



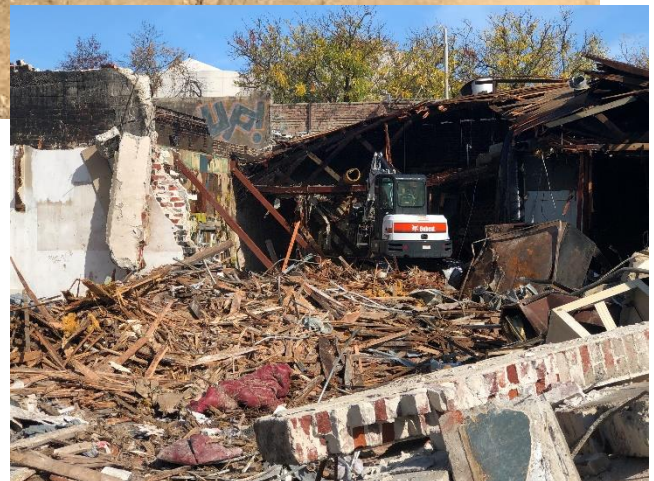
THE CI

MERCED

To: The Honorable Mayor and City Council
From: Steven S. Carrigan, City Manager
Date: November 8, 2019
Re: City Council Information Report

REINERO'S IS GONE

The demolition and backfill at Reniero's was finished a day ahead of schedule. Remaining work at the site was scheduled to be completed Friday. A photo from the first day of demolition, Oct. 24, is included.



FIREFIGHTERS BACK FROM KINCADE FIRE



The recent devastating Kincadee wildfire in Northern California scorched a staggering 77,758 acres and destroyed 374 structures. The Merced Fire Department provided mutual aid assistance by staffing an Office of Emergency Services engine with 4 personnel as part of a strike team of 5 engines from neighboring jurisdictions and 2 leaders from Merced. Additionally, one captain served as a public information officer for the incident.

Personnel were deployed for 7 days and performed many tasks throughout the duration with their primary objective providing structure defense and fire suppression. While assigned to the incident, personnel worked 24 hour shifts. As part of the mutual aid agreement, the City is reimbursed for costs associated with the deployment.

The photo is of crews in basecamp during their 24 hour shift off. The dogs in the photo are part of the Canine Companions for Independence that visited to provide some stress relief and normalcy to our firefighters.

EL PALMAR EXPRESS GRAND OPENING



El Palmar Taqueria owners opened a second restaurant in the Rite Aid Shopping Center at E. Olive Avenue and G Street. The original location is on Martin Luther King Jr Way. El Palmar Express's menu is designed for fast take-out orders, and casual dining. The grand opening was arranged by the Merced County Hispanic Chamber of Commerce, and Council Member Matt Serratto presented the City's certificate to the owners.

MERCED COUNTY FARM BUREAU – FARM TOUR

Economic Development Director Frank Quintero, Development Services Director Scott McBride, and staff from Merced County and other Cities were invited to participate in a Farm Tour program organized by the Merced County Farm Bureau. Sites visited included the North Merced Hulling Association plant, Pedretti Dairy, and Pedretti Ranches. Discussion during the tours centered on job creation, natural resource management, land use planning, sustainability, agricultural practices, and economic development.



MEET THE CONSULTANTS

Raley Field in West Sacramento served as the venue for TeamCalifornia’s 7th Annual Meet the Consultants. Economic Development Director Quintero is TeamCalifornia’s outgoing president, and attended the conference. He spent time discussing the benefits of doing business with and in the City of Merced placing emphasis on UC Merced’s 2020 Project and Merced College’s certificate programs. Presentations by the industrial site consultants centered on messaging – perception versus truth, workforce and labor issues, foreign direct investment, and site location trends.



DISTRICT 5 TOWN HALL

Supported with donations from friends, partners, and community-based organizations, Council Member Matt Serratto hosted District 5’s Town Hall Meeting and Block Party at Loughborough Drive and Meadows Avenue. The event was well received by the neighborhood residents where they were able to meet one-on-one with Council Member Serratto and other Council Members. Council Member Serratto logged the issues identified by the residents, and intends to outline a Loughborough Neighborhood Action Plan.



DOWNTOWN, MORAGA SUBDIVISION BEAUTIFICATION

Public Works Parks crews have started trimming and pruning trees and shrubbery throughout the Downtown area and Moraga Subdivision this week. Trimming will continue as crews work to complete Main Street from MLK to M Street, as well as finish pruning in Moraga.



