



## THE WEEKLY

# COUNCIL INFORMATION REPORT

September 20, 2024

### Progress at Community Park 42

This week, crews began installing the CXT restroom and concession building, a key feature of the ongoing development at CP 42.

To keep up with construction progress, visit [engage.cityofmerced.org](https://engage.cityofmerced.org) and select the CP 42 project site.





Progress at Community Park 42





## Engineering at Work

Crews completed the underground work for the restroom and concession stand at CP-42.



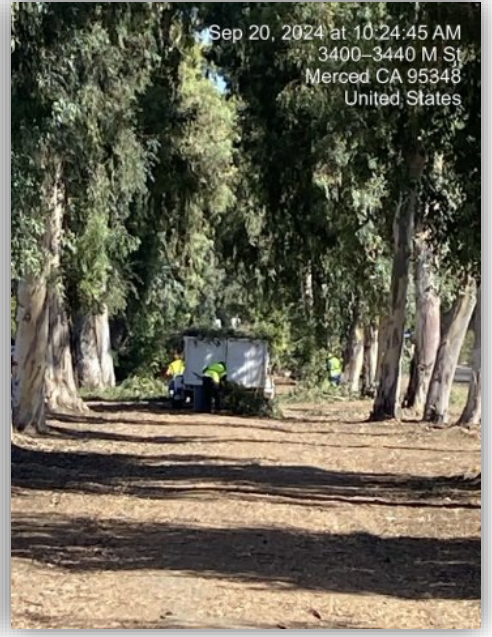
**R Street Sidewalk Replacement:** Crews are working their way up R Street on the East side towards 13<sup>th</sup> Street.





### Public Works in Action

Crews cleared the bike path in the center of M Street, adjacent to the eucalyptus trees.





## National Crime Analyst Day

This week, the Merced Police Department recognized crime analyst Lance Eber for his contributions to the department.

Lance has been with MPD for 17 years and serves as a vital resource. He provides crucial statistical insights through crime reports, arrest records, and calls for service. His expertise helps identify patterns and correlations, ultimately aiding in crime prevention. Utilizing advanced software, he creates reports, graphs, charts, and interactive dashboards that serve not only the department's staff, but also the public and other city departments.

Additionally, Lance oversees the police department's grants and manages its webpage. His dedication and skills are invaluable to the Merced Police Department.



## Promoting Safety: Officer Dennis Engages with Local Youth

Officer Dennis recently met with children to talk about the importance of safety. He shared important tips on what to do in case of an emergency and explained how police officers work to keep our community safe. The kids were excited to see Officer Dennis' patrol car and learn how it helps officers in their duties.



## Join Parks and Community Services for the 1st Annual Nightmare on Main Street Parade

Get ready for a fun and spooky evening at the inaugural Nightmare on Main Street Parade. We invite all departments to participate in this festive event by decorating a float and showcasing your Halloween spirit. With costumes, music, and plenty of fun, it's a fantastic opportunity for your department to shine and engage with the community.

The parade will kick off at 5 PM, but we encourage you to arrive early to enjoy the pre-parade festivities. (Please note, there will be no table vendors.)

Want to be part of the excitement? Register today at the Parks and Community Services office located at 632 W 18th St. The department is open from 9 AM to 5 PM. Space is limited, so don't miss your chance to join in on the Halloween fun. Best of all, the entry fee for City of Merced departments will be waived.

The Parks and Community Services team is also offering volunteer opportunities. Get involved by dressing up to engage the crowd or assisting with street maintenance to help ensure a smooth event. Let's make this a memorable night for everyone.

