0.1972	0.0000	1,201.2533	1,201.2533	0.1063	0.0000	1,203.9114
Unmitigated	0.2528	3.1379	2.5039	0.0129	0.6918	0.0114	0.7032	0.1864	0.0108	0.1972	0.0000	1,201.2533	1,201.2533	0.1063	0.0000	1,203.9114

4.2 Trip Summary Information

Default Trip Rates and Trip Lengths Used

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	619.46	673.04	570.58	1,806,263	1,806,263
Parking Lot	0.00	0.00	0.00		
Total	619.46	673.04	570.58	1,806,263	1,806,263

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	46.90	17.40	35.70	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.498498	0.030090	0.155509	0.109662	0.018147	0.004601	0.015536	0.154991	0.002397	0.002156	0.006230	0.001554	0.000628
Parking Lot	0.498498	0.030090	0.155509	0.109662	0.018147	0.004601	0.015536	0.154991	0.002397	0.002156	0.006230	0.001554	0.000628

Yosemite Apts - Merced County, Annual

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	142.8977	142.8977	6.4600e-003	1.3400e-003	143.4576
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	142.8977	142.8977	6.4600e-003	1.3400e-003	143.4576
NaturalGas Mitigated	7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	70.9113	70.9113	1.3600e-003	1.3000e-003	71.3327
NaturalGas Unmitigated	7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	70.9113	70.9113	1.3600e-003	1.3000e-003	71.3327

Yosemite Apts - Merced County, Annual

5.2 Energy by Land Use - Natural Gas

Unmitigated

Default Values Used

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.32883e+006	7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	70.9113	70.9113	1.3600e-003	1.3000e-003	71.3327
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	70.9113	70.9113	1.3600e-003	1.3000e-003	71.3327

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.32883e+006	7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	70.9113	70.9113	1.3600e-003	1.3000e-003	71.3327
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		7.1700e-003	0.0612	0.0261	3.9000e-004		4.9500e-003	4.9500e-003		4.9500e-003	4.9500e-003	0.0000	70.9113	70.9113	1.3600e-003	1.3000e-003	71.3327

Yosemite Apts - Merced County, Annual

5.3 Energy by Land Use - Electricity

Unmitigated

Default Values used

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	439687	127.9100	5.7800e-003	1.2000e-003	128.4111
Parking Lot	51520	14.9878	6.8000e-004	1.4000e-004	15.0465
Total		142.8977	6.4600e-003	1.3400e-003	143.4576

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	439687	127.9100	5.7800e-003	1.2000e-003	128.4111
Parking Lot	51520	14.9878	6.8000e-004	1.4000e-004	15.0465
Total		142.8977	6.4600e-003	1.3400e-003	143.4576

6.0 Area Detail

6.1 Mitigation Measures Area

Yosemite Apts - Merced County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5767	0.0794	2.9343	7.5000e-003		0.3684	0.3684		0.3684	0.3684	48.4318	41.8682	90.3000	0.2283	7.5000e-004	96.2301
Unmitigated	1.5767	0.0794	2.9343	7.5000e-003		0.3684	0.3684		0.3684	0.3684	48.4318	41.8682	90.3000	0.2283	7.5000e-004	96.2301

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2539					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0531					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.2483	0.0713	2.2322	7.4600e-003		0.3645	0.3645		0.3645	0.3645	48.4318	40.7215	89.1533	0.2272	7.5000e-004	95.0555
Landscaping	0.0214	8.0900e-003	0.7021	4.0000e-005		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003	0.0000	1.1467	1.1467	1.1200e-003	0.0000	1.1746
Total	1.5767	0.0794	2.9343	7.5000e-003		0.3684	0.3684		0.3684	0.3684	48.4318	41.8682	90.3000	0.2283	7.5000e-004	96.2301

Yosemite Apts - Merced County, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2539					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0531					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.2483	0.0713	2.2322	7.4600e-003		0.3645	0.3645		0.3645	0.3645	48.4318	40.7215	89.1533	0.2272	7.5000e-004	95.0555
Landscaping	0.0214	8.0900e-003	0.7021	4.0000e-005		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003	0.0000	1.1467	1.1467	1.1200e-003	0.0000	1.1746
Total	1.5767	0.0794	2.9343	7.5000e-003		0.3684	0.3684		0.3684	0.3684	48.4318	41.8682	90.3000	0.2283	7.5000e-004	96.2301

