



MERCED

THE CI

To: The Honorable Mayor and City Council
From: Steven S. Carrigan, City Manager
Date: October 25, 2019
Re: City Council Information Report

APPLEGATE TREE PLANTING EVENT

Thanks to a tree donation by Clean Earth, 26 trees were planted in Applegate Park and Zoo on Sat., Oct. 19, by volunteers under the guidance of Public Works crews.



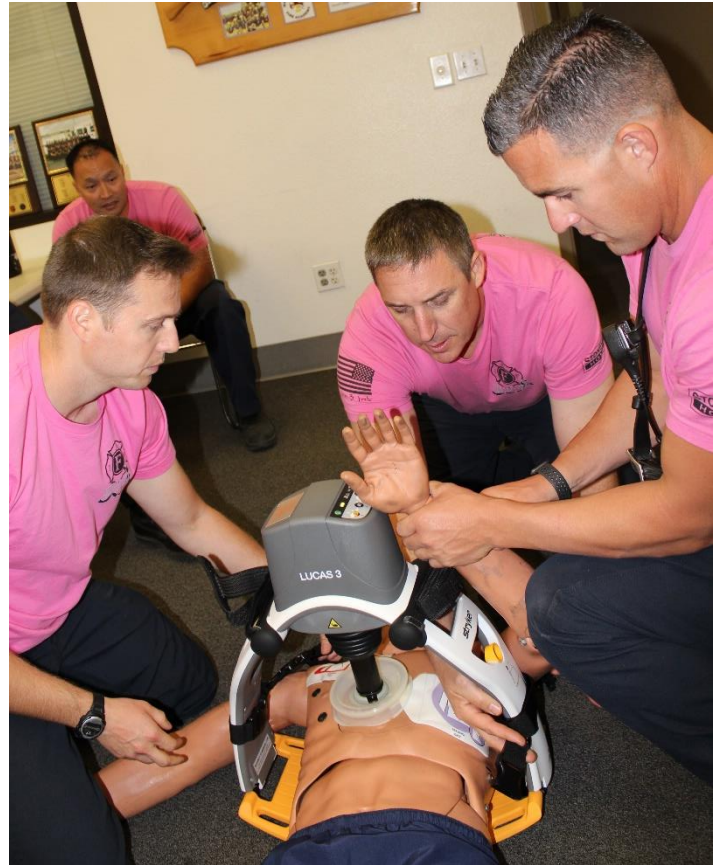
THIS IS ONLY A DRILL

At the request of the Sierra Meadows Senior Apartment management at 720 W. 15th Street, a full-scale evacuation exercise was conducted on Tues., Oct. 22. The exercise simulated a gas explosion involving three buildings requiring full evacuation of the affected area, including 30 residents. “Shelter in place” of the remaining eight buildings was also completed. The City’s Fire Department, Police Department and staff from the City Manager’s office participated. The exercise included a coordinated response from agencies throughout the county including the American Red Cross, Merced County Human Services Agency, Merced County Behavioral Health and Recovery Services, Merced County Public Health, Central California Animal Disaster Team, Riggs Ambulance, and PG&E. The exercise provided a unique opportunity for first responders to use their skills, build and foster community partnerships, and identify areas for improvement to better serve the community.




NEW CPR TRAINING


This week the Merced Fire Department began training all personnel on operation, maintenance, and protocol for use of mechanical CPR devices during treatment of patients undergoing cardiac arrest. The MFD will be conducting a six month, side-by-side evaluation of two different mechanical CPR devices. The goal of this evaluation is to identify the benefits of use, cost of ownership, and the effects of use in relation to survivability. This evaluation is being conducted in partnership with Riggs Ambulance and the Los Banos Fire Department.



National Weather Service – San Joaquin Valley Forecast Office

 **SKYWARN Storm Spotter**

 Want to contribute to weather watches and warnings for your area? How about had a general interest in the weather around you or how thunderstorms develop? The SKYWARN program was designed for you. The National Weather Service needs citizen scientist to help add ground truth to better serve the community at large. (photo by Scott Newton)



