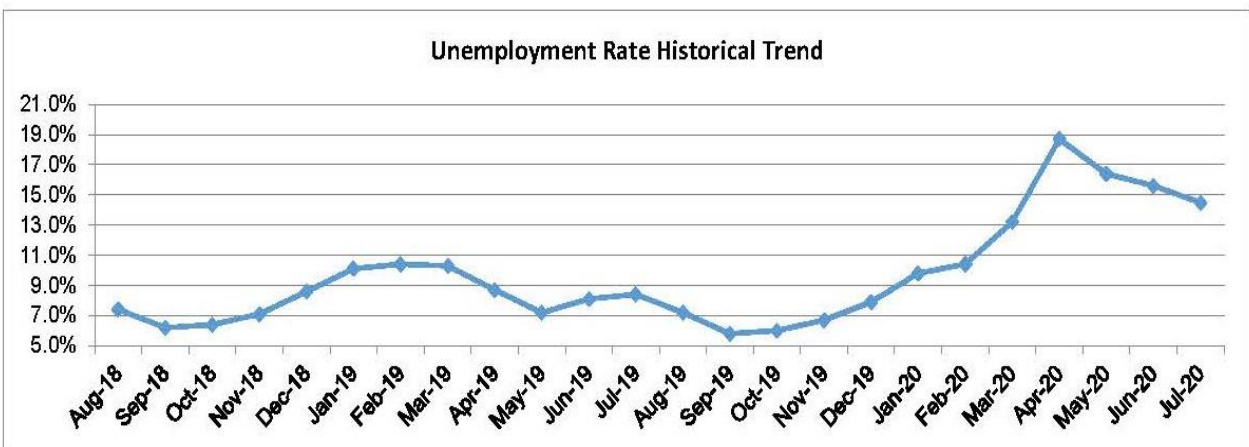




THE CI

MERCED

To: The Honorable Mayor and City Council
From: Stephanie R. Dietz, Interim City Manager
Date: August 21, 2020
Re: City Council Information Report

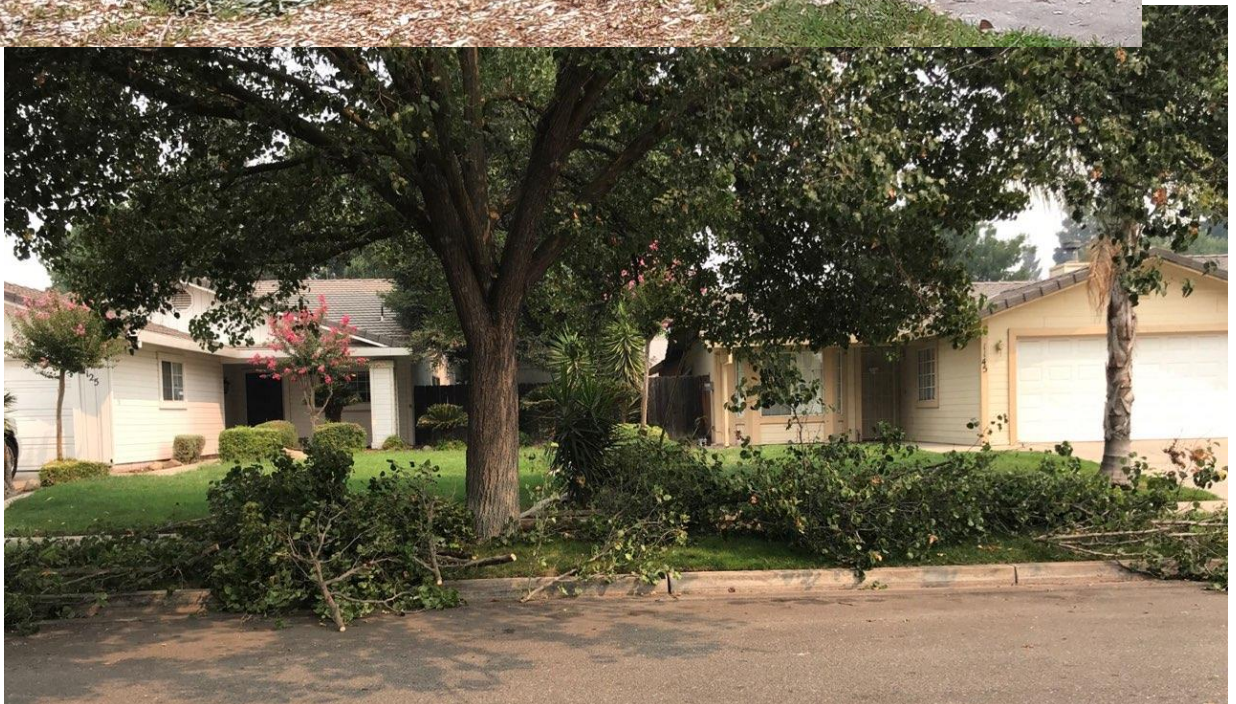


JULY UNEMPLOYMENT RATE DROPS

The unemployment rate in the Merced County was 14.5 percent in July 2020, down from a revised 15.6 percent in June 2020, and above the year-ago estimate of 8.4 percent. This compares with an unadjusted unemployment rate of 13.7 percent for California and 10.5 percent for the nation during the same period. A copy of the Labor Market Information report is attached for your review.

