

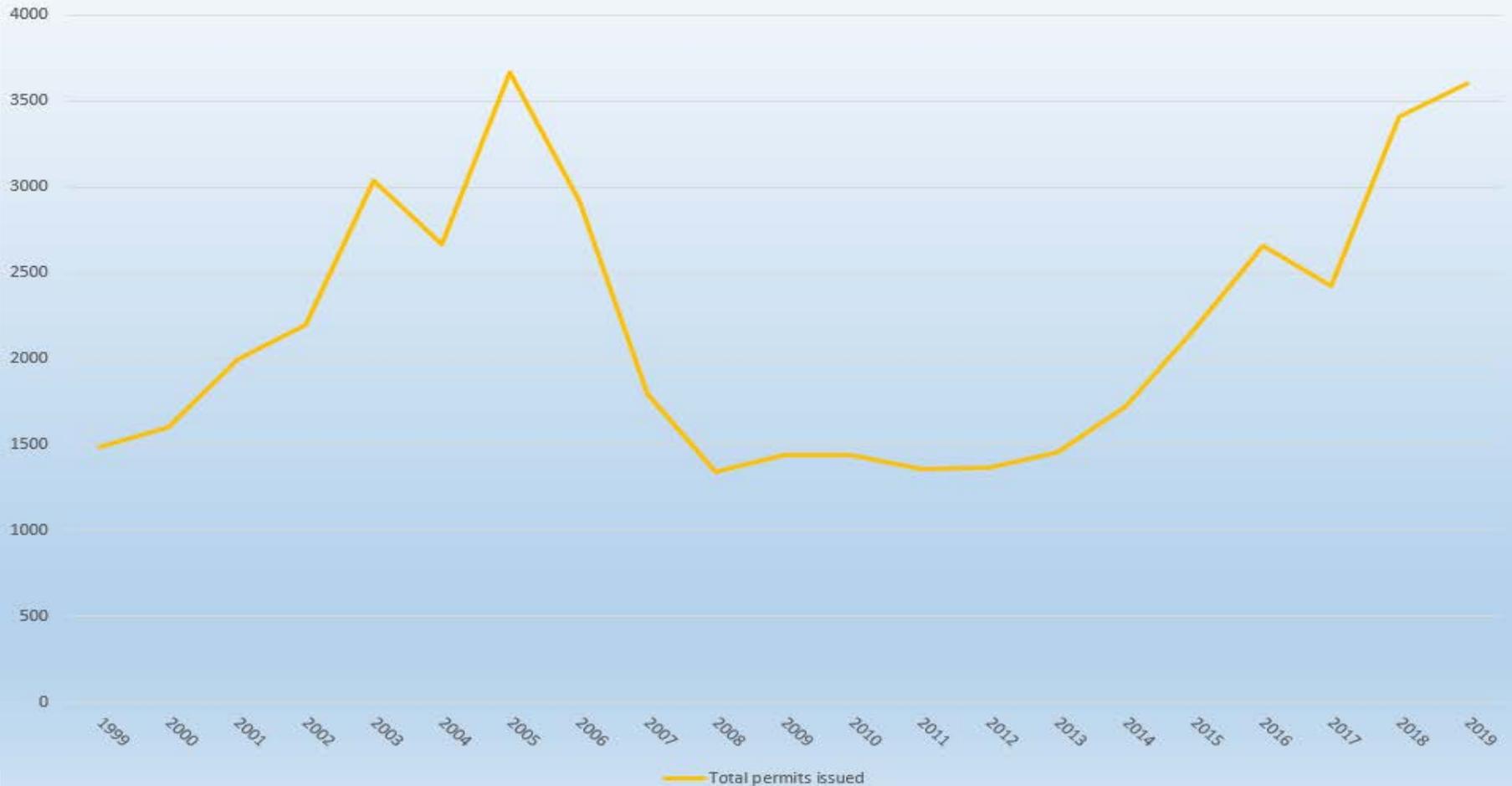


2019 BUILDERS FORUM
DEVELOPMENT SERVICES UPDATE

Building Permit Activity



Total permits issued



Dwelling Units



SFD/MF Units



Get ahead of 2019 Code Cycle



- **Master Plans and the 2019 Code cycle effective January 1, 2020**
- **Any permit applied for on or after January 1, 2020 will need to comply with 2019 Codes. In order to be under the 2016 Codes, a complete submittal shall be made with application.**
- **New Single family will require Solar - Incorporate solar in to Master plans. No need for separate permit for solar, will be included with the Single Family permit.**
- **Preplan layout in Subdivision to allow for using existing Master plans. There will be a 6 month period to pull permits from the permit approval date, otherwise will expire. There will be a 1 year period from the time the permit is issued to the time of first inspection, no extensions.**
- **Start sending in applications in October for permits you wish to use existing Master plan.**
- **If there is a square footage change on submittals prior to the January 1, 2020 cut off, a new permit will have to be applied for and be under the 2019 codes.**

Public Facility Fees Update



- The City is utilizing a consultant – EPS to update the Public Facility Finance Program (AB 1600)
- Likely to be considered by City Council before the end of 2019.
- Ordinance will be introduced in 2020
- Example – in 2010 Park Fees were over \$6,000 per SF unit – currently \$662
- Also Regional Transportation Impact Fees (RTIF) was repealed, saving over \$3,000 per unit

Lots of Lots



- **Lots with Final Maps: 2,567 (based on Final Inspections)**
- **Tentative Map Lots: 1,619**
- **Subdivision Activity Map to be posted on Builders Forum Web Page**
- **BOLD & SCIP Financing**

Future Planning



- **North Merced Annexation Feasibility Study**
- **North Merced Waste Water Collection System Master Plan**
- **Master Plan Environmental Impact Report (EIR)**
- **Financing Plan**
- **Waste Water Treatment Plan Expansion RFQ – Design only**
- **Police Station Assessment**
- **Fire Stations**
- **SB2 Planning Activities – ADU's**

Downtown Merced – El Capitan Hotel



El Capitan



Downtown Merced - Mainzer



Downtown Merced – Tioga Apartments



Tioga



Sears Reuse



Sears Reuse



Merced Mall



Merced Mall



Merced Mall



Other Development Activity



- Merced Gateways
- Campus Parkway Plaza
- Light Industrial Development

Childs & B St – Affordable Housing



Childs & B St



Gateway Terrace II – Elevations



FRONT ELEVATION

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



BACK ELEVATION

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

Closing Comments



- What can we do to help with your current project(s)?
- Is there anything we should consider to better facilitate your project(s)?
- Are you currently considering new projects but are undecided?
- Are there any future issues that cause you concern?