7.0 Water Detail

7.1 Mitigation Measures Water

Yosemite Apts - Merced County, Annual

Default Values Used

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	15.5150	0.2002	4.8400e-003	21.9616
Unmitigated	15.5150	0.2002	4.8400e-003	21.9616

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	6.12448 / 3.86108	15.5150	0.2002	4.8400e-003	21.9616
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		15.5150	0.2002	4.8400e-003	21.9616

Yosemite Apts - Merced County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	6.12448 / 3.86108	15.5150	0.2002	4.8400e-003	21.9616
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		15.5150	0.2002	4.8400e-003	21.9616

8.0 Waste Detail

8.1 Mitigation Measures Waste

Default Values Used

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.7773	0.5187	0.0000	21.7455
Unmitigated	8.7773	0.5187	0.0000	21.7455

Yosemite Apts - Merced County, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	43.24	8.7773	0.5187	0.0000	21.7455
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		8.7773	0.5187	0.0000	21.7455

Default Values Used

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	43.24	8.7773	0.5187	0.0000	21.7455
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		8.7773	0.5187	0.0000	21.7455

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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Yosemite Apts - Merced County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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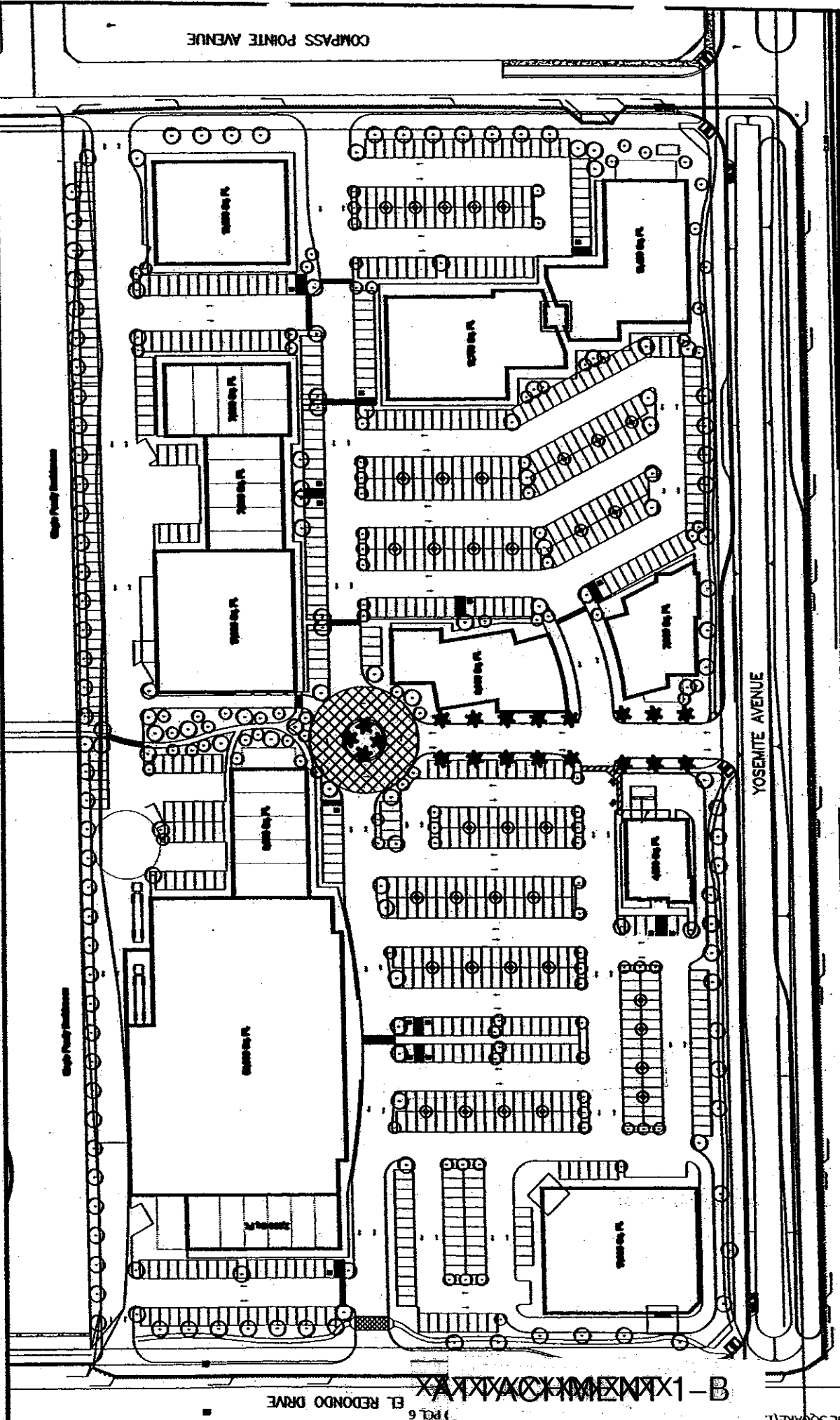
11.0 Vegetation