Merced SKYWARN Training

678 W. 18th Street Merced, CA 95340 United States

6 PM—8 PM On Friday, November the 8th

BECOME A STORM SPOTTER

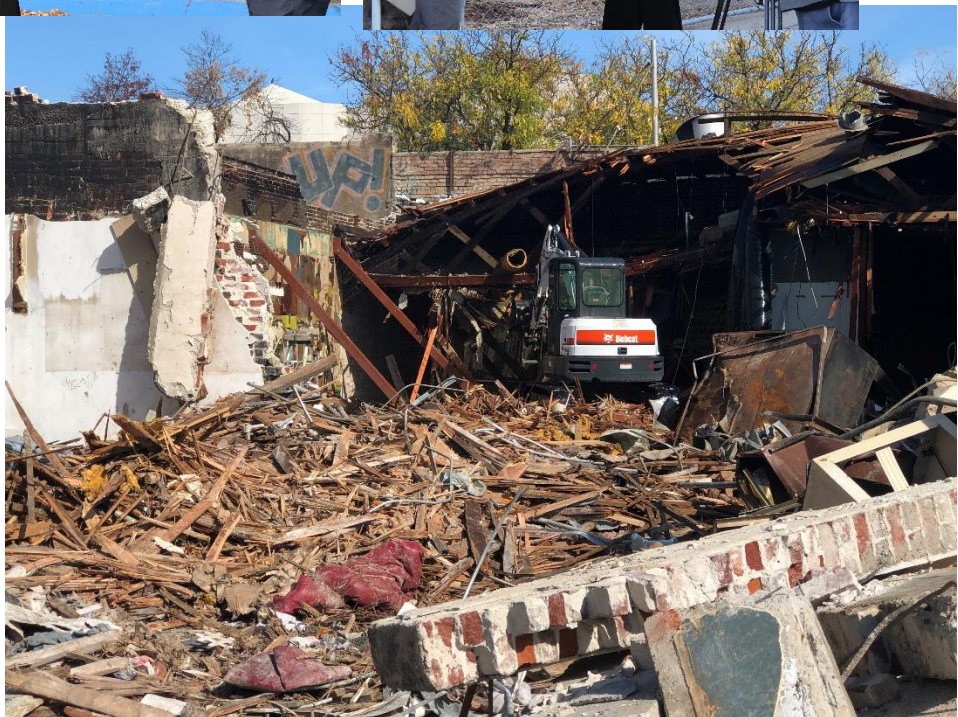
The National Weather Service office in Hanford will conduct a Skywarn Storm Spotter training session from 6 to 8 p.m. Fri., Nov. 8, in the Sam Pipes Room. The training is co-sponsored by the Merced Fire Department. A flier is attached.

REINERO'S COMES DOWN

After months and months of work by City staff Reiner's finally came down. The crew started the demolition Wednesday morning and by Thursday afternoon the building was skeletal remains.



News crews couldn't resist covering the downfall of the brick and mortar building. Clearing the debris will take about two weeks. Day One is the upper photo and Day Two is the bottom photo.



MERCED PD UPDATED

Graduation

At 6 p.m., Weds., Oct. 30, the Fall Citizen's Academy class graduates.

Cleanups

The Merced Police Department DART Team and Public Works were working together all week to clean up areas within the city.

DART and Public Works cleared a transient camp on S.E Bear Creek near 4th Ave.



Before

After

DART and Public Works cleared a transient camp at the E 15th Street overpass.



Before

After

MEET THE NEW CEO

Virginia Hayward is the new CEO of the Boys and Girls Club of Merced. She had served as the CEO of the Simi Valley Club. A reception for Hayward is scheduled for 5:30 p.m. Weds., Nov. 13, at the Club. An invitation is attached.

MID TURNS 100

MID is having a 100th Anniversary celebration at 5 p.m. Thurs., Nov. 7, at the Courthouse Museum. An invitation is attached.

MERCED COUNTY NEWSLETTER

Please find attached the Merced County newsletter for the month of October.

PLANNING COMMISSION ACTION

Please find attached the Planning Commission Action Memo for the meeting of Oct. 23.

SAVE THE DATE

- Oct. 26 – MC Aggie Fest 2019 Suds and Sausage, Fairgrounds, 4-6 p.m.
- Oct. 26 – Merced County Nut Festival, Fairgrounds, 10 a.m.-6 p.m.
- Nov. 7 – MID 100th Celebration, Courthouse Museum, 5 p.m.
- Nov. 8 – Storm Spotter class, Sam Pipes, 6-8 p.m.
- Nov. 11 – Veterans Day Parade, Bob Hart Square, TBD
- Nov. 12 – Eggs & Issues: Sustainable Groundwater Mgmt. Act, 7:30-9 a.m.
- Nov. 13 – Boys & Girls Club CEO reception, Club, 5:30 p.m.
- Nov. 13 – GEO Reentry Services, Fall Transition, Gateway Gardens, 5:30 p.m.
- Nov. 15 – Pearl Family Dentistry 10th Year Anniversary Event, 12:00 p.m.
- Nov. 19 – DY Project Fundraiser, MultiCultural Arts Center 6-8 p.m.