CITY OF MERCED  
PARKS & COMMUNITY SERVICES PRESENTS

# 1ST ANNUAL NIGHTMARE ON MAIN STREET PARADE

**Parade begins @ 5 pm**  
(East side of Main st.)

**SATURDAY, OCTOBER 12TH**

**PRE FESTIVITIES:  
GAMES | CRAFTS | PUMPKIN ACTIVITIES  
COSTUME CONTEST  
KID ZONE AT BOB HART SQUARE**

**\$50** non refundable  
entry fee

**Parade  
Registration**  
Deadline October 4th





**Inspection Services Bi-weekly Report for September 2<sup>nd</sup>, 2024, through September 15<sup>th</sup>, 2024**

Single Family Dwelling (SFD) permits:

- SFD Permits Issued: 11
- SFD Permits in Plan Review: **99**
- SFD Certificates of Occupancy: 7

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 0 new construction commercial permits issued during this period.
- There were 4 new tenant improvement permits issued during this period; one for a 21,710 SF Mor Furniture located at 1720 W Olive Ave., one for a 3,930 SF orthodontist located at 900 W Olive Ave, Ste D., one for a tutoring center located at 550 W Olive Ave., and one for mechanical, electrical, and roof repairs at 1115 W 6<sup>th</sup> St.

Commercial & Industrial permits submitted:

- There was 1 new construction commercial permit submitted during this period; for a 2,414 SF Starbucks shell building with an 868 SF covered patio located at 5 E 23<sup>rd</sup> St (NE corner of 23<sup>rd</sup> & G St).
- There was 1 new tenant improvement permit submitted during this period; for a 3,486 SF restaurant located at 962 W. Main St.

Commercial & Industrial Certificates of Occupancy (CofOs)

- There was 1 commercial, industrial, and multi-family apartment CofO issued for this period; for a 4,600 SF tenant split located at 355 W Main St.

## DIRECTOR OF PUBLIC SAFETY



## SERGEANT MARK JENKINS

**DIRECTOR OF PUBLIC SAFETY AT MERCED COLLEGE PD**

WE ARE PROUD TO ANNOUNCE THAT SERGEANT MARK JENKINS A DEDICATED MEMBER OF THE MERCED POLICE DEPARTMENT FOR THE PAST 24 YEARS, HAS BEEN PROMOTED TO DIRECTOR OF PUBLIC SAFETY AT MERCED COLLEGE!

SERGEANT JENKINS HAS BEEN AN IMPORTANT PART OF OUR COMMUNITY, PARTICULARLY IN WORKING WITH OUR YOUTH AND LEADING THE MERCED POLICE DEPARTMENT EXPLORER POST. HE LOOKS FORWARD TO BRINGING HIS EXPERIENCE AND KNOWLEDGE TO MERCED COLLEGE TO STRENGTHEN THEIR CAMPUS POLICE DEPARTMENT.

CONGRATULATIONS, SERGEANT JENKINS ON THIS WELL-DESERVED PROMOTION!

**SPOTLIGHT**





### Merced PD Monthly Report – August 2024

In the police department’s ongoing effort to promote transparency and ensure your safety, we’re providing an update on our August 2024 statistics:

1. Calls to Dispatch for Police Service: 5,795
2. Arrests Made: 291
3. Vehicle Accidents: 171
4. Traffic Citations Issued: 187
5. Firearms Recovered: 18

By sharing these statistics and resources, we hope to stay accountable and build a stronger connection with you. Your feedback is crucial in helping us improve our services and address any concerns you might have.

#### What to Do If You Need to Make a Report or Witness Suspicious Activity:

If you witness suspicious activity or need to report an incident, please contact us immediately. You can call our non-emergency line at 209-385-6905 or dial 911 in the event of an emergency. For anonymous reports, use our tip line at 209-385-4725 or the MercedConnect App to share your concerns.

#### Continued:

##### Precautions to Prevent Vehicle and Property Theft:

To help reduce theft and protect your property, please consider the following safety tips:

1. Always lock your vehicle and never leave keys or valuables inside, even if parked for a short time.
2. Park in well-lit, populated areas whenever possible.
3. Install a steering wheel lock or vehicle alarm as a deterrent.
4. Ensure your home doors and windows are secured, even when you're home.
5. Consider installing security cameras or motion-sensor lighting around your property.
6. Be mindful of packages left on doorsteps; arrange for a secure delivery location if you're not home.

By staying vigilant and taking these precautions, we can work together to reduce crime and keep Merced safe.

Thank you for your ongoing support and trust. Together, we can make Merced a safer, more welcoming community for all.

In service,  
Chief Stanfield





## Community Heroes Night 2024

Recently, we celebrated the dedication and service of several law enforcement personnel at the Turlock Masonic Lodge.