DOWNED TREE LIMBS, EXTREME HEAT

Public Works received over 60 calls regarding downed tree limbs this week due to the onset of the extreme heatwave. Crews continue to respond to calls and remove limbs/branches as quickly as possible.



VEHICLE ACCIDENT ON DUNN ROAD

Public Works crews cleared debris from a block wall and two large trees that were destroyed due to a vehicle accident occurring Tuesday on Dunn Road. Temporary fencing has been put in place until a contractor can repair the block wall.



WELL 20 CONSTRUCTION (MISSION & TYLER)

Work continues at Well 20 this week. The contractor is finishing grading the stormwater basin and installation of the vertical pipe column.



PUBLIC WORKS CREWS AROUND TOWN

Parks crews repaired irrigation along 16th Street in preparation of tree planting, worked on irrigation lines at the Applegate Rose Garden, as well as pressure washed the shelter at Rahilly Park.



Streets Division replaced a damaged street light pole due to a vehicle accident on W. 16th Street.



ENGINEERING UPDATE

Water Well Site #21

The Hobbs Construction crew is wrapping up the well project that is listed as being approximately 95% complete.



Cooper Lift Station

The Phase 1 Construction crew is placing survey stakes for the lift station building location. This project is approximately 30% complete.



***M St. – Childs to 8th St. Roadway
Improvements***

TBS Constructors are finishing this project that is listed at 98% complete.



Upcoming Construction Projects (Council Award Date)

1. 120025 – Lab and Solids Buildings Restrooms (08/03/2020)
2. 120048 – M Street Grind and Overlay with ADA Upgrades, 8th to 13th Streets (08/17/2020)
3. 113031 – Brimmer Water Main Replacements

Projects in Design

1. Highway 59 Widening (Kickoff Meeting with Caltrans in 2-3 weeks)
2. Highway 59 and 16th Street Signal and Channelization (90%)
3. Alpine Drive Road Improvements and Water Main (98%)
4. Motel Drive Multi-Use Path (95%)
5. V Street, 16th to 18th Streets, Road Improvement (90%)
6. N Street, 16th to 18th Streets, Roadway Improvement (95%)
7. Gerard Avenue Sewer, Hwy 99 to Kibby (75%)
8. B Street Improvements (30%)

PLANNING COMMISSION MEMO

Please find attached the Planning Commission Action Memo for the Aug. 19 meeting.

SAVE THE DATE

Sept. Sept. 7 – Labor Day holiday

Sept. 8 – Council meeting

Sept. 10 – Central Division League virtual meeting, 6 p.m. social, 6:30 dinner

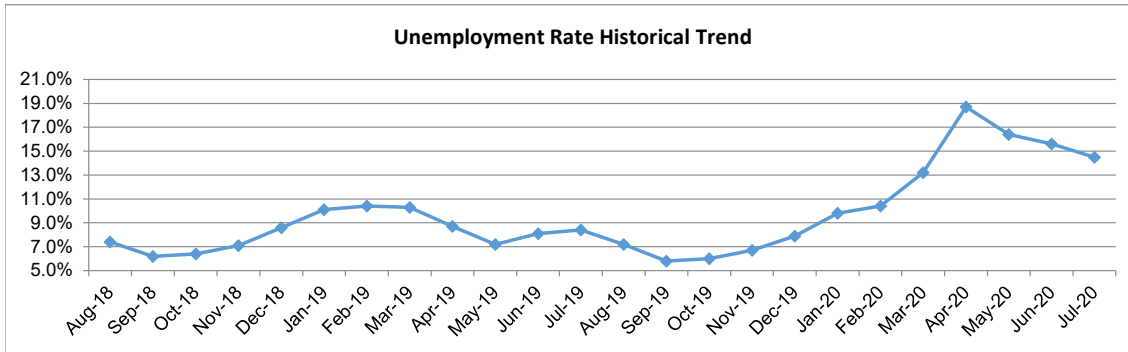
Sept. 21 – Council meeting

REPORTS & CORRESPONDENCE

- | | |
|------------------------------------|--------|
| 1. Labor Market Information report | Pg. 9 |
| 2. Planning Commission memo | Pg. 12 |

IMMEDIATE RELEASE
 MERCED METROPOLITAN STATISTICAL AREA (MSA)
 (Merced County)

The unemployment rate in the Merced County was 14.5 percent in July 2020, down from a revised 15.6 percent in June 2020, and above the year-ago estimate of 8.4 percent. This compares with an unadjusted unemployment rate of 13.7 percent for California and 10.5 percent for the nation during the same period.