COMPASS POINTE AVENUE

YOSEMITE AVENUE

EL REDONDO DRIVE

B-1 (XXXXXX) ATTACHMENT 1



SITE PLAN



**The California Environmental Quality Act
(CEQA) Section 15162 Findings:**

Application: Conditional Use Permit #1239 and Site Plan Review #456 – Environmental Review #20-04

Assessor Parcel Number or Location: Assessor’s Parcel Number (APN): 006-270-001 and 006-270-001

Previous Initial Study/EIR Reference: This site was previously reviewed through Initial Study #06-58, resulting in a Mitigated Negative Declaration. The current proposal to construct a 220-unit apartment complex is consistent with the previous environmental review and the project remains in conformance with the City’s *Merced Vision 2030 General Plan*.

Original Project Date: Initial Study #06-58, resulting in a Mitigated Negative Declaration, adopted by the Merced City Council on October 2, 2006.

Section A - Previous Studies

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Substantial changes are proposed in the project that will require major revisions of the previous project EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comment/Finding: The proposed apartment complex (220 units) is consistent with the previous environmental review. This site was identified in the previous environmental review for a commercial shopping center (174,000-square-feet of retail sales). Residential density of this scale is considered less intentensive than commercial, thus, the project remains consistent with the previous environmental review.

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comment/Finding: There have been no changes in the circumstances under which the project is undertaken that would require major revisions in the previous Mitigated Negative Declaration. There are no new significant environmental effects or substantial increases in the severity of previously identified environmental effects, and the area under consideration remains the same area previously evaluated.

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 3. New information of substantial importance that was not known and could not have been know with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, has been revealed? (If “Yes” is checked, go to Section “B” below) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comment/Finding: There is no new information of substantial importance that was not known and could not have been known with the reasonable diligence at the time the previous Mitigated Negative Declaration was adopted.

Section B - New Information

	Yes	No
A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comment/Finding: All previously identified mitigation measures will be enforced with this project including payment of Public Facility Impact Fees. Therefore, the resulting impacts are no greater than those previously analyzed and the previously imposed mitigation measures remain sufficient to address all impacts from this project.

On the basis of this evaluation, in accordance with the requirements of Section 15162 of the CEQA Guidelines:

- | | |
|----------|--|
| | 1. It is found that subsequent negative declaration will need to be prepared. |
| | 2. It is found that an addendum Negative Declaration will need to be prepared. |
| | 3. That a subsequent EIR will need to be prepared. |
| X | 4. No further documentation is required. |

Date: April 30, 2020
 Prepared By:
Francisco Mendoza-Gonzalez

Francisco Mendoza-Gonzalez,
 Associate Planner

CITY OF MERCED
Planning Commission

Resolution #_____

WHEREAS, the Merced City Planning Commission at its regular meeting (held via teleconference) of June 17, 2020, held a public hearing and considered **Conditional Use Permit #1239 and Site Plan Review #456**, concerning Conditional Use Permit #1239 and Site Plan Review Permit #456, initiated by Yosemite Village, LLC, property owner. This application involves a request to develop an apartment complex with 220 residential units on 11.98 acres, and reserving a 3.54-acre outparcel for future retail, generally located on the north side of Yosemite Avenue between Compass Pointe Avenue and El Redondo Road. The property has a General Plan designation of Neighborhood Commercial (CN) and is zoned Planned Development (P-D) #46. Said property being described as Parcels 10 and 11 as shown on the map entitled “Horizon Development Group” recorded in Volume 77, Page 44 of Merced County Records (APN) 206-070-001 and 206-070-002; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through H (Exhibit B) of Staff Report #20-12; and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Conditional Use Permits in Merced Municipal Code Section 20.68.020 (E), and Findings for Site Plan Review Permits in Merced Municipal Code 20.68.050 (F), and other Considerations as outlined in Exhibit B; and,