REPORTS & CORRESPONDENCE

- | | |
|-------------------------------------------------|-------|
| 1. Skywarn Storm Spotter flier | P. 8 |
| 2. Boys and Girls Club CEO invitation | P. 9 |
| 3. MID 100 th Celebration invitation | P. 10 |
| 4. Merced County newsletter | P. 11 |
| 5. Planning Commission Action Memo | P. 17 |



National Weather Service—San Joaquin Valley Forecast Office



SKYWARN Storm Spotter



Want to contribute to weather watches and warnings for your area? How about had a general interest in the weather around you or how thunderstorms develop? The SKYWARN program was designed for you. The National Weather Service needs citizen scientist to help add ground truth to better serve the community at large. (photo by Scott Newton)



Merced SKYWARN Training

678 W. 18th Street Merced, CA 95340 United States

6 PM—8 PM On Friday, November the 8th



You're Invited

Please join us for an open house reception to meet the
Boys & Girls Club of Merced County's New CEO, Virginia Hayward
Wednesday, November 13th, 2019
5:30 PM to 6:30 PM
615 West 15th Street, Merced CA

*Please RSVP by November 10th to
BGCMerced@gmail.com*



BOYS & GIRLS CLUBS
OF MERCED COUNTY



I WOULD PERSONALLY LIKE TO INVITE YOU TO
THE ONE HUNDREDTH YEAR ANNIVERSARY CELEBRATION OF
MERCED IRRIGATION DISTRICT

THURSDAY, NOVEMBER 7, 2019 | 5PM
MERCED COURTHOUSE MUSEUM | W. 21ST & N STREET
KINDLY RSVP TO DOMINIQUE ZUNIGA BY 10-25-19
DZUNIGA@MERCEDID.ORG OR (209) 354-2807

We look forward to your attendance

Sincerely, John Sweigard

A handwritten signature in blue ink, appearing to be 'JS'.

Board of Supervisors

Rodrigo Espinoza
Supervisor, District One
Dist1@countyofmerced.com

Lee Lor
Supervisor, District Two
Dist2@countyofmerced.com

Daron McDaniel
Supervisor, District Three
Dist3@countyofmerced.com

Lloyd Pareira
Supervisor, District Four
Dist4@countyofmerced.com

Scott Silveira
Supervisor, District Five
Dist5@countyofmerced.com

James L. Brown
County Executive Officer

Merced County
Administration Building
2222 M Street
Merced, CA 95340
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Striving for Excellence

MERCED COUNTY CONNECTION

October 2019, Vol. II Issue IIII

Lambs, Chickens Helping Rehabilitate In-Custody Youth at Juvenile Complex

Some may see them as unlikely companions, but to the youths at the Iris Garrett Juvenile Justice Correctional Complex (JJCC), the animals in their care are a natural fit.

It's all part of the "Animal Care Program," which allows eligible youths at the JJCC to care for two lambs and 10 chickens. The animals are housed on-site in pens and coops built by the youths.

Assistant Chief Probation Officer Kalisa Rochester, whose department is responsible for the JJCC, said the program provides participants with an opportunity to learn responsibility and compassion by feeding and caring for the animals.

"Many of these kids have had a difficult start to life and now they're trying to turn themselves around," Rochester said. "When you see them bottle-feed the lambs, look after the chickens and take responsibility in their own hands—you know they're getting back on the right path."

The lambs were donated to the JJCC by Principal Derrick Dean from the Merced County Office of Education.



Glory (foreground) and Dinky (background) play at the JJCC

For the youths to qualify to care for the animals, they need to display good behavior and trustworthiness.

Caring for the animals comes with its benefits, according to Chief Probation

Officer Jeff Kettering. After the youths collect the chicken eggs, which usually total 10 to 12 a day, they use them to cook various meals.

While meeting with the youths who care for the animals, Kettering said two years ago, he never envisioned having animals at the JJCC, but now "here we are with two lambs and 10 chickens."

Though some may see it as unconventional, Kettering said the program has been a huge success that they intend to continue into the future. Once the lambs become full-grown, they plan to bring new ones in.

In addition to the animals, the JJCC also houses a robust garden where youths grow produce such as watermelons and tomatoes.

Follow "**Merced County Probation**" on Facebook to stay up-to-date with the latest news from the department.



Youths at the JJCC greet Glory the lamb shortly after her arrival

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Blaker Brewing Set to Open at Castle

Craft brew company brings new vibe to the former military base

If you drive out to the former Castle Air Force Base along Santa Fe Drive, you'll notice a different atmosphere.

Now known as the Mid-California International Trade District (MCITD), the site is home to bustling businesses, popular food options and government agencies. If you know where to look, you might even catch a glimpse of a Google driverless car at the on-site Waymo facility.

Now, another exciting company will soon open its doors at the MCITD—Blaker Brewing.

The Ceres-based business is in the final stages of renovating an old gas station near the MCITD entrance that will offer an industrial look with large roll-up doors. The site is located just off of Santa Fe Drive at the corner of G St. and Airdrome Entry.

The taproom will offer craft beers with an outdoor seating venue.

