



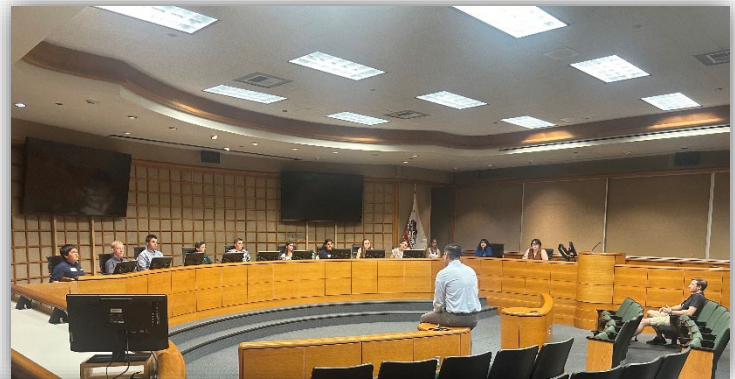
# THE WEEKLY COUNCIL INFORMATION REPORT

## 4H Youth Members Visit City Hall for a Morning of Civic Engagement and Leadership

Recently, Merced County 4H youth members visited City Hall to learn about city government and the intricacies of a city council meeting as part of their civic engagement and leadership programs. During their visit, the members assumed the roles of council representatives, mayor, city manager, city attorney, and city clerk to conduct a mock meeting.

Mayor Matt Serratto guided the group through an engaging and educational experience centered around community park development. He provided several topics for the youth to review, discuss, and vote on, sparking a lively debate on public safety, street repairs, and the construction of state-of-the-art public parks.

We can't wait to see the contributions these future leaders will make to our community.



## Merced Makes a Splash: CWEA Annual River Rafting Adventure on the Stanislaus River

Every year the California Water Environment Association (CWEA), an organization that educates and certifies water quality professionals, hosts an annual member appreciation river rafting trip for members and their guests to enjoy the great outdoors while networking with other water quality professionals in the Northern San Joaquin Section of the CWEA. Members and guests from the Merced Wastewater Treatment Plant, the WWTP Laboratory, and the Water Quality Control Division, aka Merced Mudsuckers, attended the event. Christina Yanez-Davison WQCD, Kollin Craig, Jamison Lemas WWTP, Summer Tate WWTP Lab, Robert Callahan, Shawn Tate, Susana Acosta WWTP Lab, Karina Navarrete, Beth Ball WQCD and Brian Ball braved the summer heat and the white waters of the Stanislaus River out of Knights Ferry in Stanislaus County.



## Engineering at Work

Orchard Lane Sewer Main Replacement- Crews backfilled the sewer line.



## Engineering At Work

Wastewater Treatment Plant- Crews trenched and prepped the wet well and grit chamber for coating.



## Community Park 42

Crews worked on prepping the site for full-depth reclamation (FDR). They also installed irrigation and poured concrete.



## Public Works in Action

Tree Division trimmed trees along M Street





## Public Works in Action

Tree Division trimmed trees at Joe Herb Park



## Airport Terminal Replacement Project

Workers are wrapping up the exterior and interior metal stud framing, as well as the metal joists. They are currently laying down and securing the plywood roof decking.



## Merced Police Department Hosts Successful National Night Out at Applegate Park, Fostering Community Unity, and Safety

The City of Merced Police Department hosted a successful National Night Out event at Applegate Park. National Night Out is an annual event that takes place in over 1,500 communities across the United States, which is usually held on the first Tuesday of August. The event featured over 130 vendor booths, offering a wide range of city and county resources, service vendors, and activities for kids. Over 1000 residents had the opportunity to meet and interact with officers from Merced PD, the Merced County Sheriff's Department, Merced County Probation, and the California Highway Patrol. National Night Out provides a unique opportunity for the community to come together, meet with neighbors and local law enforcement, and foster goodwill and unity.







## Mermaids and Pirates Take Over Applegate Zoo This August!

Ahoy, adventurers! Set sail for a swashbuckling good time at Merced's Applegate Zoo every Saturday in August from 10 AM to 2 PM. The zoo will be transformed into a mystical land where mermaids and pirates roam, for a magical experience for all.