NOW THEREFORE, after reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Finding of 15162 regarding Environmental Review #20-04, and approve Conditional Use Permit #1239 and Site Plan Review #456, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner _____, seconded by Commissioner _____, and carried by the following vote:

AYES:

NOES:

PLANNING COMMISSION RESOLUTION # _____

Page 2

June 17, 2020

ABSENT:

ABSTAIN:

Adopted this 17th day of June 2020

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Attachment:

Exhibit A – Conditions of Approval

Exhibit B - Findings

Conditions of Approval
Planning Commission Resolution # _____
Conditional Use Permit #1239 and Site Plan Review #456

1. The proposed project shall be constructed/designed in substantial compliance with the Site Plan, Floor Plan, Elevations, and Landscape Plans (Attachments B, C, D, and E of Planning Commission Staff Report #20-12), except as modified by the conditions.
2. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
3. The Project shall comply with the applicable conditions set forth in Planning Commission Resolution #2898 for General Plan Amendment #06-17 previously approved for this site – except as modified by this resolution.
4. All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless

the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

6. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
7. Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before final map approval or issuance of a building permit, whichever comes first. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.
8. All buildings shall be regularly maintained to keep the building finishes in good condition and aesthetically pleasing.
9. The developer shall reimburse the City \$355,392.00 for the public improvements installed along the Yosemite Avenue frontage due upon building permit issuance of each parcel to be developed. The reimbursement rate may be pro-rated between the two parcels that make up the site, based on lineal frontage along Yosemite Avenue.
10. The applicant shall install a bus stop or shelter along the project site to qualify for a 10% parking reduction as allowed under MMC Section 20.38.050.
11. The applicant shall install short-term and long-term bike racks equivalent to 10% of required vehicle parking spaces as required under MMC Section 20.38.080 – Bicycle Parking.
12. The driving aisles shall be at least 26-feet wide to allow for Fire engine access and spacing for Fire action response. Details to be reviewed and approved by the Fire Department during the Building Permit stage.
13. Fire access shall be provided to the buildings along the northern property line. This shall require either a 22-foot-wide access road or installation of a drivable, all-weather access road along the recreation yard. Details to be

- finalized with the Fire Department during the Building Permit stage.
14. Each building shall have its own independent Fire Department connection and fire control room.
 15. The applicant shall work with the City's Refuse Department to determine the proper location for trash enclosure(s) and if a recycling container will be required to comply with AB 341. The container(s) shall be enclosed within refuse enclosure(s) built to City Standards. Use of compactor shall also be considered to reduce the number of pick-up request.
 16. An 8-foot-tall block wall shall be installed along the northern property line to provide additional screening between the subject site and adjacent single-family homes. This area shall also be landscaped with fast growing trees that provide further screening. Details to be finalized with the Planning Department during the Building Permit stage.
 17. The project shall comply with all applicable multi-family design standards established under Merced Municipal Code Section 20.46.030 and 20.46.040 shown at Attachment G of Planning Commission Staff Report #20-12.
 18. The proposed buildings along the northern property line shall not exceed 2 stories, as shown on the proposed site plan at Attachment B of Planning Commission Staff Report #20-12.
 19. All parking lot and building lighting shall be shielded or oriented in a way that does not allow "spill-over" onto adjacent lots in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent parcels.
 20. Minor modifications to the site plan or building heights may be reviewed and approved by the Director of Development Services or be referred to the Site Plan Review Committee or Planning Commission for consideration, at the discretion of the Director of Development Services.
 21. The landscape plan shall comply Merced Municipal Code Section 20.36 – Landscaping, which also addresses the Water Efficient Landscape Ordinance under Merced Municipal Code Section 17.60. Landscaping shall also comply with all relevant State requirements regarding water efficiency.
 22. All landscaping in the public right-of-way shall comply with State Water Resources Control Board Resolution No. 2015-0032 "To Adopt an Emergency Regulation for Statewide Urban Water Conservation" and the

City's Water Conservation Ordinance (Merced Municipal Code Section 15.42). Xeriscape or artificial turf shall be used in place of natural sod or other living ground cover. If turf is proposed to be installed in park-strips or on-site, high quality artificial turf (approved by the City Engineer and Development Services Director) shall be installed. All irrigation provided to street trees, parking lot trees, or other landscaping shall be provided with a drip irrigation or micro-spray system.