In addition to its normal business, Blaker Brewing plans to host special events at the new location including brewfests, barbecues and musical entertainment. The site will also have capacity for food trucks.

There will be 12 types of beer on tap at the Castle site, which is expected to open within a month of this newsletter's publication.



The new Blaker Brewing sign at the MCITD

Photo courtesy of Aaron Hill



From left to right, front to back: Kenn Henn, Frank Paredes, RaeLene Pritchard, Lloyd Pareira, Jim Costa, Wil Hunter, John Cale, Derrick Oliveira, Vern Warnke

WWII Veteran Honored for Service

Atwater resident survived Pearl Harbor, finally receives medals

Many can't imagine the level of bravery and personal sacrifice displayed by the allied soldiers of World War II.

For 99-year-old Atwater resident Frank Paredes, he lived it.

Paredes—an Army and Marine Corps veteran—served during WWII and was at Pearl Harbor when it was attacked by the Japanese. His response? Man a machine gun and shoot down two Japanese planes.

Despite his heroic efforts, Paredes never received the medals he was due. His service records were reportedly lost in a fire at the National Personnel Records Center in the '70s.

His family recently documented his service and shared the situation with the Office of Congressman Jim Costa, whose staff assisted in getting Paredes his well-deserved medals. The five medals were presented to him at a September ceremony that included several local dignitaries (pictured).

In Remembrance of:

Andrew Murphy

Andrew Murphy, Merced County's first County Administrative Officer (CAO), died in August at the age of 92. Mr. Murphy was born in San Francisco in 1926 and served in the Merchant Marines and U.S. Army during World War II. Prior to coming to Merced County, Mr. Murphy worked for Contra Costa and Fresno counties as a Personnel Officer. In 1955, he was named Merced County's first CAO, and served in the position until he retired in 1976. Along with his strong public service record, Mr. Murphy was also dedicated to his family, including Florence—his wife of 61 years, six children, 14 grandchildren, and 10 great grandchildren.



Paul Rotondaro

Merced County Fire Captain Paul Rotondaro died in a vehicle accident in early October. Captain Rotondaro, 36, was on duty when his vehicle was struck by another on Highway 140. Captain Rotondaro joined the Merced County Fire Department in 2006 and worked in various capacities throughout Merced County over his career. In recognition of his many contributions to the Department and community, he was honored earlier this year as the 2018 Firefighter of the Year for Merced County. Following Captain Rotondaro's death, Governor Gavin Newsom ordered flags to be flown at half-staff. He leaves behind a wife and two children.



Employee Spotlight

With more than 2,000 employees, the Merced County team has some outstanding members who do exceptional work. Here are some recent examples:

Ignacio Pizano Sheriff's Deputy

Sheriff's Deputy Ignacio Pizano was recognized by Sheriff Vern Warnke and the Board of Supervisors in July for his work in recovering stolen vehicles. Last year, Deputy Pizano recovered 18 stolen vehicles (nine of them occupied by at least one person) and so far this year, he's recovered 10 stolen vehicles.



Kalisa Rochester Asst. Chief Probation Officer

Assistant Chief Probation Officer Kalisa Rochester was presented with the "Brian Anderson Award" by the California Association of Probation Administrators in September. Rochester was recognized for her years of innovation and dedication to the in-custody youths at the Juvenile Justice Correctional Complex as well as her commitment to the department and CAPIA.



Mike van Loben Sels Acting Unit Chief

Mike van Loben Sels is currently serving as Acting Fire Chief for the Madera-Mariposa-Merced Unit. Chief van Loben Sels started with the Merced County Fire Department as a Paid-Call Firefighter in 1992 and worked his way up through the ranks. He's currently working with Fire and County administration on ways to streamline Fire services.



One Stop Permitting Center Dramatically Expedites Permit Approval Time

Two years ago, Merced County set out to improve its customer service by addressing turnaround times on building permit applications.

The issue wasn't a new one and isn't unique to Merced County. To be approved, permit applications need to be cleared through several departments. Sometimes, they need to be sent back to the applicant for modifications.

With these applications changing hands so often, it resulted in frustration for applicants, developers and residents. Merced

County saw this as an opportunity for process improvement.

Following several brainstorming sessions and meetings with members of the Board of Supervisors, County Administration and department heads, the idea for a "One Stop" permitting center evolved and eventually opened in 2017.

Also known as the "Development Services Center," the renovated site hous-

es multiple County departments on the Second Floor of the County Administration Building, such as Planning, Public Works, Public Health's Division of Environmental Health and Fire.

Now, Merced County and its constituents are seeing it pay dividends. For example, from July through September, Merced County received 481 building permit applications and approved 77 percent within five days. Within 30 days,

96 percent were approved.