Industry	Jun-2020	Jul-2020	Change		Jul-2019	Jul-2020	Change
	Revised	Prelim				Prelim	
Total, All Industries	78,200	76,800	(1,400)		81,600	76,800	(4,800)
Total Farm	14,600	14,700	100		15,100	14,700	(400)
Total Nonfarm	63,600	62,100	(1,500)		66,500	62,100	(4,400)
Mining, Logging, and Construction	2,800	2,800	0		2,800	2,800	0
Manufacturing	9,500	9,700	200		10,900	9,700	(1,200)
Trade, Transportation & Utilities	13,100	13,300	200		13,600	13,300	(300)
Information	200	200	0		300	200	(100)
Financial Activities	1,800	1,800	0		1,900	1,800	(100)
Professional & Business Services	3,900	4,100	200		4,200	4,100	(100)
Educational & Health Services	10,100	10,200	100		10,600	10,200	(400)
Leisure & Hospitality	4,600	4,700	100		6,000	4,700	(1,300)
Other Services	1,300	1,400	100		1,500	1,400	(100)
Government	16,300	13,900	(2,400)		14,700	13,900	(800)

Notes: Data not adjusted for seasonality. Data may not add due to rounding
 Labor force data are revised month to month
 Additional data are available on line at www.labormarketinfo.edd.ca.gov

Data Not Seasonally Adjusted

	Jul 19	May 20	Jun 20	Jul 20	Percent Change	
			Revised	Prelim	Month	Year
Civilian Labor Force (1)	112,800	113,400	114,600	112,300	-2.0%	-0.4%
Civilian Employment	103,400	94,800	96,700	96,000	-0.7%	-7.2%
Civilian Unemployment	9,400	18,600	17,900	16,300	-8.9%	73.4%
Civilian Unemployment Rate	8.4%	16.4%	15.6%	14.5%		
(CA Unemployment Rate)	4.4%	16.0%	15.1%	13.7%		
(U.S. Unemployment Rate)	4.0%	13.0%	11.2%	10.5%		

Total, All Industries (2)	81,600	76,700	78,200	76,800	-1.8%	-5.9%
Total Farm	15,100	14,400	14,600	14,700	0.7%	-2.6%
Total Nonfarm	66,500	62,300	63,600	62,100	-2.4%	-6.6%
Total Private	51,800	45,000	47,300	48,200	1.9%	-6.9%
Goods Producing	13,700	11,600	12,300	12,500	1.6%	-8.8%
Mining, Logging, and Construction	2,800	2,700	2,800	2,800	0.0%	0.0%
Manufacturing	10,900	8,900	9,500	9,700	2.1%	-11.0%
Nondurable Goods	9,500	7,600	8,200	8,400	2.4%	-11.6%
Service Providing	52,800	50,700	51,300	49,600	-3.3%	-6.1%
Private Service Providing	38,100	33,400	35,000	35,700	2.0%	-6.3%
Trade, Transportation & Utilities	13,600	12,600	13,100	13,300	1.5%	-2.2%
Wholesale Trade	1,800	1,300	1,400	1,400	0.0%	-22.2%
Retail Trade	8,200	8,500	8,800	8,900	1.1%	8.5%
Transportation, Warehousing & Utilities	3,600	2,800	2,900	3,000	3.4%	-16.7%
Information	300	200	200	200	0.0%	-33.3%
Financial Activities	1,900	1,800	1,800	1,800	0.0%	-5.3%
Professional & Business Services	4,200	4,000	3,900	4,100	5.1%	-2.4%
Educational & Health Services	10,600	10,200	10,100	10,200	1.0%	-3.8%
Leisure & Hospitality	6,000	3,400	4,600	4,700	2.2%	-21.7%
Other Services	1,500	1,200	1,300	1,400	7.7%	-6.7%
Government	14,700	17,300	16,300	13,900	-14.7%	-5.4%
Federal Government	700	700	700	700	0.0%	0.0%
State & Local Government	14,000	16,600	15,600	13,200	-15.4%	-5.7%
State Government	2,600	3,300	2,400	2,500	4.2%	-3.8%
State Government Education	2,000	2,700	1,800	1,900	5.6%	-5.0%
State Government Excluding Education	600	600	600	600	0.0%	0.0%
Local Government	11,400	13,300	13,200	10,700	-18.9%	-6.1%
Local Government Excluding Education	4,100	3,700	3,900	3,800	-2.6%	-7.3%
Special Districts plus Indian Tribes	600	500	600	600	0.0%	0.0%

Notes:

(1) Civilian labor force data are by place of residence; include self-employed individuals, unpaid family workers, household domestic workers, & workers on strike. Data may not add due to rounding. The unemployment rate is calculated using unrounded data.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, & workers on strike. Data may not add due to rounding.