Sergeant Christian Lupian, along with officers from the Merced County Sheriff’s Department, Stanislaus County Sheriff’s Department, Turlock Fire Department, Modesto California Highway Patrol, and the Newman Police Department, were honored for their unwavering commitment to their communities. Thank you, Sergeant Lupian, and all public safety officials, for your dedication and service. You make our communities safer and stronger every day.

**COMMUNITY SERVICES OFFICER**

**FULL TIME**  
**STARTING AT \$57,241.60-69,576.00 ANNUALLY**

The Community Services Officer is a non-sworn position.  
Work shifts may rotate, including working nights, weekends, and holidays and mandatory overtime may be required.

<p><b>APPLICANTS MUST:</b></p> <ul style="list-style-type: none"> <li>• Must have high school diploma or equivalent.</li> <li>• Have 2 years of experience performing a variety of office support assignments and public service.</li> <li>• Ability to work unusual hours/weekends when necessary.</li> <li>• Possess a valid driver license.</li> <li>• Pass a background check.</li> </ul>	<p><b>BENEFITS:</b></p> <ul style="list-style-type: none"> <li>• Health Insurance</li> <li>• Dental/Vision</li> <li>• Life &amp; Disability</li> <li>• Sick/Vacation Leave</li> <li>• Holidays</li> <li>• Uniform Allowance</li> </ul>	<p><b>CSO VARIOUS DUTIES:</b></p> <ul style="list-style-type: none"> <li>• Police Investigations</li> <li>• Administration</li> <li>• Police-Patrol/Traffic</li> <li>• Police-Property/Evidence</li> <li>• Code- Enforcement</li> <li>• Animal Control</li> </ul>
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**Additional Pay:**  
\$100 per month for AA Degree  
\$200 per month for BA degree.

For more information contact:  
Sgt. Rinder  
RinderB@cityofmerced.org  
(209) 388-7765

[HTTPS://WWW.GOVERNMENTJOBS.COM/CAREERS/MERCE  
DCA/JOB/4661912/COMMUNITY-SERVICES-OFFICER?  
PAGETYPE=JOBOPPORTUNITIESJOBS](https://www.governmentjobs.com/careers/mercedca/jobs/4661912/community-services-officer?pagetype=jobopportunitiesjobs)

## NOW HIRING FULL-TIME DISPATCHERS

Looking for a job where you can make a difference?  
Merced Police Department is currently seeking qualified candidates to apply for the position of Full-Time Public Safety Dispatcher.

Flexible Schedules  
Starting Salary of \$49,920.00-66,907.78 Annually  
Exciting, fast-paced work environment

For more information contact:  
Sgt. Rinder  
RinderB@cityofmerced.org  
(209) 388-7765

[www.cityofmerced.org/departments/police/recruitment](http://www.cityofmerced.org/departments/police/recruitment)



# TACO TUESDAY



With MPD

JACK IN THE BOX



77 S Parsons Ave

SEPTEMBER 24, 11:30-1PM





# 4TH ANNUAL COPS FOR CRITTERS

CHIEF'S AWARD

BEST DECORATED AWARD

PEOPLE'S CHOICE AWARD

TRICK OR TREAT

## CAR SHOW

<b>TIME:</b> 10AM-2PM	<b>REGISTRATION FEE</b> \$30 PAY AT ENTRANCE	<b>LOCATION:</b> 611 W 22ND MERCED CA 95340
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**OCTOBER 26TH 2024**

**DRESS UP AND COME HAVE FUN WITH YOUR FAMILY!**

For more information call or email:  
Rosa Alcaraz (209) 385-5697 & [alcarazr@cityofmerced.org](mailto:alcarazr@cityofmerced.org)

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*City of Merced*  
**MEMORANDUM**

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**DATE:** September 20, 2024  
**TO:** City Council  
**FROM:** Kim Espinosa, Director of Development Services  
**SUBJECT:** Actions at the Planning Commission Meeting of September 18, 2024

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At their meeting of September 18, 2024, the Planning Commission heard and denied 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. Resolution #4137 for this item is being completed.