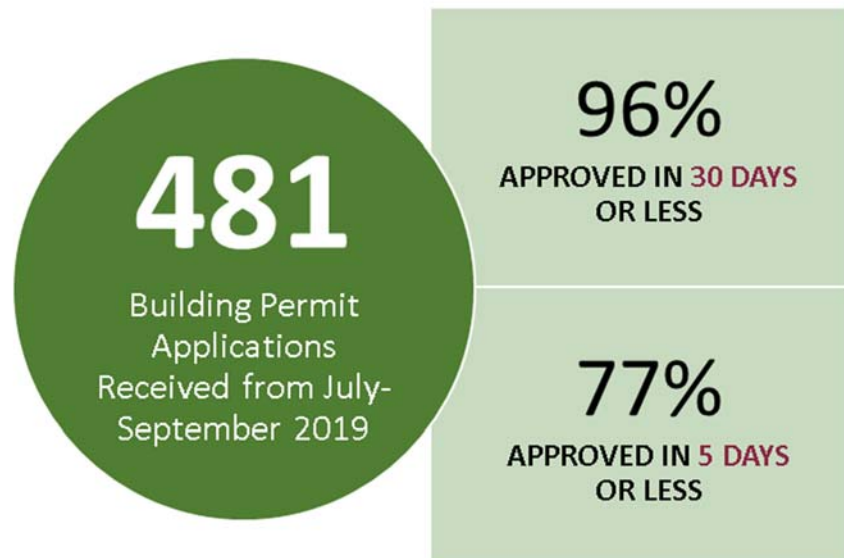
"We'll continue building on this success into the future."

*-Director Mark Hendrickson,
Community and Economic Development*

Mark Hendrickson, Merced County's Director of Community and Economic

Development, said the success of the "One Stop" Development Services Center shows the County's commitment to moving at the speed of business.

"The One Stop Development Services Center has allowed us to enhance customer service through improved collaboration and coordination among County departments," Hendrickson said. "We'll continue building on this success into the future."



The "One Stop" Development Services Center has resulted in rapid application approval

Merced County Tax Collector Goes Green with e-Tax Bills

The Merced County Tax Collector's Office has a new e-Tax Bill service that allows taxpayers to sign up for electronic billing. For those who sign up, this service will eliminate paper bills and allow taxpayers to conveniently save electronic tax bills for their records. Regular paper bills will continue to be mailed for those who do not sign up for the e-Tax Bills.



verification email. Simply follow the link to sign in and add your Assessment Numbers (ASMT) to receive, view, save and pay electronically. If you do not know your ASMT number, there is a user-friendly address look-up function. You will receive an email when your tax bill is available during the regular tax bill mailing cycle. Your e-Tax Bill account is password protected for your security.

To sign up, Simply visit www.mercedtaxcollector.org, click on the e-Tax Bill button and register. Once you enter your email address, you'll receive a

Follow "Merced County Treasurer-Tax Collector" on Facebook to stay up-to-date with the latest news from the department.



Common Contacts

Board of Supervisors
209-385-7366

Behavioral Health
209-381-6800

Community and Economic Dev.
209-385-7654

County Clerk
209-385-7502

Elections/Registrar of Voters
209-385-7541

Fire Department
209-385-7344

Human Resources
209-385-7682

Human Services Agency
209-385-3000

Library (Main)
209-385-7484

Public Works
209-385-7602

Sheriffs Office
209-385-7451 (Main Jail)
209-385-7369 (Coroner)
209-385-7436 (Animal Control)

Recorder
209-385-7627

UPCOMING MEETINGS:

Board of Supervisors

- October 1, 2019
- October 22, 2019
- November 5, 2019
- November 19, 2019
- December 10, 2019
- December 17, 2019

*Regular Board of Supervisors meetings are held on scheduled Tuesdays at 10 a.m., unless otherwise specified. Meetings are held in the Board Chambers located in the County Administration Building at 2222 M Street, Third Floor, Merced, CA 95340.

Planning Commission

- October 9, 2019
- October 23, 2019
- November 13, 2019
- November 27, 2019
- December 4, 2019
- December 18, 2019

*Regular Planning Commission meetings are held on the second and fourth Wednesday of each month (with the exception of December) at 9 a.m. in the Board Chambers located in the County Administration Building at 2222 M Street, Third Floor, Merced, CA 95340.