These data are produced by the Labor Market Information Division of the California Employment Development Department (EDD). Questions should be directed to: Steven Gutierrez 559-230-4102 or Frances Gines 951-955-3204

These data, as well as other labor market data, are available via the Internet at <http://www.labormarketinfo.edd.ca.gov>. If you need assistance, please call (916) 262-2162.

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REPORT 400 C
Monthly Labor Force Data for Counties
July 2020 - Preliminary
 Data Not Seasonally Adjusted

COUNTY	RANK BY RATE	LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	RATE
STATE TOTAL	---	18,885,200	16,294,200	2,591,000	13.7%
ALAMEDA	34	820,600	722,500	98,100	12.0%
ALPINE	50	480	410	70	14.1%
AMADOR	32	14,230	12,540	1,690	11.9%
BUTTE	25	93,200	82,900	10,400	11.1%
CALAVERAS	10	20,600	18,610	1,980	9.6%
COLUSA	53	9,950	8,430	1,520	15.3%
CONTRA COSTA	34	545,600	480,100	65,500	12.0%
DEL NORTE	28	9,290	8,240	1,050	11.3%
EL DORADO	16	89,500	80,300	9,200	10.3%
FRESNO	45	447,400	387,000	60,400	13.5%
GLENN	20	11,930	10,640	1,290	10.8%
HUMBOLDT	15	58,900	52,800	6,000	10.2%
IMPERIAL	58	71,500	52,300	19,200	26.8%
INYO	8	8,250	7,480	770	9.4%
KERN	55	370,000	308,800	61,200	16.5%
KINGS	43	56,500	49,100	7,400	13.1%
LAKE	31	26,920	23,790	3,130	11.6%
LASSEN	1	8,870	8,110	760	8.6%
LOS ANGELES	57	4,940,000	4,042,500	897,500	18.2%
MADERA	42	60,800	52,900	7,900	13.0%
MARIN	3	133,700	122,000	11,700	8.8%
MARIPOSA	20	7,970	7,110	860	10.8%
MENDOCINO	22	36,820	32,790	4,030	10.9%
MERCED	51	112,300	96,000	16,300	14.5%
MODOC	3	3,020	2,750	270	8.8%
MONO	56	6,900	5,750	1,150	16.6%
MONTEREY	36	198,400	174,400	24,000	12.1%
NAPA	17	72,700	65,100	7,600	10.4%
NEVADA	19	43,840	39,190	4,650	10.6%
ORANGE	37	1,578,600	1,384,200	194,400	12.3%
PLACER	11	182,600	164,800	17,800	9.8%
PLUMAS	30	7,330	6,490	840	11.4%
RIVERSIDE	49	1,098,200	947,900	150,300	13.7%
SACRAMENTO	40	709,600	621,200	88,400	12.5%
SAN BENITO	32	31,100	27,400	3,700	11.9%
SAN BERNARDINO	43	958,300	833,200	125,100	13.1%
SAN DIEGO	37	1,576,700	1,382,700	194,000	12.3%
SAN FRANCISCO	22	573,900	511,200	62,700	10.9%
SAN JOAQUIN	52	322,400	274,700	47,700	14.8%
SAN LUIS OBISPO	13	131,200	118,200	13,000	9.9%
SAN MATEO	5	445,000	403,800	41,100	9.2%
SANTA BARBARA	14	215,200	193,700	21,400	10.0%
SANTA CLARA	6	1,036,600	940,100	96,500	9.3%
SANTA CRUZ	26	130,000	115,500	14,600	11.2%
SHASTA	18	71,700	64,100	7,500	10.5%
SIERRA	6	1,210	1,100	110	9.3%
SISKIYOU	26	16,210	14,390	1,820	11.2%
SOLANO	39	203,200	178,100	25,100	12.4%
SONOMA	11	253,000	228,300	24,700	9.8%
STANISLAUS	48	236,000	203,800	32,200	13.6%
SUTTER	45	42,400	36,600	5,700	13.5%
TEHAMA	24	24,050	21,400	2,650	11.0%
TRINITY	1	4,450	4,070	380	8.6%
TULARE	54	191,100	160,200	30,900	16.2%
TUOLUMNE	41	19,780	17,290	2,480	12.6%
VENTURA	28	412,200	365,800	46,400	11.3%
YOLO	9	104,600	94,700	9,900	9.5%
YUBA	45	28,300	24,500	3,800	13.5%

Notes

- 1) Data may not add due to rounding. The unemployment rate is calculated using unrounded data.
- 2) Labor force data for all geographic areas now reflect the March 2019 benchmark and Census 2010 population controls at the state level.

City of Merced
MEMORANDUM

DATE: August 20, 2020
TO: City Council
FROM: Kim Espinosa, Planning Manager *KE*
SUBJECT: Actions at the Planning Commission Meeting of August 19, 2020

At their meeting of August 19, 2020, the Planning Commission recommended the denial of the request for a Modification to the Pre-annexation Development Agreement for the Absolute-Bright Annexation. A resolution will be prepared and brought back for approval at their next meeting.