## Inspection Services Bi-weekly Report for July 22<sup>nd</sup>, 2024, through August 4<sup>th</sup>, 2024

### Single Family Dwelling (SFD) permits:

- SFD Permits Issued: **3**
- SFD Permits in Plan Review: **112**
- SFD Certificates of Occupancy: **6**

### Multi-Family Dwelling (MFD) permits in review:

- Affordable housing located at 3015 Park Ave.: 57,812 SF 3 story new construction, including a 2,744 SF community building. The project will provide 65 1 bedroom, 1-bathroom units and a single 2-bedroom, 1 bathroom unit.
- Two 1,336 SF duplexes located at 103 and 107 R St.
- A 4,624 SF 4-plex located at 1125 H St.
- Emerald Village: 228 units in 18 buildings totaling 142,416 SF of living space, plus a 1,736 SF clubhouse located at 3622 N Hwy 59.
- A 2,680 SF 2 story 4-plex and a 4,020 SF 2 story 6-unit apartment both located at 40 & 30 W 13<sup>th</sup> St. (No change since last report)

### MFD permits issued:

- There were 0 multi-family dwelling permits issued during this period. (No change since last report)

### Commercial & Industrial permits issued:

- There were 2 new construction commercial permits issued during this period; one for the addition of 358 SF of dental offices at 2540 M St., and one for a new 1,920 SF industrial warehouse located at 2155 Cooper Ave.
- There were 2 new tenant improvement permits issued during this period; one for a 3,000 SF Pho restaurant located at 2274 E. Yosemite Ave., and one for a 2,992 SF meat market & taqueria located at 9 W. Alexander Ave.

### Commercial & Industrial permits submitted:

- There were 0 new construction commercial permits submitted during this period.
- There were 2 new tenant improvement permits submitted during this period; one for a 2,391 SF testing center located at 767 E. Yosemite Ave. Ste C, and one for improvements at an industrial building located at 2775 N. Hwy 59.

### Commercial & Industrial Certificates of Occupancy (CofOs)

- There was 1 commercial, industrial, and multi-family apartment CofOs issued for this period; for a 2,480 SF office located at 767 E. Yosemite Ave. Ste D.

## Emergency Medical Services Community Survey

Merced County, in collaboration with Fitch & Associates, invites community members to participate in an important survey. The feedback gathered will be crucial for evaluating and improving the Emergency Medical Services (EMS) system in the community.



**FITCH**  
& ASSOCIATES

# Riggs Ambulance Service Community Survey

## Merced County, California

Dear Community Member,

We invite you to participate in this important survey to gather community input on our current Emergency Medical Services (EMS) system. Your feedback will play a crucial role in evaluating the existing system and preparing for the issuance of a new ambulance provider Request for Proposal (RFP). This is a survey conducted by Fitch & Associates (FITCH) commissioned by the Merced County, California Emergency Medical Services (EMS) Agency, a division within the Merced County Department of Public Health.

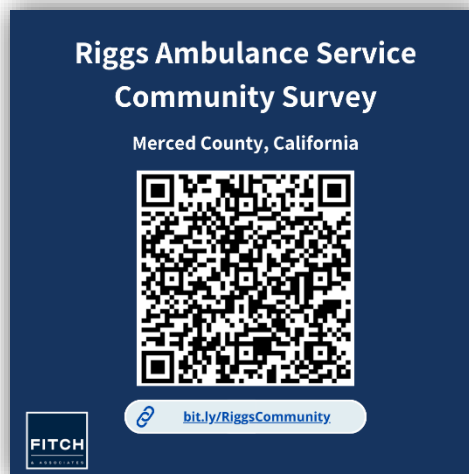
Please be assured that this survey is conducted solely for community benefit and not for commercial purposes or profit.

Your responses will be held in strict confidence and will not be disclosed unless required by law or regulation. Any reports or publications resulting from this survey will present data only in aggregated form, ensuring that individual participants cannot be identified.

Participation in this survey is entirely voluntary, and you may choose to discontinue at any time.


Your feedback is very important to us. Please answer the following questions as honestly and accurately as possible. Thank you for taking the time to participate in this survey. Your input is invaluable to us.