23. The parking lot layout shall comply with all applicable City Standards. Parking lot trees shall be provided at a ratio of one tree for every six parking spaces. These trees shall be installed per the City's Parking Lot Landscape Standards, shall be a minimum of 15-gallons, and be of a type that provides a 30-foot minimum canopy at maturity (trees shall be selected from the City's approved tree list).
24. The applicant shall work with the Police and Fire Departments to provide proper gate access equipment such as a Knox box and a click-to-enter system.
25. Vehicle stacking space for at least two vehicles shall be provided between gates and driveways in order to avoid traffic back-up on City streets.
26. The design and color of the perimeter fence shall be reviewed and approved by the Planning Department during the building permit stage.
27. The future retail parcel will be subject to Site Plan Review permit approval prior to construction.

Findings and Considerations
Planning Commission Resolution # _____
Conditional Use Permit #1239 and Site Plan Review #456

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) The proposed project complies with the General Plan designation of Neighborhood Commercial (CN) and the Zoning classification of Planned Development (P-D) #46 with approval of this Conditional Use Permit. Although the General Plan and Zoning Ordinance allow residential developments in commercial zones, they do not specifically address the density allowed within a Neighborhood Commercial Zone. The *Merced Vision 2030 General Plan* includes two classifications for higher density residential uses – High-Medium Density (HMD) and High Density (HD). The High-Medium designation allows 12 to 24 units per acre, while the High Density designation allows 24 to 36 units per acre. The proposed project has a density of 19.20 units per acre, which is consistent with the HMD designation. There are General Plan policies that encourage higher density and alternate housing types (see below), the City has relied upon the High-Medium Density designation to determine compliance with the General Plan Housing Element. Based on this designation, the proposed multi-family portion of the project would comply with the General Plan.

The Housing Element of the *Merced Vision 2030 General Plan* includes policies supporting affordable housing, mixed-use development, and higher densities.

Policy H-1.1 Support Increased in Residential Zoning Districts

Although the proposed project would not be located within a residential zone, it does provide an opportunity for a higher density project to provide needed housing within the City.

Policy H 1.1.c Encourage Mixed Use Development

The proposed project includes a futures designation for retail on 3.5 acres that would be adjacent to the apartment complex.

Policy 1.1.e Encourage Alternate Housing Types

The proposed project would include one, two, and three-bedroom apartments. This mixture provides a variety of different housing types to meet the growing need of housing within the community and supports this policy of providing alternate housing types.

Policy 1.8b Prioritize City efforts to encourage residential development by focusing on in-fill development and densification within the existing City Limits.

The proposed project is on an in-fill site and meets the density requirements of the City's highest density classification.

The following are Land Use Policies and Implementing Actions of the General Plan that could be met with the proposed project.

Policy L-1.1 *Promote Balanced Development Which Provides Jobs, Services, and Housing.*

Implementing Action 1.1.c: Determine the types of housing opportunities needed for the type of employment opportunities being created in the City.

The Zoning Ordinance does not specify a density for multi-family housing allowed within a C-N Zone, it merely states that multi-family uses are allowed within the C-N Zone as a Conditional Use. Therefore, the approval of CUP #1239 satisfies this requirement. The Zoning Ordinance requires a Site Plan Review permit to address interface requirements. The approval of Site Plan Review #456 would bring the project into compliance with the Zoning Ordinance.

Zoning Ordinance Compliance – Mandatory Site Plan Review Findings

B) The proposed project is subject to MMC Section 20.32 – Interface Regulations. As such, a Site Plan Review Permit is required for this project. MMC Section 20.32 does not specify particular findings be made regarding interface, but MMC Section 20.68.050 (F) requires specific findings for a Site Plan Review Permit to be approved. Therefore, in order for the Planning Commission to approve or deny a site plan review permit, they must consider the following criteria and make findings to support or deny each criteria. The Findings required by MMC Section 20.68.050 (F) “Findings for Approval for Site Plan Review Permits” are provided below along with recommended reasons to support each finding. If the Planning Commission wishes to deny the Site Plan Review Permit, they will need to provide findings for denial and direct staff to prepare a resolution for denial to be adopted at a future meeting.

1. *The proposed project is consistent with the General Plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

As described in Finding A above, the project meets the requirements of the General Plan. There are no other area, specific, or neighborhood plans for this area.