The Commission heard and approved Conditional Use Permit #1280 to operate a food truck parking area for multiple food trucks on a vacant lot, generally located on the east side of Highway 59, approximately 250 feet north of Olive Avenue.

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

Attachment

n:shared:Planning:PCMemos



**CITY OF MERCED**  
**Planning Commission**

**Resolution #4141**

**WHEREAS**, the Merced City Planning Commission at its regular meeting of September 18, 2024, held a public hearing and considered Conditional Use Permit #1280, initiated by Aulakh Properties II, LLC, property owner. This application involves a request to operate a food truck parking area for multiple food trucks on a vacant lot (approximately 1.70-acres). The subject site is generally located on the east side of Highway 59, approximately 250 feet north of Olive Avenue. The subject site has a General Plan designation of Business Park (BP) and a zoning classification of Planned Development, (P-D) #12. Said property being more particularly described as Parcel B, as shown on that certain map entitled “For Chase Merced LP California Limited Partnership” recorded in Book 120, Page 45 of Merced County Records; also known as Assessor’s Parcel Number (APN) 058-030-045.

**WHEREAS**, the Merced City Planning Commission concurs with Findings/Considerations A through J of Staff Report #24-838; 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 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 Categorical Exemption regarding Environmental Review #24-23, and approve Conditional Use Permit #1280, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by reference.

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

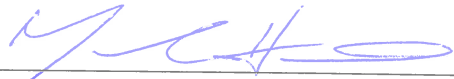
AYES: Commissioner Ochoa, Smith, Greggains, Thao, and Chairperson Harris  
NOES: None  
ABSENT: Commissioner Gonzalez and Delgadillo  
ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4141

Page 2


September 18, 2024

Adopted this 18th day September 2024



Chairperson, Planning Commission of  
the City of Merced, California

ATTEST:



Secretary

Attachments:

Exhibit A - Conditions of Approval

Exhibit B - Findings



**Conditions of Approval**  
**Planning Commission Resolution #4141**  
**Conditional Use Permit #1280**

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Site Plan) - Attachment C of Staff Report #24-838, except as modified by the conditions.
2. All conditions contained in Resolution #1249-Amended (“Standard Conditional Use Permit Conditions”—except for Condition #14 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. 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, 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 (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, suits, or proceeding. Developer/applicant shall be responsible to immediately prefund the litigation cost of the City including, but not limited to, City’s attorney’s fees and costs. If any claim, action, suits, or proceeding is filed challenging this approval, the developer/applicant shall be required to execute a separate and formal defense, indemnification, and deposit agreement that meets the approval

EXHIBIT A

OF PLANNING COMMISSION RESOLUTION #4141

of the City Attorney and to provide all required deposits to fully fund the City's defense immediately but in no event later than five (5) days from that date of a demand to do so from City. In addition, the developer/applicant shall be required to satisfy any monetary obligations imposed on City by any order or judgment.

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. The applicant shall comply with all City of Merced business licensing requirements and with all requirements of the Merced County Environmental Health Department. At least seven tamperproof trash receptacles shall be provided while food is being served. The site and the immediate surrounding area shall be maintained free of all debris and trash generated from this use.
8. All signing shall be contained on the food trucks. No A-frame signs, banners, inflatable signs, feather signs, pennant signs, flags, or other moving or portable signs shall be permitted for this use anywhere on or off the site, except as otherwise allowed by the City's Sign Ordinance. However, the food truck parking lot itself may have a permanent signs, identifying the name of Food Truck Park, per the Sign Ordinance.
9. The hours of operation shall be any span of time between 7:00 a.m. and 11:00 p.m. and the business may be open 7 days a week. However, if the business is open after dark, lights shall be provided on the vehicle or on the property that are sufficient to light the vehicle and at least a 50-foot radius around the vehicle. If lights are not provided, the food trucks shall close at sundown.
10. If the business owners wish to extend the business hours in the future, they must obtain approval from the Development Services Director and the Police Chief, or if deemed necessary by the Development Services Director, be referred back to the Planning Commission for action.
11. Disposal of waste products shall be limited to a Merced County Environmental Health Department approved commissary or alternative approved facility.