Best regards,  
Fitch & Associates  
[surveys@fitchassoc.com](mailto:surveys@fitchassoc.com)



**Riggs Ambulance Service  
Community Survey**

Merced County, California



[bit.ly/RiggsCommunity](https://bit.ly/RiggsCommunity)

**FITCH**  
& ASSOCIATES

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*City of Merced*  
**MEMORANDUM**

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**DATE:** August 8, 2024  
**TO:** City Council  
**FROM:** Kim Espinosa, Director of Development Services  
**SUBJECT:** Actions at the Planning Commission Meeting of August 7, 2024

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At their meeting of August 7, 2024, the Planning Commission heard and found Abandonment #24-01 consistent with the General Plan. The Abandonment would vacate the Arbor Walkway South easement (approximately 2,346 square feet), which would revert development rights back to the property owner of 534 W. Main Street.

The Commission heard and continued Conditional Use Permit #1277, to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-pine tree at 1717 E. Olive Avenue, to the Planning Commission meeting of September 18, 2024, to allow the applicant adequate time to research alternative locations for the proposed cell tower.

The Commission also heard and continued Zoning Ordinance Amendment #24-01, which involves changes to the Merced Zoning Ordinance to amend Merced Municipal Code Section 20.44.170 (Regulation of Commercial Cannabis Activities-Commercial Cannabis Business Permit Required), to the Planning Commission meeting of August 21, 2024 so that the proposed alterations to the code can be finalized.

If you have any questions about these items, please feel free to contact me.

Attachment

n:shared:Planning:PCMemos



# CITY OF MERCED

City Council Chamber  
Merced Civic Center  
678 W. 18th Street  
Merced, CA 95340

## Minutes Planning Commission

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Wednesday, July 3, 2024

6:00 PM

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### A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 6:01 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner GONZALEZ led the Pledge of Allegiance to the Flag.

### B. ROLL CALL

**Clerk's Note:** Vice Chair CAMPER was absent, excused.

**Present:** 6 - Chairperson Michael Harris, Member Jose Delgadillo, Member Anthony Gonzalez, Member Yang Pao Thao, Member Walter Smith, and Member Emanuelle Ochoa

**Absent:** 1 - Vice Chair Mary Camper

### C. ORAL COMMUNICATIONS

There were no public comments.

### D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of June 5, 2024

**ACTION:**

Approving and filing the Planning Commission Minutes of June 5, 2024

**A motion was made by Member Ochoa, seconded by Member Gonzalez and carried by the following vote, to approve the Consent Agenda.**

**Aye:** 6 - Chairperson Harris  
Member Delgadillo  
Member Gonzalez  
Member Pao Thao  
Member Smith  
Member Ochoa

**No:** 0

**Absent:** 1 - Vice Chair Camper

**E. PUBLIC HEARINGS AND ACTION ITEMS**

**E.1**                    SUBJECT: Conditional Use Permit #1277, initiated by AT&T Mobility, on behalf of The Church of the Nazarene of Merced, California, property owner. This application involves a request to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-pine tree at 1717 E. Olive Avenue, generally located at the northeast corner of E. Olive Avenue and Parsons Avenue, with a General Plan designation of Low Density Residential (LD), and a Zoning classification of (R-1-6) \*PUBLIC HEARING\*

**ACTION:**            Approve/Disapprove/Modify  
    1) Environmental Review #24-10 (*Categorical Exemption*)  
    2) Conditional Use Permit #1277

**SUMMARY**

AT&T Mobility is requesting approval to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-pine tree at 1717 E. Olive Avenue (Attachment D) within a Low Density Residential (R-1-6) Zone. The project is located at the northeast corner of E. Olive Avenue and Parsons Avenue within a developed lot occupied by the Bear Creek Community Church of the Nazarene. Per Merced Municipal Code Land Use Table 20.58-2 - Review Procedures for Support Towers for Wireless Communication Facilities, a site plan review is required for stealth facilities within an R-1 Zone that are over 140% of the maximum height allowed within this zone. However, as described in the background section of this report, because the Site Plan Review Committee is referring this request to the Planning Commission, the land use permit required is now a conditional use permit. Staff is recommending approval of this application subject to the conditions contained in the Staff Report.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #24-10 (*Categorical Exemption*), and Conditional Use Permit #1277, including the adoption of the Draft Resolution at Attachment A, subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Development Services Technician II LEE reviewed the report on this item. For further information, refer to Staff Report #24-552.

Public Testimony was opened at 6:20 PM.

