



December 9, 2020

Re: Mission Ranch Subdivision – Phase 2

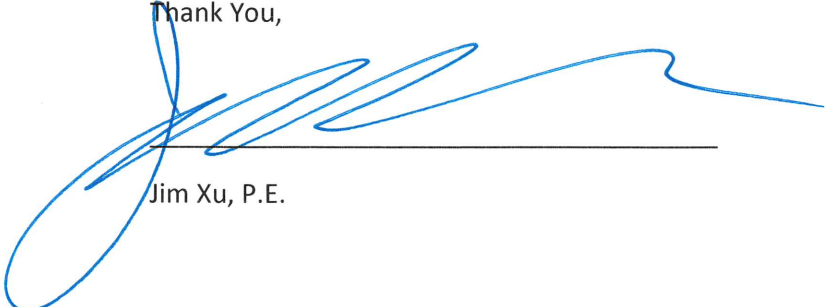
To: City of Merced Planning Dept.

Morning Julie,

Thanks for the comments from Michael concerning Mission Ranch Subdivision. We would like to respond to his concerns with the following response.

- 1.) General Plan Designation: Village Residential (VR). I understand that VR density is between 7 and 30 du/ac (average is 10 du/ac), which we are in compliance with.
- 2.) General Plan policy SD3.1d regarding house orientation is that you “do the best you can” to the “extent feasible”. If we orient lots per Michael’s sketch, then 11 lots will be facing Camino Drive which is to be extended to future commercial center. We provided traffic calming islands on this road in the first place for this reason. Additionally, the Improvement Plans and Subdivision Maps have already been approved. All utility stubs are in place. All house plans meet latest Title 24 and Green Code compliance with subdivision design as is. We would welcome Michaels input for future projects at the design phase, but we have a difficult time justifying to our client a major change to this project at this stage that would incur additional expense and additional time for redesign.
- 3.) Regarding the park strip: (See attached Exhibit Site Plan example) For a small lot subdivisions (this one is 40’ X 79’ lots) that have driveway approaches, there really isn’t enough room for a park strip. If we use a park strip, we will need a sidewalk easement that will push house further into the lot that is all ready less than 4000 s.f. We will have issues meeting required building setbacks.

Thank You,



Jim Xu, P.E.

3.3.3 Summary of General Plan Land Use Designations

The Land Use Chapter establishes the proposed general distribution and extent of land uses within the City of Merced and its SUDP/SOI. This section contains the Land Use Diagram and a summary of the Land Use Designations for the *Merced Vision 2030 General Plan*. (More detailed definitions can be found in **Section 3.9**.) This section was developed in compliance with Section 65302(a) of the California Government Code.

The following Land Use Designation descriptions define the Land Use Areas depicted on the Land Use Diagram of this General Plan. These General Plan Land Use Designations describe the extent of the uses of land within the Merced SUDP/SOI including standards of population density and building intensity (**Table 3.2**) as required by Section 65302(a) of the California Government Code.

RESIDENTIAL

RR (Rural Residential)

(1 to 3 dwelling units per acre (du/ac))

To provide single family homes on large lots in a semi-rural environment, and as a buffer between agricultural land and other environmentally sensitive or resource areas and the City's urbanized areas.

LD (Low Density Residential)

(2 to 6 du/ac)

To provide single family residential dwellings served by City services throughout the City. Primarily single-family detached housing, but options such as condominiums and zero-lot-line units can be developed.

LMD (Low-Medium Density Residential)

(6 to 12 du/ac)

To provide duplexes, triplexes, four-plexes, condominiums, zero-lot-line as well as single-family detached units on appropriately sized lots.

HMD (High-Medium Density Residential)

(12 to 24 du/ac)

To provide areas for multi-family development such as apartments, higher density triplex/fourplex units and condominiums.

HD (High Density Residential)

(24 to 36 du/ac)

To provide for the highest multi-family residential densities typically found only in limited areas of the City.

RMH (Mobile Home Park Residential)

(6 to 10 du/ac)

To provide designated areas within the City for the establishment of Mobile Home Park residential environments.

VR (Village Core Residential)

(7 to 30 du/ac for a minimum average of 10 du/ac)

To provide for the development of mixed-use, medium-density urban "village" centers in the undeveloped portions of the Merced SUDP/SOI.