12. The applicant shall comply with the Water Quality Control Division's (WQCD) Best Management Practices regarding the disposal of cooking grease and proper cleaning of kitchen equipment, as shown on Attachment D of Staff Report #24-838, or as otherwise required by the WQCD.
13. If problems arise as a result of this business that may require excessive Police Department service calls, in the opinion of the Police Chief, to the site or within the immediate area including, but not limited to, excessive harassment, malicious property damage, lewd and/or disorderly conduct, this approval may be subject to review and revocation by the City of Merced.
14. During hours of operation, food truck employees shall have access to a cell phone (either their own or one provided by the business owner) in case of emergencies.
15. In the future, if there are excessive calls for police assistance in the opinion of the Police Chief, the Police Chief may require the applicant to install exterior video surveillance cameras. Any video related to criminal investigations must be accessible immediately for viewing by the Merced Police Department or any other law enforcement agency. A recorded copy of surveillance video, requested in connection with a criminal investigation, must be reasonably accessible and available within 24 hours when requested by law enforcement. The business owner is responsible for maintaining the video surveillance equipment in an operable manner at all times.
16. The food trucks shall be parked to allow room for customers to gather without being in danger of collisions from vehicles entering/exiting the site.
17. It shall be the operator's responsibility to ensure all customers park in an orderly fashion and don't block the driveway entrances or interfere with other customers visiting the site.
18. The applicant shall comply with all regulations found in Merced Municipal Code Section 20.44.020 - Food Trucks in Fixed Locations, except as modified by these conditions.
19. A minimum of 2 parking spaces per food truck shall be required.
20. Food truck activities shall in no way interfere with the operation of any business on the lot, or nearby businesses, including noise, litter, loitering,

and traffic circulation, refuse service, and public safety.

21. The owner shall ensure that restroom facilities are available for the employees. These restrooms shall be provided in a permanent building that meets the Health Department's requirements for distance from the business operation. Portable toilets shall not be allowed.
22. The mobile food vendors are prohibited from selling alcohol.
23. "No Loitering" signs shall be posted on the food trucks and building onsite at specific locations approved by the City Police Department.
24. Restrooms shall be locked during non-business hours, as required by the Police Department.
25. The food truck shall comply with the Fire Departments Food Truck Safety Fact Sheet shown at Attachment E of Planning Commission Staff Report #24-838.
26. Since the lot is currently undeveloped, any areas of the lot to be occupied by food trucks, customer parking areas, and driving aisles shall be paved with an all-weather paving surface (no gravel) per City standards.
27. All landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be replaced immediately, per City standards.



**Findings and Considerations  
Planning Commission Resolution #4141  
Conditional Use Permit #1280**

**FINDINGS/CONSIDERATIONS:**

**General Plan Compliance and Policies Related to This Application**

- A) The proposed Project complies with the General Plan designation of Business Park (BP) and the zoning classification of Planned Development (P-D) #12 with approval of this Conditional Use Permit.

**Traffic/Circulation**

- B) The applicant is proposing to locate the food trucks within the northern portion of the parking lot (Attachment B). The food trucks would be parked in a manner that does not block any driving aisles and provides some space for customers to gather around the food trailers without backing into the driving aisle. Orienting the food trucks in this manner would allow vehicles to have enough space to enter or exit the subject site more easily. In addition, the applicant shall be required to preserve access for the Refuse Department so that their trucks can access this site and serve this property (Condition #20).

**Parking**

- C) Mobile food vendors are required to have a minimum of 2 parking stalls per food truck. The park will contain 7 spots for food trucks and must have a minimum of 14 customer parking spaces. The subject site would meet this requirement by having a total of 14 parking stalls. Designated customer parking stalls would be located south of the food trucks.

**Public Improvements/City Services**

- D) The subject site is currently undeveloped, and would include developing a parking lot specifically designed for a food truck park. The food trucks are self-contained and would not require a separate connection to the City's sewer and/or water systems. However, if water or sewer connection is needed, lateral connections are available from the main lines on Highway 59.