Staff received 4 emails from EPIC WIRELESS, JASON VERRINDER, SHERRI JURGENS, VINCE REMILLARD and 2 voicemails from JASON VERRINDER and SHERRI JURGENS. Those emails and voicemails were provided to the Planning Commission via email prior to the meeting and posted to the City's website.

Speakers from the Audience in Opposition

TAMMY DAVIDSON, Resident, Merced, CA

SHERYL WIGHT, Resident, Merced, CA

BRYAN RODRIGUEZ, Resident, Merced, CA

MICHAEL O'BRIEN, Resident, Merced, CA

SHERRI JURGENS, Resident, Merced, CA

GARY HODNETT, Resident, Merced, CA

ILIAS BENOMAR, Resident, Merced, CA

LAURIE O'BRIEN, Resident, Merced, CA

JASON VERRINDER, Resident, Merced, CA

LOLA O'BRIEN, Resident, Merced, CA

TERRI PEVSNER, Resident, Merced, CA

AMY VERRINDER, Resident, Merced, CA

JORGE LUPERCIO, Resident, Merced, CA

MARIA RODRIGUEZ, Resident, Merced, CA

There were no speakers in favor of the project.

Public Testimony was continued to the Planning Commission meeting of August 7, 2024.

**A motion was made by Member Gonzalez, seconded by Member Ochoa and**

carried by the following vote, to continue the public hearing to the Planning Commission Meeting of August 7, 2024.

**Aye:** 6 - Chairperson Harris  
Member Delgadillo  
Member Gonzalez  
Member Pao Thao  
Member Smith  
Member Ochoa

**No:** 0

**Absent:** 1 - Vice Chair Camper

**E.2**

**SUBJECT:** Conditional Use Permit #1278, initiated by Jammu & Kashmir, Inc., on behalf of Ethan Conrad, property owner. This application involves a request for alcohol sales for off-site consumption for a new convenience market at 663 Fairfield Drive, generally located 475 feet north of Fairfield Drive, approximately 450 feet east of M Street, with a General Plan designation of Regional/Community Commercial (RC), within a Zoning classification of Planned Development (P-D) #1. \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #24-16 (*Categorical Exemption*)  
2) Conditional Use Permit #1278

**SUMMARY**

Jammu & Kashmir Inc., is requesting approval to sell beer, wine, and distilled spirits for off-site consumption (Type 21 Alcoholic Beverage Control License) for a new convenience market located at 663 Fairfield Drive. A conditional use permit is required to approve the sale of alcohol for off-site consumption for buildings under 20,000 square feet per Merced Municipal Code Section 20.44.010 - Alcoholic Beverage Sales for Off-Premises Consumption. Staff is recommending approval of this application subject to the conditions contained in the Staff Report.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #24-16 (*Categorical Exemption*), and Conditional Use Permit #1278, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.



Senior Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #24-614.

Public Testimony was opened at 7:10 PM.

Speaker from the Audience in Favor

AVTAR SINGH, Applicant, Merced, CA

Speaker from the Audience in Opposition

ERIK EKIZIAN, Resident, Merced, CA

Public Testimony was closed at 7:15 PM.

**A motion was made by Member Ochoa, seconded by Member Delgadillo and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #24-16, and approve Conditional Use Permit #1278, subject to the Findings and twenty-three (23) Conditions set forth in Staff Report #24-614 (RESOLUTION #4138).**

- Aye:** 6 - Chairperson Harris
- Member Delgadillo
- Member Gonzalez
- Member Pao Thao
- Member Smith
- Member Ochoa

**No:** 0

**Absent:** 1 - Vice Chair Camper

**E.3**

**SUBJECT:** Vesting Tentative Subdivision Map #1331, initiated by Anthony Sutter, Civil Engineer, on behalf of Miok Kim, property owner. This application involves a request to subdivide 3.35 acres of land into 14 R-1-6 standard residential single-family lots ranging in size from 6,979 square feet to 9,826 square feet. This property is generally located on Massasso Street, approximately 400 feet north of Highway 140 and approximately 875 feet south of Bear Creek and has General Plan designation of Low Density Residential (LD) and a Zoning designation of Low Density Residential (R-1-6). \*\*PUBLIC HEARING\*\*

- ACTION:** Approve/Disapprove/Modify
- 1) Environmental Review #24-11 (Categorical Exemption)
  - 2) Vesting Tentative Subdivision Map #1331

**SUMMARY**

This item was scheduled to be considered by the Planning Commission on June 17, 2024. However, due to an error when publishing the public notice, the item was continued to the July 3, 2024, meeting.