2. *The proposed project complies with all applicable provisions of the Zoning Ordinance and Municipal Code.*

Merced Municipal Code Section 20.46.030 provides general design standards for multi-family dwellings. Section 20.46.040 provides specific standards for multi-family dwellings (see Attachment G of Planning Commission Staff Resolution #20-12). Planning staff has reviewed the proposed project with both sets of standards and found it to be generally in compliance with the majority of these standards. Many design details, such as the design of the mailboxes, addressing, trash enclosures, etc., are not yet available. However,

to ensure compliance, Condition # 17 of Planning Commission Staff Report #20-12 requires the project to comply with all applicable design standards listed in these sections at the building permit stage.

Approval of the proposed Site Plan Review Permit and implementation of the conditions of approval for CUP #1239 and Site Plan Review #456 would bring the project into compliance with the applicable provisions of the Zoning Ordinance and Municipal Code.

3. *The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.*

There are existing single-family homes along the northern portion of the parcel. An 8-foot-tall block wall with tall, fast growing trees (evergreen trees) would be installed along this property line to reduce impacts regarding privacy, noise, and lighting (Condition #16 of Planning Commission Staff Report #20-12). To provide more buffer space and privacy from the adjacent single-family homes, the apartment buildings in this area would be 2 stories tall (instead of 3 stories) and be setback between 25 feet and 58 feet from the northern property line (Condition #18 of Planning Commission Staff Report #20-12) with 85% of the buildings setback at least 58 feet. These 2 story apartment buildings would be consistent with the 2 story single-family homes that already exist within this neighborhood.

With the implementation of the proposed conditions of approval for Site Plan Review #456, and the conditions approved with CUP #1239, the proposed project is required to comply with the design standards for multi-family dwellings (MMC Sections 20.46.030 and 20.46.040). The proposed project meets the minimum design and zoning standards. Therefore, with the implementation of the conditions of approval, the proposed project would not interfere with the enjoyment of the existing and future land uses in the vicinity.

4. *The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.*

The applicant is proposing a contemporary design with a mixture of materials, colors, and textures. The building exterior would consist of a stucco finish with various buildings containing stone veneers. The apartments would vary between 2 and 3 story structures. The apartment complex would consist of 15 individual buildings. The buildings would generally consist of a uniform design and aesthetic. To add architectural interest the exterior of the buildings would have earth tone color variations including off-white, light grey, light brown, and dark brown. In addition, the buildings would include wall variations to add depth, and balconies to provide outdoor space. Most units will either have a balcony or patio.

5. *Any proposed landscaping design, including color, location, size, texture, type, and coverage of plan materials, as well as provisions for irrigation,*

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maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.

The project includes several acres of outdoor greenspace. As shown on the Landscape Plans at Attachment E of Planning Commission Staff Report #20-12, the apartment complex would include a variety of outdoor common spaces that include several dog parks, a community garden, recreation areas, and several gazebos with open space. The Landscape Plan shows the variety of plant and tree species that would be planted throughout the site. This includes the use of various trees and plants such as evergreens, bushes, and undetermined dense trees. Trees would be planted throughout the outdoor common space, within the parking lot, and along street frontages. Parking lot trees would have to conform with minimum City Standards regarding quantity (1 tree per 6 required parking stalls), gallon size (15 gallons), and branch width (30-foot canopy). Parking lot trees shall be from the City's list of approved tree species found within City Engineering Standards (Condition #23 of Planning Commission Staff Report #20-12). Street trees shall be reviewed by the Engineering and Public Works Departments to ensure conformance with City Standards in regard to species type, irrigation plan, and tree spacing (Condition #22 of Planning Commission Staff Report #20-12). All landscaping must comply with local regulations and State regulations regarding water conservation, as found under Merced Municipal Code Section 20.36 – Landscaping, and affiliated sections found under the WELLO Act (MMC 17.60).

6. *The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.*

The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. The project would be required to annex to the City's Community Facilities District to pay for costs related to police and fire safety. Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

Zoning Ordinance Compliance – Conditional Use Permit Required Findings

- C) Section 20.68.020 sets forth specific Findings that must be made in order for the Planning Commission to approve a Conditional Use Permit. These Findings are provided below.

1. *The proposed use is consistent with the purpose and standards of the zoning district, the General Plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

As described in Finding A above, the project meets the requirements of the General Plan. There are no other area, specific, or neighborhood plans for this area.