Municipal Advisory Councils

Delhi MAC meetings:

7 p.m. second Thursday of the month, 16091 Locust St., Delhi

Franklin-Beachwood MAC meetings:

6 p.m. fourth Wednesday of the month, Franklin Elementary on Franklin Road

Hilmar MAC meetings:

6 p.m. fourth Monday of the month, 20077 Falke St., Hilmar

Le Grand MAC meetings:

7 p.m. first Monday of the month, 13038 E. Jefferson St., Le Grand

McSwain MAC meetings:

7 p.m. fourth Thursday of the month, 926 N. Scott Road, Merced

Planada MAC meetings:

6 p.m. first Wednesday of the month, 9167 Stanford Ave., Planada

Snelling MAC meetings:

6:30 p.m. second Wednesday of the month, Old Snelling Courthouse, SR 59, Snelling

Winton MAC meetings:

7 p.m. third Tuesday of the month, 7091 W. Walnut Ave., Winton

Follow Merced County on:

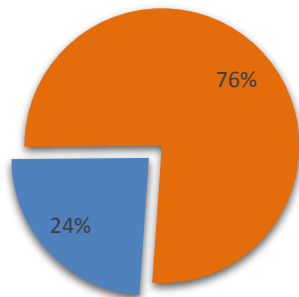


www.countyofmerced.com

MERCED COUNTY FY 19-20 FINAL BUDGET—AT A GLANCE

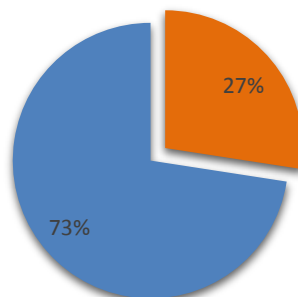
The FY 19-20 Final Budget is \$674 million, which is an increase of \$49.5 million from last year's Final Budget of \$624.5 million. This increase is primarily due to additional road projects, development of the California Auto-Tech Testing and Development Center (CATDC), and investment in countywide infrastructure. Of the \$674 million, \$533 million is programmatic funding and \$141 million requires funding from local discretionary resources (net county costs).

Total Budget



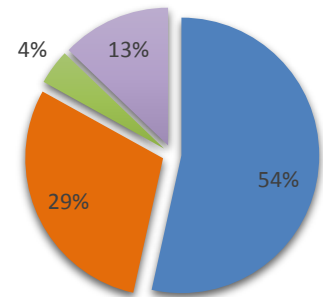
- Other Funds (\$160.1)
- General Fund (\$513.9)

General Fund



- Net County Cost (\$141)
- Departmental Revenue (\$372.9)

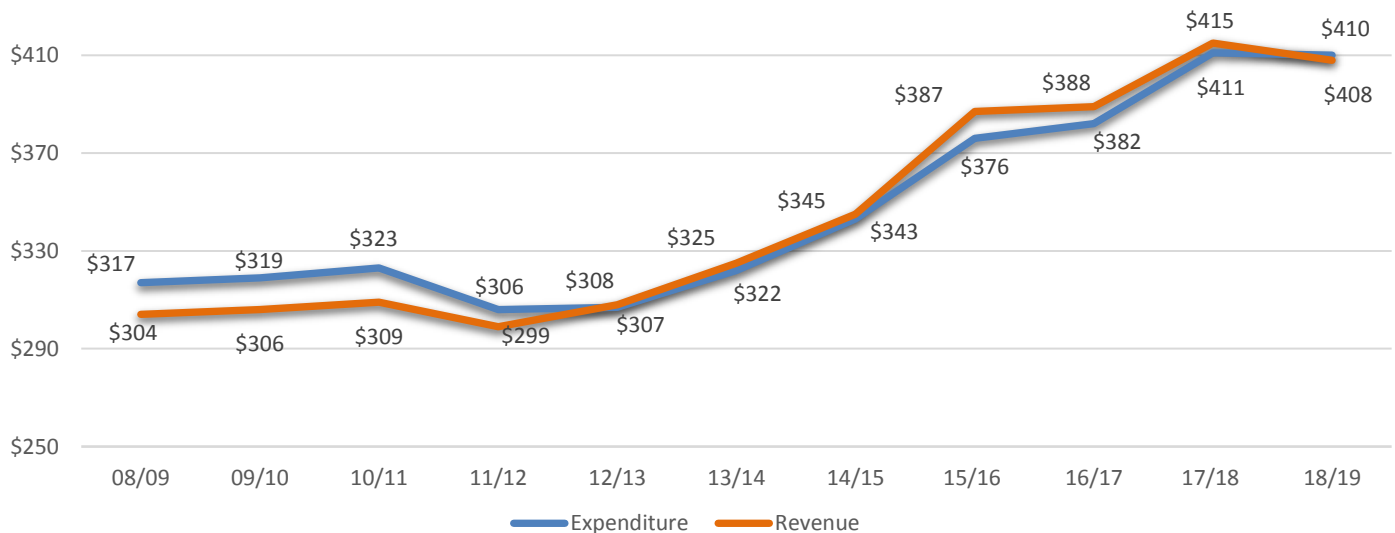
Net County Costs



- Public Safety/Justice System (\$75.4)
- Support Services/CIP (\$41.7)
- Health & Human Services (\$5.8)
- Municipal/Countywide Services (\$18.1)