The applicant is proposing a tentative map for 14 single-family residential lots, north of Highway 140, east of Massasso Street and Thurman Drive (extended) (Attachment B). The existing single-family dwelling on the adjacent 19,813-square-foot lot is not part of this proposal. The proposed subdivision would subdivide 3.35 acres of land into 14 R-1-6 standard residential single-family lots ranging in size from 6,979 square feet to 9,826 square feet. Planning staff, along with other City staff, have reviewed the project and recommend approval subject to conditions.

### **RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #24-11 (Categorical Exemption) and Vesting Tentative Subdivision Map #1331 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4136 at Attachment A.

Commissioner GONZALEZ recused himself and left the dais regarding this item due to the proximity to his residence.

Principal Planner LAN reviewed the report on this item. For further information, refer to Staff Report #24-497.

Public Testimony was opened at 7:30 PM.

Staff received 1 email from PEG FARMER and 3 voicemails from CAROL CHAPMAN, CHRIS MINOR, and PAULA DIURI. The email and voicemails were provided to the Planning Commission via email prior to the meeting and posted on the City's website.

### Speaker from the Audience in Opposition

RONNY MARTINEZ, Resident, Merced, CA

There were no speakers in favor of the project.

Public Testimony was closed at 7:34 PM

**A motion was made by Member Ochoa, seconded by Member Thao and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #24-11, and approve Vesting Tentative Subdivision Map #1331, subject to the Findings and thirty-nine (39) Conditions set forth in Staff Report #24-497**

**(RESOLUTION #4136).**

**Aye:** 5 - Chairperson Harris  
Member Delgadillo  
Member Pao Thao  
Member Smith  
Member Ochoa

**No:** 0

**Absent:** 1 - Vice Chair Camper

**Recused:** 1 - Member Gonzalez

**E.4**

**SUBJECT:** Cancellation of July 17, 2024, Planning Commission Meeting due to a lack of items

**ACTION:**

Cancel the Planning Commission Meeting of July 17, 2024

At 7:40 PM, Commissioner GONZALEZ returned to the dais.

**A motion was made by Member Delgadillo, seconded by Member Ochoa and carried by the following vote, to cancel the Planning Commission meeting of July 17, 2024, due to a lack of items.**

**Aye:** 6 - Chairperson Harris  
Member Delgadillo  
Member Gonzalez  
Member Pao Thao  
Member Smith  
Member Ochoa

**No:** 0

**Absent:** 1 - Vice Chair Camper

**F. INFORMATION ITEMS**

**F.1**

**SUBJECT:** Report by Temporary Director of Development Services of Upcoming Agenda Items

**ACTION**

Information only.

Temporary Director of Development Services ESPINOSA welcomed Associate Planner VALERIA RENTERIA and Assistant Planner MATT LIVINGSTON and went over items for the next several Planning Commission meetings.

**F.2**

**SUBJECT:** Calendar of Meetings/Events

Jul.	1	City Council, 6:00 p.m.
	3	Planning Commission, 6:00 p.m.
	15	City Council, 6:00 p.m.
	17	Planning Commission, 6:00 p.m. <b>(Thurs.) (To be</b>
		<b>Cancelled)</b>
Aug.	5	City Council, 6:00 p.m.
	7	Planning Commission, 6:00 p.m.
	19	City Council, 6:00 p.m.
	21	Planning Commission, 6:00 p.m.
	27	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

**G. ADJOURNMENT**

**Clerk's Note:** The Regular Meeting adjourned at 7:44 PM in honor of WOLF ROSENBERG.

**A motion was made by Chairperson Harris, seconded by Member Gonzalez and carried by the following vote, to adjourn the Regular Meeting.**

**Aye:** 6 - Chairperson Harris  
 Member Delgadillo  
 Member Gonzalez  
 Member Pao Thao  
 Member Smith  
 Member Ochoa

**No:** 0

**Absent:** 1 - Vice Chair Camper

BY:



KIM ESPINOSA, SECRETARY  
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON  
MERCED CITY PLANNING COMMISSION