The Commission heard and approved Tentative Subdivision Map #1313/ Conditional Use Permit #1244 (“Sage Creek”) for Lamplight Capital & Asset Management, LLC, for 103 single-family small lots on 15.9 acres at the northeast corner of El Redondo Drive and Monaco Drive.

The Commission decided to hold future Planning Commission meetings via teleconference. City staff informed the Commission of its migration to the Granicus/Legistar digital agenda system beginning with the meeting of September 9, 2020, and subsequent changes to the format of the staff reports.

If you have any questions about this item, please feel free to contact me.

Attachment

n:shared:Planning:PCMemos

**CITY OF MERCED
Planning Commission**

Resolution # 4045

WHEREAS, the Merced City Planning Commission at its regular meeting (held via teleconference) of August 19, 2020, held a public hearing and considered **Vesting Tentative Subdivision Map #1313 and Conditional Use Permit #1244**, initiated by Lamplight Capital & Asset Management, LLC, property owner. This application involves a request to subdivide one parcel (approximately 16 acres) into 103 single-family lots ranging in size from 4,600 square feet to 5,100 square feet, generally located on the north side of Monaco Drive, between El Redondo Drive and Horizons Avenue, within Planned Development (P-D) #50 with a General Plan designation of Village Residential (VR). Said property being more particularly described as Parcel 2 as shown on that certain Parcel Map for YCH, recorded in Volume 102, Page 46 of Merced County Records; also known as Assessor's Parcel Number (APN) 206-030-018; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through K (Exhibit B) of Staff Report #20-17; 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 Tentative Subdivision Map in Merced Municipal Code 18.16.080 (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 #20-11, and approve Conditional Use Permit #1244 and Tentative Subdivision Map #1313, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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

AYES: Commissioners Butticci, Camper, Delgadillo, Dylina, White, and Chairperson Harris

NOES: None

ABSENT: Commissioner Rashe

ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4045

Page 2

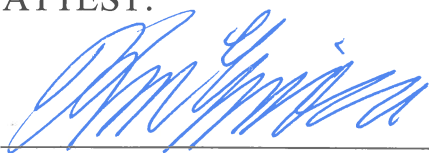
August 19, 2020

Adopted this 19th day of August 2020

Michael Harris

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 #4045
Vesting Tentative Subdivision Map #1313 and Conditional Use Permit
#1244

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Proposed Vesting Tentative Map at Attachment B) and Exhibit 2 (Development Standards at Attachment C), and as modified by the conditions of approval within this resolution.
2. All conditions contained in *Resolution #1175-Amended ("Standard Tentative Subdivision Map Conditions")* shall apply. All conditions contained in *Resolution #1249-Amended ("Standard Conditional Use Permit Conditions")*—except for Condition #16 which has been superseded by Code) shall apply.
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
4. The Project shall comply with all applicable conditions set forth in the resolutions for Annexation No. 190 (Fahrens Creek North Annexation) and Expanded Initial Study #01-32 previously approved for this site.
5. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
6. 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. 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.
7. 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

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4045

Page 1

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.

8. 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.
9. All public improvements shall be provided as required by the City Engineer along Monaco Drive, El Redondo, and Horizons Avenue, as well as the new cul-de-sacs. All improvements shall meet City Standards.
10. 10) A 7-foot-high concrete block wall shall be installed along El Redondo Drive and Horizons Avenue. The wall shall be treated to allow easy removal of graffiti or the developer shall plant fast-growing vines to cover the wall to deter graffiti.
11. Landscaping shall be provided along El Redondo Drive/Horizons Avenue between the block wall and the sidewalk. This strip of land shall be dedicated to the City and maintained through the Community Facilities District during the Final Map stage, as required by the City Engineer.
12. The applicant shall dedicate interior street rights-of-way and all necessary easements as needed for irrigation, utilities, drainage, landscaping, and open space during the Final Map stage as required by the City Engineer.
13. Fire hydrants shall be installed along the street frontage to provide fire protection to the area. The hydrants shall meet all City of Merced standards

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4045

and shall comply with all requirements of the City of Merced Fire Department. Final location of the fire hydrants shall be determined by the Fire Department.