ALL FIGURES IN MILLIONS

Revenues vs. Expenditures



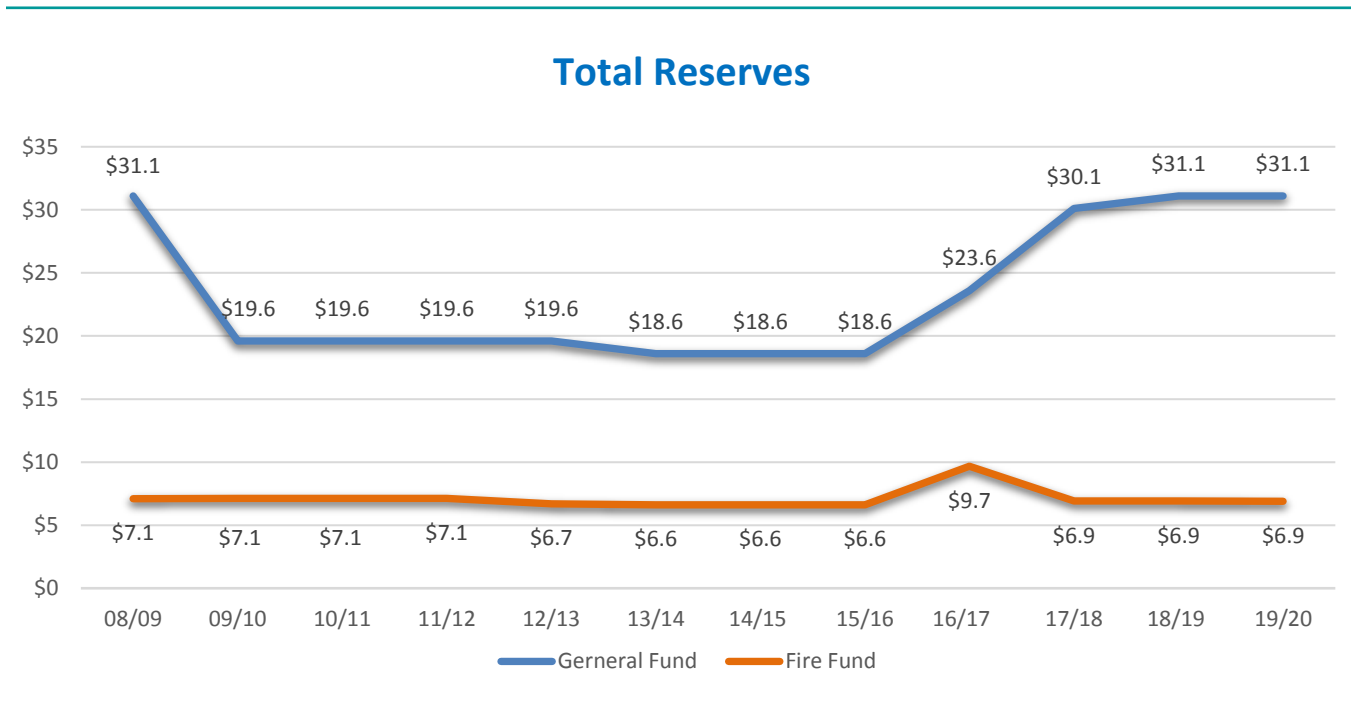
MERCED COUNTY FY 19-20 FINAL BUDGET—AT A GLANCE

Net County Costs: Prior Year Comparison

	<i>FY 17/18 Approved</i>	<i>FY 18/19 Approved</i>	<i>FY 19/20 Final</i>
Local Public Safety/Justice System	\$68.7	\$73.2	\$75.4
Health & Human Services	\$4.9	\$5.4	\$5.8
Municipal/Co-Wide Services	\$16.2	\$18.1	\$18.1
Support Services/CIP	\$38.6	\$38.3	\$41.7
Local Requirements	\$128.4	\$135.0	\$141.0

Total Reserves

* ALL FIGURES IN MILLIONS*



City of Merced
MEMORANDUM

DATE: October 24, 2019
TO: City Council
FROM: Kim Espinosa, Planning Manager
SUBJECT: Actions at the Planning Commission Meeting of October 23, 2019

At their meeting of October 23, 2019, the Planning Commission heard and approved Conditional Use Permit #1235 to allow for three small lots for single-family homes at 1406 and 1426 E. Alexander Avenue.

Commissioner Delgadillo and Commissioner White attended their first meeting since their appointment to the Planning Commission. The Commission currently has no vacancies.