- 2. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.*

There are existing single-family homes along the northern portion of the parcel. An 8-foot-tall block wall with tall fast growing trees (evergreen trees) would be installed along this property line to reduce impacts regarding privacy, noise, and lighting (Condition #16 of Planning Commission Staff Report #20-12). To provide more buffer space and privacy from the adjacent single-family homes, the apartment buildings in this area would be 2 stories tall (instead of 3 stories) and be setback between 25 feet and 58 feet from the northern property line (Condition #18 of Planning Commission Staff Report #20-12) with 85% of the buildings setback at least 58 feet. These 2 story apartment buildings would be consistent with the 2 story single-family homes that were developed within this neighborhood.

With the implementation of the proposed conditions of approval and the conditions approved with Site Plan #456, the proposed project would be required to be in compliance with the design standards for multi-family dwellings (MMC Sections 20.46.030 and 20.46.040). The proposed project meets the minimum design and zoning standards. Therefore, with the implementation of the conditions of approval, the proposed project would not interfere with the enjoyment of the existing and future land uses in the vicinity.

- 3. The proposed use will not be detrimental to the public health, safety, and welfare of the City.*

The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. The project would be required to annex to the City's Community Facilities District to pay for costs related to police and fire safety (Condition #7 of Planning Commission Staff Report #20-12). Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

- 4. The proposed use is properly located within the City and adequately served by existing or planned services and infrastructure.*

The project site is an in-fill site surrounded by residential uses. The project would be adequately served by the City's water system. Through the implementation of the conditions of approval, the project would be adequately served by the City's sewer and storm water systems. Additionally, the project would be required to pay Public Facilities Impact Fees to help pay for future improvements needed to the City's infrastructure.

Site Plan

- D) The proposed development consists of an apartment complex with 220 units within 15 buildings located on 11.5 acres. The existing two parcels (each being around 7.75-acres) would be reconfigured so that the apartment complex is on an 11.5-acre L-shaped lot. The 15 apartment buildings would be located throughout the parcel with community facilities near the center of the site. The perimeter of the site would be fenced-in with either a 6-foot-tall wrought iron fence or an eight-foot-tall block wall (along the northern property line). Vehicle access would be available from three driveways along different streets at Yosemite Avenue, El Redondo Drive, and Compass Pointe Avenue. The access points along El Redondo Drive and Compass Pointe Avenue would be around 350 feet and 500 feet, respectively, away from Yosemite Avenue. The vehicle access points would be gated, but setback to leave enough stacking space for at least 2 vehicles (Condition #25 of Planning Commission Staff Report #20-12). This would help prevent vehicles from backing into the road as they wait to enter the apartment complex. The applicant is working with the Merced County Bus and UC Merced Cat Track to find the best location for a bus turnout and possible bus shelter.

Driving aisles would be at least 26 feet wide. Parking stalls would be located throughout portions of the perimeter and interior of the parcel. A large portion of parking stalls would be covered by car ports. The parking areas would include access points that connect with pedestrian paths that meander throughout the entire complex providing pedestrian access from the parking lots.

The central portion of the apartment complex would contain amenities such as a mail room, conference room, managers office, swimming pool, dog park, and a community garden. The northwest portion of the parcel would include a trellis and dog park. Along the northern portion of the parcel are existing single-family homes. An 8-foot-tall block wall with tall fast growing trees (evergreens) would be installed along this property line (Condition #16 of Planning Commission Staff Report #20-12). To provide more buffer space and privacy from the adjacent single-family homes, the apartment buildings in this area would be 2 stories tall (instead of 3 stories tall) and be setback 25 to 58 feet from the northern property line (Condition #18 of Planning Commission Staff Report #20-12). Lighting would be shielded downward to prevent lighting from spilling-over to adjacent parcels (Condition #19 of Planning Commission Staff Report #20-12). To improve walkability with the future retail development, the developer intends to provide pedestrian gates that create connectivity between the apartment complex and the future retail site. The plans for the future retail have yet to be created and would be reviewed by the Site Plan Review Committee at a later date and assessed for compatibility with this apartment complex.

Elevations

- E) The applicant is proposing a contemporary design with a mixture of materials, colors, and textures. The building exterior would consist of a stucco finish with some buildings containing stone veneers. The apartments would vary between 2

and 3 story structures. The apartment complex would consist of 15 individual buildings. The buildings would generally consist of a uniform design and aesthetic. To add architectural interest the exterior of the buildings would have several earth tone colors including shades of off-white, light grey, medium brown, and dark brown. In addition, the buildings would include wall variations to add depth, and some balconies to provide outdoor space. A majority of units will have balconies or patios.