14. All undeveloped areas shall be maintained free of weeds and debris.
15. Street names shall be approved by the City Engineer.
16. Compliance with the “corner visual triangle” provisions of MMC 20.30.030 is required for corner lots, and may result in the applicant constructing smaller homes on these lots or increasing the front yard setbacks.
17. Valley Gutters may be installed in this subdivision per City standards.
18. Rolled curbing may be installed in this subdivision consistent with City Standard Design ST-1, as approved by the City Engineer.
19. At the building permit stage, the site plans for each lot shall include a minimum 3-foot by 6-foot concrete pad located in the side yard or backyard for the storage of 3 refuse containers. A paved access to the street from this pad shall be provided.
20. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.
21. The applicant shall provide a minimum 30 inches of coverage between the top of the sewer line and the surface of the street, or as required by the City Engineer.
22. The cul-de-sacs shall be designed with a minimum 48-foot radius to meet City Fire Department Standards.
23. Floor plans and elevations for the single-family homes shall require a Site Plan Review approval.
24. Pedestrian access at the end of each cul-de-sac to establish a direct pedestrian path to the future commercial developments to the north, is not required but it is encouraged. Gates may be installed as long as public access is still maintained. If pedestrian access is included with this project, details would be worked out with staff during the building permit stage.

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4045

25. The project shall comply with all the Post Construction Standards required to comply with State requirements for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System).
26. Sewer manholes shall be installed at the center of the new courts (cul-de-sacs).
27. To utilize the storm drain basin located southeast of the subject site (Assessor's Parcel Number 206-030-012), the developer shall provide all required calculations to the Engineering Department.
28. The water line shall include a loop system designed as required by the Public Works Department, unless otherwise approved by the City Engineer.
29. A temporary turnaround shall be installed along El Redondo Drive. The turnaround shall be designed as required by the City Engineer. Frontage improvements shall be required up to the end of where the project site terminates along El Redondo Drive (the end of Lot 13 as shown at Attachment B of Planning Commission Staff Report #20-17), even if the temporary turnaround is installed south of this area near Lots 7 and 8.
30. The applicant shall comply with the Traffic Study Mitigation Table shown at Attachment F of Planning Commission Staff Report #20-17, except as modified by the conditions.
31. The developer shall install missing roadway improvements as determined by the City Engineer for the western portion El Redondo Drive, between Monaco Drive and Avignon Drive (unless installed first by the Lantana West subdivision on Assessor's Parcel Number 206-030-021). The missing surface improvements along the eastern portion of El Redondo Drive, between Monaco Drive and Pettinotti Road (future extension) shall be installed by the developer to meet the City Standard 74-foot-wide Collector Road, to include surface improvements to the centerline, 12-foot-wide paved lane, and a 4-foot-wide bench on the west side of the centerline. The developer shall utilize slip rock to provide drainage in this area, as required by the City Engineer.
32. The developer shall install missing or deteriorated roadway improvements as determined by the City Engineer for the northern and southern portions of Monaco Drive, between El Redondo Drive and Horizons Avenue.
33. Monaco Drive may be designed to be an "Alternative Collector Road" per City Standard ST-2D.

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4045

Findings and Considerations
Planning Commission Resolution #4045
Tentative Subdivision Map #1313 and Conditional Use Permit #1244

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) The proposed development complies with the General Plan designation of Village Residential (VR) and the Zoning Classification of Planned Development (P-D) #50.

The proposed Tentative Subdivision Map, with conditions of approval, will help achieve the following General Plan land use policies:

Policy L-1.5: Protect existing neighborhoods from incompatible developments.

Policy L-1.6: Continue to pursue quality single-family residential development.

Policy L-1.8: Create livable and identifiable residential neighborhoods.

Policy L-9: Ensure connectivity between existing and planned urban areas.

It should also be noted that the applicants have applied for a Site Plan Review Permit for 248 apartment units on 13.5 acres at the northeast corner of Monaco Drive and Horizons Avenue, which is also designated Village Residential. This 18.37 dwelling unit per acres development will bring the overall density in the VR area up to the required average of 10 dwelling units per acre.

Traffic/Circulation

- B) It is anticipated that the proposal would generate approximately 985.71 Average Daily Trips (ADT) based on an average daily rate of 9.57 trips per dwelling unit. The subject would be accessed via a collector street, Monaco Drive (Attachment B of Planning Commission Staff Report #20-17) which connects with other collector streets, El Redondo Drive and Horizons Avenue. The traffic generated by this subdivision should not exceed the current and projected capacity for the surrounding street system as the area was designed to accommodate a higher density of residential units (up to 30 dwelling units per acre, compared to the proposed 7 dwelling units per acre). Improvements would need to be installed to connecting streets such El Redondo Drive, Monaco Drive, and Horizons Avenue to ensure residents have a direct path to the nearest developed major arterial road, Yosemite Avenue (Conditions #31 and #32 of Planning Commission Staff Report #20-17). In addition, the developer shall install the public improvements shown at Attachment F of Planning Commission Staff Report #20-17 which includes paying their fair share contributions towards traffic signals, re-timing existing

EXHIBIT B
OF PLANNING COMMISSION RESOLUTION # 4045

Page 1

traffic signals, and paying fair share contributions towards future roads improvements.