27TH AND K STREET

Work at the 27th & K Street property has started this week, including repairing damaged walls and support post for awning on front walkway. The inside and outside of the building will be painted. Items to be replaced include:

- ✓ stove
- ✓ lights throughout with LED
- ✓ kitchen cabinets and sink
- ✓ new faucets for all sinks
- ✓ ceiling materials in large room
- ✓ replacing carpet and flooring in bathrooms
- ✓ damaged fascia boards and rain gutters



MERCED DOG PARK HIT AND RUN

Tuesday afternoon, a vehicle hit the water backflow at the Merced Dog Park on Yosemite Avenue. Due to the extent of the damage, the irrigation water will be off until repairs can be completed. Staff anticipates the repairs to be completed by Friday, Nov. 15.



ENGINEERING UPDATE

Water Well No. 21

Hobbs Construction is starting concrete masonry building construction at the site.



Main & M Street Downtown Improvement Project

AGEE Construction is in the process of installing traffic signal conduit and the demolition of ramps, curb and gutter.



ZOO BOO TAKES OVER APPLGATE ZOO

The Merced Zoological Society held its annual Zoo Boo event at Applegate Zoo Oct. 25 and 26. The festivities drew over 2,000 people this year -- one of the largest crowds to date. Residents enjoyed crafts, carnival games, treats and more. Vendors were scattered throughout the park and included UC Merced, Curves and CropMobster. A collection of volunteers and sponsors from the community helped make the event a success.

Funds collected will be used to make improvements at the Zoo.



FLAG FOOTBALL CELEBRATES IN STYLE

The Parks and Recreation Department held its first ever End of Season Tailgate and Awards Ceremony to recognize the coaches and players who participated in this year's league. Over 250 people attended the event, which took place Nov. 2 at Joe Herb Park. Players and their families were treated to a free hot dog lunch barbequed by Director Joey Chavez. Attendees enjoyed bounces houses, face painting, an awards ceremony and free treats, provided by generous sponsors.



YOUTH COUNCIL UPDATE

El Capitan High School's Leadership Class met with the Merced Youth Council and will be working with them on several projects, including the City of Merced's Park Beautification Project. The project is set for Nov. 16 at the Santa Fe Strip Park. The flier is attached.



VISIT TO PARK SITES

A representative from the California Park and Recreation Department came to Merced Wednesday morning to tour the three sites that were submitted for Proposition 68 grants. She met with Parks and Recreation Director Joey Chavez, Assistant City Manager Stephanie Dietz, Senior Management Analyst Mike Conway and Richard Harmon, from Townsend Public



Affairs. She reviewed the Fahrens Creek, Charles Ogletree and Lester Yoshida Park sites. She stressed that there were more than 400 applicants seeking more than \$4 billion in projects, and there is approximately \$220 million in grant funding available.

DISTRICT 2 TOWN HALL

Council Member Fernando Echevarria hosted the District 2 Town Hall meeting at the Stephen Leonard Park Community Center Nov. 7. Merced County Supervisor Rodrigo Espinoza was invited to participate and address issues from the County's perspective. Lack of adequate soccer fields and McNamara Park soccer field



scheduling were the primary items discussed by the residents. A representative from the Census Bureau encouraged the audience to participate in the 2020 Census. Council Member Echevarria asked Fernando Aguilera, Merced Soccer Academy, and Alan Brooks, NAACP, to speak to the audience and ask questions of staff.

INSPECTION SERVICES REPORT

Please find attached the Inspection Services biweekly report.

LEAGUE OF CITIES CHRISTMAS MEETING

Please find attached the flier for the League of Cities, Central Valley Division, Annual Christmas Meeting, Thurs., Dec. 12, with a no-host social beginning at 6 p.m. and dinner at 6:30 p.m. at the Center Street Grill. RSVP to Stephen Qualls at squalls@cacities.org or 209-614-0118.

MCAG BUSINESS WORKSHOP

Please find attached the flier for the free MCAG Disadvantaged Business Enterprise workshop being held from 10 a.m. to 1 p.m. Fri., Nov. 15, in the Sam Pipes Room.

PLANNING COMMISSION ACTIONS

Please find attached the Planning Commission Action Memo for the Weds. Nov. 6 meeting.

CALPERS PRESENTATION

Please find attached a PowerPoint presentation from CalPERS.

SAVE THE DATE

- Nov. 8 – Storm Spotter class, Sam Pipes, 6-8 p.m.
- Nov. 10 – Field of Honor, Opening Ceremony, Merced College, 2 p.m.
- Nov. 11 – Veterans Day Parade, Bob Hart Square, 1 p.m. Ceremony, 2 p.m. Parade
- 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 – Disadvantaged Business Workshop, 10 a.m.-1 p.m., Sam Pipes
- Nov. 15 – Pearl Family Dentistry 10th Year Anniversary Event, 12:00 p.m.
- Nov. 16 – Field of Honor, Closing Ceremony, Merced College, 2 p.m.
- Nov. 19 – DY Project Fundraiser, MultiCultural Arts Center 6-8 p.m.
- Dec. 12 – League of Cities, Christmas meeting, Center Street Grill, 6 p.m.