Parking

- F) The Zoning Ordinance requires 1.75 spaces of parking for each multi-family unit up to 30 units, plus an additional 1.5 spaces for each unit over 30. There is also an increase in the number of spaces required based on the number of bedrooms and bathrooms in a unit. The applicant is proposing 1 bedroom & 1-bathroom units (66 total), 2 bedroom & 2 bathroom units (140 total), and 3 bedrooms & 2 bathroom units (24 total). Based on this calculation, this project would require 373 parking spaces. The applicant is providing 350 parking spaces and is seeking approval for a parking reduction from the Director of Development Services. Per MMC 20.38-050 (D) – Parking Reductions, parking reductions may be approved up to 20 percent through a Transportation Demand Management Plan approved by the Director of the Development Services. The applicant intends to work with The Merced County Bus and UC Merced Cat Tracks to place a bus stop or shelter along their frontage. In addition, the applicant intends to install both short term bike parking spaces (27) and long-term bike parking spaces (27), totaling 54 bike parking spaces. The applicant believes that the direct access to bus transportation and bike parking spaces would reduce the need for parking spaces for this site by 10% requiring a total of 313 parking spaces. Planning staff believes this request is reasonable and likely be approved with compliance of Condition #10 of Planning Commission Staff Report #20-12..

Traffic/Circulation

- G) The traffic and circulation components for this site were originally analyzed as part of the environmental study conducted for this site under the approval of General Plan Amendment #06-17. CEQA states that a future developer may utilize an existing adopted Initial Study through a Finding of 15162, if the new project is consistent with Zoning/General Plan, and if the scope of the new project is equal to or lesser than the previous project studied.

In this case, the applicant is proposing a residential project which is considered to have less impacts than a commercial shopping center. The average peak hour trips for the shopping center was expected to be 650, and the average peak hour trips for the proposed apartment complex is expected to be 120. The apartment complex is expected to generate about 20% of the daily trips that were projected for the previously approved shopping center for this site.

Environmental Clearance

- H) The applicant was required to complete an Initial Study as required by the California Environmental Quality Act (CEQA). An Initial Study includes a wide

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range of analysis required by the State covering an array of subjects including, but not limited to, a traffic analysis, biological resource study, public services, cultural resources, utilities, cultural resources, etc. Per CEQA, a future developer may utilize an existing adopted Initial Study, through what is known as a Finding of 15162, if the new project is consistent with Zoning/General Plan, and if the scope of the new project is equal to or lesser than the previous project studied.

In this case, the applicant is proposing a residential project which is considered to have less impacts than a commercial shopping center. However, since the original Initial Study was provided in 2006, CEQA has added different subjects that currently need to be studied such as Air Quality and Green House Gas Emissions. The applicant will be utilizing the existing Initial Study for this site, and supplementing it with new requirements by providing their own Air Quality Study and Green House Gas Emission Study shown at Attachment H of Planning Commission Staff Report #20-12. The results show that the impacts these subjects would result in reasonable levels allowed by the San Joaquin Valley Air Pollution Control District.

In using the existing environmental study, the developer would be tied to previous requirements/improvements approved by the City Council. The previous Initial Study resulted in a Mitigated Negative Declaration (MND). The previous MND required reimbursement for frontage improvements along Yosemite Avenue, potentially installing traffic signals at the intersection of Compass Pointe Avenue and Yosemite Avenue, and the extension of two westbound lanes on Yosemite Avenue (from San Augustine to State Highway 59). The City Engineer noted that there is no need to redesign the intersection of Compass Pointe Avenue and Yosemite Avenue, or redesign Yosemite Avenue from San Augustine to Highway, as doing so would not significantly improve the traffic level of service in this area. This is partially due to the fact that the City's Public Works Department has since developed a facility along Yosemite Avenue between San Augustine and Highway 59, reducing the traffic demand along this portion of the road. However, the developer would be responsible for reimbursing the City for improvements previously done along the Yosemite Avenue frontage of this site (Condition #9 of Planning Commission Staff Report #20-12).

Planning staff conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and concluded that Environmental Review #20-04 is a second tier environmental document, based upon the City's determination that the proposed development remains consistent with the current General Plan and provision of CEQA Guidelines, Section 15162 (Initial Study #20-04 for CUP #1239 and SP #456). A Copy of the Section 15162 Findings can be found at Attachment J of Planning Commission Staff Report #20-12.