The right-of-way widths of the new cul-de-sacs would be 49 feet (even though Attachment B of Planning Commission Staff Report #20-17 shows 48 feet), including 5.5 feet on each side of the street to accommodate sidewalks. This meets the City's right-of-way requirement for local streets. However, the cul-de-sac bulb needs to have a minimum 48-foot-radius to accommodate Fire engine/refuse truck turning radius (Condition #22 of Planning Commission Staff Report #20-17).

Site Design

- C) The subdivision is designed with homes along the interior of the cul-de-sacs with direct access to Monaco Drive. Concrete block walls would be installed along El Redondo Drive and Horizons Avenue, with landscaping along the walls (Condition #10 of Planning Commission Staff Report #20-17).

At the moment, the applicant is not proposing any specific floor plans, site plans, or elevations. Prior to constructing the homes, they will be required to obtain a Site Plan Review Permit so that the Site Plan Review Committee may review the aesthetics and emergency accessibility of the homes. Attachment C of Planning Commission Staff Report #20-17 shows the proposed parameters, or development standards for the Planning Commission's consideration. The proposed development standards include a front yard setback of 15 feet, a garage setback of 20 feet, side yard setbacks of 5 feet and 10 feet (different for corner lots), a maximum building height of 40 feet (and maximum of 3 stories), maximum lot coverage of 60%, and a minimum parking requirement of 2 stalls. The proposed development standards are consistent with other developed subdivisions within the City which includes the Highland Park subdivision (behind the Merced Marketplace), the Horizons at Compass Pointe subdivision (at the southeast corner of El Redondo Drive and Pacific Drive), the Sunrise at Compass Pointe subdivision (at the northwest and northeast corner of Pacific Drive and Horizons Avenue), the Bellevue Ranch West Village 2 subdivision (at the southwest and southeast corners of Bancroft Drive and W. Cardella Road), and the Paseo subdivision (at northwest corner of Bellevue Road and G Street).

Municipal Code Compliance - Tentative Subdivision Map Requirements

- D) Per Merced Municipal Code (MMC) Section 18.16.080 – Information Required, a tentative subdivision map shall include all of the requirements shown at Attachment D of Planning Commission Staff Report #20-17. Said requirements include stating the location of the subject site, the name of the subdivision, and showing the layout of the proposed lots. MMC 18.16.090 – Required Statement, requires the applicant to provide a statement that explicitly states any deviations from tentative subdivision map requirements, standard drawings, or Zoning laws. In this case, the applicant is not requesting any deviations from City

EXHIBIT B OF PLANNING COMMISSION RESOLUTION # 4045

requirements. MMC 18.16.100 - Public Hearing – Generally, requires a public hearing to review and approve a tentative subdivision map in conformance with the Subdivision Map Act. Per the California Environmental Quality Act a public hearing notice was mailed to property owners within 300 feet of the subject site and published in a qualifying newspaper, Merced County Times, three weeks prior to this meeting. In addition, staff reached out to local utility companies, local school districts, and other relevant government agencies to solicit comments. Staff did not receive any comments regarding this application.

Elevations

- E) The applicant is not providing elevations at this moment. They would like to proceed with the tentative subdivision map process, and provide elevations at a later time when they are prepared to submit an application for Final Map approval. At that time, they would like to submit elevations for review and propose an exterior design and floor plan. The developer would be required to submit said plans for review and approval from the Site Plan Review Committee. The Site Plan Review Committee would review the plans to ensure they meet the development standards approved by the Planning Commission (at Attachment C of Planning Commission Staff Report #20-17), to confirm compliance with Fire Department standards, and ensure that the architecture is of high quality that provide a variety of colors, textures, materials, and building forms. Staff would also review the elevations to confirm that they meet the Zoning Ordinance’s minimum design standards for single-family homes as shown under Merced Municipal Code 20.46 – Residential Design Standards (Attachment E of Planning Commission Staff Report #20-17).

Public Improvements/Services

- F) All public improvements will be necessary for the new street and lots. All utilities are available in the area.

Sanitary Sewer collection, treatment, and disposal will be provided by the City.

Storm Drainage and Streetscape: Storm drainage collection, retention and discharge shall conform to City Standards and be subject to Engineering Department approval.

Public Safety Costs: In response to significant growth in Merced without a corresponding increase in the General Fund and other revenues, the City Council adopted public facilities impact fees in 1998 and also established a requirement for Community Facilities Districts (Condition #6 of Planning Commission Staff Report #20-17) to help fund roadway, police, fire, and park infrastructure to help fund operating costs for police and fire services.

There are several areas surrounding the site that are missing infrastructure. The photographs at Attachment G of Planning Commission Staff Report #20-17 depict some of the missing infrastructure surrounding the site or near the site.