REPORTS & CORRESPONDENCE

- | | |
|---|-------|
| 1. Park Clean-Up flier | P. 13 |
| 2. Inspection Services Report | P. 14 |
| 3. League of Cities Christmas meeting flier | P. 15 |
| 4. MCAG Business Workshop | P. 16 |
| 5. Planning Commission Action Memo | P. 17 |
| 6. CalPERS PowerPoint | P. 29 |



COMMUNITY PARK CLEANUP

September 28th, 2019	New Fahren's Park *
November 16th, 2019	Santa Fe Strip Park **
January 11th, 2020	Harriet Tubman Park (4th & N St.)
March 21, 2020	Neighborhood Park (E. 12th & G. St.)

REGISTRATION & REFRESHMENTS AT 8:30AM-9:00AM
CLEAN UP IS FROM 9:00AM-12:00PM

Volunteers
Needed

Pick up Garbage
Paint the Parks

Community
Service
Hours

Help us make a difference in our community

Register to volunteer at:
www.cityofmerced.org

For more information call 385-6235

*Rascal Bike Path & Cheyenne Dr.

**Buena Vista, Next to Rivera Elementary School



Inspection Services CI

For the period of October 21st through November 3rd, 2019, there were 28 New Single Family Dwelling Permits Issued.

The running total of New Single Family Dwellings in Plan Review is **158**.

Multi Family Permits in review:

Gateway Terrace Apartments located at 405 W 12th St, 1 Office/Lounge and 6, 2 story Apartments; 2 buildings have 16 units, 3 buildings have 30 units, and 1 building has 4 units.

Yosemite at Lake Apartments located at 2850 E. Yosemite Ave.; 15- 27,276 SF 3-story apartment buildings each with 15 units, and a 1,200 SF maintenance building.

Compass Pointe phase II: 128 units in 16, 8-plex buildings plus a clubhouse.

There were 0 multi-family permits issued during this period.

(No change since last report)

There were 0 new construction commercial permits issued during this period.

There were 2 new tenant improvement permits issued during this period; one for a 6,500 SF shell building and tenant improvement for West Coast Tire and Auto Center located at 961 W 16th St., and one for suites 714, 717, and 719 in preparation for future tenants at the Merced Mall located at 851 W. Olive Ave.

There were 0 new commercial submittals during this period.

There were 0 new tenant improvement submittals during this period.

There was 1 CofO issued for this period; for tenant improvements for an ice cream shop located at 1950 Yosemite Parkway, Ste D.



Central Valley Division

Annual Christmas Meeting

Thursday December 12, 2019
Center Street Grill
120 North Center Street
Turlock, CA 95380
(Please RSVP)
6:00 p.m. No Host Social
6:30 p.m. Dinner

Cost TBD

Kindly RSVP by **December 7, 2019** to: Stephen Qualls
squalls@cacities.org or 209-614-0118

Please make checks payable to: League of California Cities Central Valley Division
Mail to: P.O. Box 785 Hughson, CA 95326
Because dinners will be prepared for all individuals that RSVP, no shows
will be responsible for the actual cost of their dinner (TBD).

For Immediate Release

November 6, 2019

Mary-Michal Rawling, MPA
Public Affairs Manager
(209) 723-3153 x 119
Mary-Michal.Rawling@mcagov.org

Disadvantaged Business Enterprise Workshop Free for Business Owners Certification can be advantageous for Local Businesses

MERCED – A Disadvantaged Business Enterprise (DBE) workshop is being hosted this month by Merced County Association of Governments for business owners in Merced County. The workshop will be conducted by representatives from Caltrans for business owners who are interested in learning about the DBE certification process.

A Disadvantaged Business Enterprise is a term designated by the federal Department of Transportation for small businesses who are at least 51 percent owned by one or more individuals who meet the federal definition of socially and economically disadvantaged; ethnic minorities and women are presumed to meet this definition. A DBE-certified business can receive special consideration when competing for contracts from agencies that receive federal transportation funding. These contracts for goods or services can include office supplies, printing, IT equipment, vehicles, parts, and more. Merced County Association of Governments receives transportation funding in its role as administrator of the 'The Bus' and routinely seeks to utilize DBE businesses in the course of its business transactions.

The DBE workshop will be held on Friday, November 15 from 10:00am – 1:00pm at the Civic Center in Merced; there is no charge to attend and lunch is provided. One-on-one certification assistance will be available for those who make an appointment in advance. To register for the workshop or to learn more about becoming a DBE-certified business please visit: www.mcagov.org/DBE.

MCAG is the regional transportation planning agency and metropolitan planning organization for Merced County. In addition to regional transportation planning, MCAG also manages The Bus, YARTS, the Merced County Regional Waste Management Authority and administers Measure V funds. For more information, visit www.mcagov.org or www.mercedthebus.com.