### **Site Design**

- E) The subject site (1.17 acres undeveloped lot) is located west Highway 59, approximately 250 feet north of Olive Avenue (on the parcel north of 7-Eleven at 1995 W Olive Ave). Vehicle access is available from one driveway along Highway 59, and one driveway off W. Olive Avenue. Customer parking is available along the southern and western portions of the parcel. As shown on the site plan at Attachment C, the food trucks would be located near the northern portion of the parking lot and oriented in a manner that does not create congestion for customers driving to the site. The food trucks would be located at least 27 feet from the nearest driveway along Highway 59. “No Loitering” signs shall be posted on the food truck and building onsite at specific locations approved by the City Police Department (Condition #23 of Staff Report #24-838). All parking and driving surfaces shall be paved per Condition #26 of Staff Report #24-838. Gravel is not an acceptable paving material.

### **Neighborhood Impact/Interference**

- F) The subject site is surrounded by a variety of commercial uses. The surrounding uses to the north, south, east, and west, include Fahrens Park, 7-Eleven, warehouse/commercial building, and an Arco Gas Station (across Highway 59) respectively. Given the variety of commercial uses throughout the neighborhood, staff does not anticipate that this proposal would change the character of the neighborhood.

### **Signage**

- G) The food trucks are not allowed any signs other than what is provided on the vehicles themselves. Condition #8 of Staff Report #24-838 prohibits the use of any A-frame signs, inflatable signs, feather signs, pennants, or other freestanding signs. However, the food truck parking lot may have permanent signs identifying the name of the Food Truck Park per the Sign Code.

### **Truck Details/Operation**

- H) The food trucks are expected to be standard in appearance and size, which is generally 8 feet wide by 23 feet long, and approximately 7 ½ feet tall. The food trucks will operate daily between 7:00 a.m. to 9:00 p.m. The food trucks would sell a variety of different cuisines. 7 Trash



receptacles would be provided to collect the plates, forks, aluminum foil, and paper bags that are typically used to serve these meals (Condition #7). The sale of alcohol is prohibited (Condition #22). Employee restrooms would be available on site as allowed by the Health Department and agreed upon by the property owner (Condition #21). Disposal of waste products shall be limited to a Merced County Environmental Health Department approved commissary or alternative approved facility (Condition #11). The applicant shall comply with the Water Quality Control Division's (WQCD) Best Management Practices regarding the disposal of cooking grease and proper cleaning of kitchen equipment, as shown at Attachment D of Staff Report #24-838, or as otherwise required by the WQCD (Condition #12).

### **Conditional Use Permit Findings**

- I) A Conditional Use Permit is required to allow a mobile food parking area within a Business Park (B-P) Zone (or equivalent General Plan designation since this is a Planned Development zone) per Merced Municipal Code (MMC) Table 20.44.020 (C.) – Food Trucks in Fixed Locations. In order for the Planning Commission to approve or deny a conditional use permit, they must consider the following criteria and make findings to support or deny each criteria per MMC 20.68.020 (E) “Findings for Approval for Conditional Use Permits.”

#### **MMC 20.68.020 (E) Findings for Approval.**

- 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.*

The proposed project complies with the General Plan designation of Business Park (BP) and the zoning designation of Planned Development (P-D) #12 with approval of this Conditional Use Permit.

- 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.*

The mobile food vendors shall be required to comply with all relevant standards and requirements from MMC Section 20.44.020 – Food Trucks in Fixed Location, to provide compatibility with surrounding sites. Said standards and requirements are in regard to

hours of operation, parking, access, maintenance, advertising, and licenses required.

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

To ensure the proposal is not detrimental to the public health, safety, and welfare of the City, the applicant shall subsequently apply for permit approval from the Merced County Environmental Health Department, as required for establishments selling hot meals. The Environmental Health Department would inspect food truck cooking facilities before the business could sell food to the general public.

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

The proposed mobile food vendors are located within the City and can be adequately accessed through existing roads. The food trucks would be self-contained with their own water and power, and would not need to hook-up to City utilities. The food trucks would be serviced at an appropriate commissary facility.

### **Environmental Clearance**

- J) Planning staff has conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption (i.e. no further environmental review is needed) is being recommended (Attachment E of Staff Report #24-838).