EXHIBIT B OF PLANNING COMMISSION RESOLUTION # 4045

Some of this infrastructure needs to be installed in order to connect the project site to the existing street network, even though some of these areas not fronting the project site. For example, the portion of El Redondo Drive, between Monaco Drive and Avignon Drive, does not contain complete roadways. If this development is constructed prior to Lantana West subdivision, or any other fronting project(s) fronting this site, the applicant would be responsible for installing the complete road (not sidewalk or streetlights) and be in position to be reimbursed by other developers fronting this site if they develop within 15 years per City Code requirements. In addition, the southern portion Monaco Drive, between El Redondo Drive and Horizons Avenue, has roadway that is either deteriorated or needs to be completed. Should the developer desire to use this existing roadway, the Public Works Department would need to assess the road conditions to determine if this infrastructure can be salvaged or need to be redone completely. Conditions #31, #32, and #33 address these issues.

Schools

- G) The Project site falls within the jurisdiction of the Merced City School District (elementary and middle schools) and the Merced Union High School District (MUHSD). Students from the subdivision would attend elementary schools, middle schools, and the high school surrounding the area. School fees per State law requirements are considered to be full mitigation for the impacts on schools from new development.

Parking

- H) Merced Municipal Code Section 20.40.B.2 – Small Lot Single-Family Homes Development Standards and Guidelines, recommends that small lots provide a minimum of 2 onsite parking stalls (with at least one being covered) setback at least 20 feet from the front property line. Typically, single-family homes require a minimum of 1 parking stall. However, because small lots tend to be narrower, driveway curb cuts will occupy a larger percentage of the lot frontage resulting in less on-street parking. To compensate for the reduction in street parking, the Zoning Ordinance recommends that small lots have at least 2 onsite parking stalls. As part of the development standards shown at Attachment C of Planning Commission Staff Report #20-17, the Sage Creek subdivision would require at least 2 onsite parking stalls and a 20-foot-long driveway for backing space.

Conditional Use Permit Required Findings

- I) 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 under Finding A of Planning Commission Staff Report #20-17, the project meets the requirements of the General Plan. This area is

EXHIBIT B OF PLANNING COMMISSION RESOLUTION # 4045

designated as Village Residential in the Fahrens Creek North Specific Plan as well.

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 to the south across Monaco Drive, but the remaining parcels surrounding the site are currently undeveloped. The parcels to the east and west of the site are designated for Village Residential (VR) which is intended for high density residential uses ranging between 7 and 30 dwelling units per acre. Based on the proposed density for the Sage Creek subdivision (approximately 7 dwelling units per acres), this proposal would generally be consistent with future developments to the east and west. The parcel to the north is designated Office Commercial (CO) and Neighborhood Commercial (CN). To improve connectivity with those future developments, staff is recommending that a walking path would be installed at the ends of the courts to provide a direct pedestrian path to these commercial sites (Condition #24 of Planning Commission Staff Report #20-17).

At the moment, the applicant is not proposing any specific floor plans, site plans, or elevations. Prior to constructing the homes the developer will be required to obtain a Site Plan Review Permit so that the Site Plan Review Committee may review the aesthetics and functionality of the homes. Attachment C of Planning Commission Staff Report #20-17 show the proposed parameters, or development standards for Planning Commission consideration. The proposed development standards show a front yard setback of 15 feet, a garage setback of 20 feet, side yard setbacks of 5 feet and 10 feet (different for corner lots), a maximum building height of 40 feet (and 3 stories), maximum lot coverage of 60%, and a minimum of 2 parking stalls. With the implementation of the proposed conditions of approval and the conditions approved with this request, the proposed project would be required to be in compliance with the design standards single-family dwellings (MMC Sections 20.46.230). 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 subdivision 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 be annexed into the City's Community Facilities District to pay for costs related to police and fire safety (Condition #6 of Planning Commission Staff Report #20-17). Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards

EXHIBIT B
OF PLANNING COMMISSION RESOLUTION # 4045

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 and sewer systems. 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.

Public Facilities Impact Fee Program

- J) The section of Cardella Road from Highway 59 to R Street is not included the City's current Public Facilities Financing Impact Fee Program for road improvements (albeit traffic signals are included). The developer would be responsible for paying their fair share contribution towards road improvements in this area, as shown at Attachment F. However, if in the future, the City updates the Public Facilities Impact Fee Program to include Cardella Road from Highway 59 to R Street, the developer would be able to apply their impact fees to meet their mitigation obligations instead of paying their fair share contribution for road improvements in this area.

Environmental Clearance

- K) Infill projects over 5 acres require an Initial Study, per 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 impacts on traffic, biological resource, public services, cultural resources, utilities, etc. Per CEQA, a future developer may utilize an existing adopted Initial Study, through what is known as a Section 15162 Findings, 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 and approved for this site.

Planning staff conducted an environmental review of the project in accordance with the requirements of CEQA, and concluded that Environmental Review #20-11 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 #20-11 for CUP #1244 and TSM #1313). A Copy of the Section 15162 Findings can be found at Attachment H of Planning Commission Staff Report #20-17.

EXHIBIT B OF PLANNING COMMISSION RESOLUTION # 4045