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

Attatchments

n:shared:Planning:PCMemos2019

CITY OF MERCED
Planning Commission

Resolution #4030

WHEREAS, the Merced City Planning Commission at its regular meeting of October 23, 2019, held a public hearing and considered **Conditional Use Permit #1235**, initiated by J Dean Investments, property owner. This application involves a request to allow for three small lots (each approximately 6,575 square feet) for single-family homes at 1406 and 1426 E. Alexander Avenue. The subject site is generally located on the south side of Alexander Avenue, 350 feet west of Nottingham Lane, within a Low Medium Density Residential (R-2) Zone with a Low to Medium Density Residential (LMD) General Plan designation; also known as Assessor's Parcel Numbers (APN) 007-121-029 and 007-121-030; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through H of Staff Report #19-26; and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Approval 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 #19-26, and approve Conditional Use Permit #1235, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner DELGADILLO, seconded by Commissioner BUTTICCI, and carried by the following vote:

AYES: Commissioners Butticci, Delgadillo, White, and Vice Chairperson Harris
NOES: None
ABSENT: Commissioners Camper and Rashe
ABSTAIN: Commissioner Dylina

PLANNING COMMISSION RESOLUTION #4030

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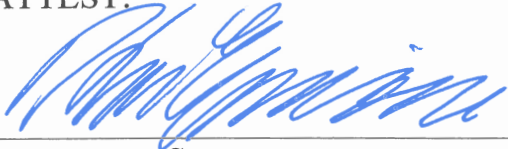
October 23, 2019

Adopted this 23rd day of October 2019



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Attachment:

Exhibit A – Conditions of Approval

Exhibit B – Findings and Considerations

n:\shared\planning\PC Resolutions: CUP#1235

Conditions of Approval
Planning Commission Resolution #4030
Conditional Use Permit #1235

1. Conditional Use Permit #1235 The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan) and Exhibit 2 (elevations) -- Attachments B and C of Staff Report #19-26.
2. All conditions contained in Resolution #1249 ("Standard Conditional Use Permit Conditions") and Resolution #1175-Amended ("Standard Tentative Subdivision Map Conditions") 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, 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 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.

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. 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.
8. Developer shall coordinate with all utility companies and include utility information on the improvement plans at time of Parcel Map submittal to the City.
9. All undeveloped areas shall be maintained free of weeds or other debris.
10. Refuse containers shall be stored out of site of the general public. A concrete pad (3 x 6 foot minimum) with a paved access to the street shall be installed in the side or back yard of each unit to house refuse containers.
11. 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.
12. To connect to City water and sewer services, the applicant shall demolish any existing septic tanks and water wells that may be located onsite.
13. Each new lot shall have independent sewer and water line lateral connections.
14. The developer shall apply for a Parcel Map to record the proposed three lots.

15. The homes shall meet the design standards shown under Merced Municipal Code Section 20.46 - Residential Design Standards.
16. The developer shall meet the development standards shown on the chart under Finding C of Staff Report #19-26.

n:shared:planning:PC Resolutions: CUP #1235 Exhibit A

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4030
Page 3

**Findings of Approval per Merced Municipal Code 20.68.020 (E) and
Other Considerations
Planning Commission Resolution #4030
Conditional Use Permit #1235**

WHEREAS, the Merced City Planning Commission concurs with the Findings for Approval for Conditional Use Permits in Merced Municipal Code Section 20.68.020 (E) as follows:

1. *The proposed use is consistent with the purpose and standards of 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 Low Medium Density (LMD) Residential and the zoning designation Low Medium Density (R-2) Residential 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.*

Given the medium density residential units near the subject site along Alexander Avenue, and the 69 small lots to the south of the subject site, staff does not anticipate that the approval of this proposal (three small lots) would significantly change the character of the neighborhood or create any unusual circumstance for the surrounding area.

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

The subject site, along with most of the parcels on the south side of Alexander Avenue are zoned Low Medium Density Residential (R-2) which allows for the construction of single-family homes and duplexes at a rate of one unit per 3,000 square feet of land. Given that the subject site totals 19,679 square feet, the site would qualify for a maximum of six residential units. The proposed project consist of three single family homes which would be less than the six units allowed in this zone, resulting in reduced impacts to traffic, noise, air quality, public health, safety, and general 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 proposed project is considered infill development as it would be constructed on a mostly vacant lot that is surrounded by city services and infrastructure. Sewer and water lateral connections can be made from the main lines along Alexander Avenue. The roads surrounding the site are fully developed and vehicle access would be available from Alexander Avenue.

CONSIDERATIONS.

The Planning Commission has considered all of the evidence submitted into the administrative record including, but not limited to:

- A. A location map of the proposed premises
- B. An aerial map of the proposed premises
- C. A proposed site plan and floor plans
- D. Proposed elevations
- E. Environmental Review #19-26 (Categorical Exemption)
- F. Planning Commission Staff Report #19-26, and attachments thereto
- G. Staff presentation