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City of Merced
MEMORANDUM

DATE: November 7, 2019
TO: City Council
FROM: Kim Espinosa, Planning Manager
SUBJECT: Actions at the Planning Commission Meeting of November 6, 2019

At their meeting of November 6, 2019, the Planning Commission heard and approved Administrative Conditional Use Permit #AS-229 to allow a Comprehensive Sign Package (including additional wall mounted signage and a 34-foot-tall corner wall sign) for the new commercial suites at 1011 W. Olive Avenue.

The Commission heard and approved Tentative Subdivision Map #1311 (“Benny Hills Estates”) to subdivide one parcel (approximately 1.90 acres) into 12 single-family lots ranging in size from 4,946 square feet to 6,475 square feet, generally located at the southeast corner of N. Coffee Street and Merced Avenue (at 1600 N. Coffee Street).

The Commission elected Michael Harris as Chairperson and Mary Camper as Vice-Chairperson.

The Commission cancelled the Planning Commission meetings of November 20 and December 18, 2019, due to the holidays.

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

Attachments

n:\shared:\Planning\PCMemos2019

CITY OF MERCED
Planning Commission

Resolution #4031

WHEREAS, the Merced City Planning Commission at its regular meeting of November 6, 2019, held a public hearing and considered **Administrative Conditional Use Permit #AS-229**, initiated by Seritage SRC Finance, LLC, property owners. This application involves consideration of a Comprehensive Sign Package (including additional wall mounted signage and a 34-foot-tall corner wall sign) for the new commercial suites at 1011 W. Olive Avenue. The site is generally located on the east side of R Street, approximately 1,100 feet north of Olive Avenue, within Planned Development (P-D) #1, with a Regional/Community Commercial (RC) General Plan designation; also known as Assessor's Parcel Number (APN) 236-220-031; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through G of Staff Report #19-28 (Exhibit B); 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 (F) 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 #19-32, and approve Administrative Conditional Use Permit #AS-229, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner DYLINA, seconded by Commissioner CAMPER, and carried by the following vote:

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

PLANNING COMMISSION RESOLUTION # 4031

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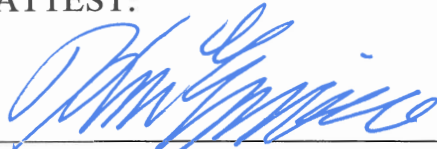
November 6, 2019

Adopted this 6th day of November 2019



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Attachment:

Exhibit A – Conditions of Approval

Exhibit B – Staff Report #19-28 (Including Findings and Considerations)

n:\shared\planning\PC Resolutions: AS 229

Conditions of Approval
Planning Commission Resolution #4031
Administrative Conditional Use Permit #AS-229

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Master Sign Program), - Attachment B of Staff Report #19-28, except as modified by the conditions.
2. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
3. All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
4. 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 (with counsel selected by the City), 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.
5. 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.

6. All signs shall comply with the North Merced Sign Ordinance. No temporary freestanding or moveable signs shall be allowed.
7. 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.
8. The premises shall remain clean and free of debris and graffiti at all times. Any damaged materials shall be replaced by matching materials.
9. The 34-foot-tall corner wall sign is considered to be this site's "Freestanding Shopping Center" sign as defined in MMC 17.36.667 and no additional shopping center signs can be approved. Monument signs may be considered for this site as allowed by the Merced Municipal Code.
10. Final approval of each individual sign shall require a sign permit and approval by the Development Services Department

EXHIBIT B

Planning Commission Staff Report #19-28

CITY OF MERCED
Planning Commission

Resolution #4032

WHEREAS, the Merced City Planning Commission at its regular meeting of November 6, 2019, held a public hearing and considered **Vesting Tentative Subdivision Map #1311** (“Benny Hill Estates”), initiated by Quad Knopf, Inc., applicant for BMP Properties, property owner. This application involves a request to subdivide one parcel (approximately 1.90 acres) into 12 single-family lots ranging in size from 4,946 square feet to 6,475 square feet, generally located at the southeast corner of N. Coffee Street and Merced Avenue (at 1600 N. Coffee Street), within a Residential Planned Development (RP-D) #54 zone; also known as Assessor’s Parcel Number (APN) 061-600-001; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through H of Staff Report # 19-27 (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 #19-25, and approve Vesting Tentative Subdivision Map #1311 (“Benny Hill Estates”), 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 RASHE and carried by the following vote:

AYES: Commissioners Butticci, Camper, Delgadillo, Rashe, White, and Vice Chairperson Harris

NOES: None

ABSENT: None

ABSTAIN: Commissioner Dylina

PLANNING COMMISSION RESOLUTION #4032

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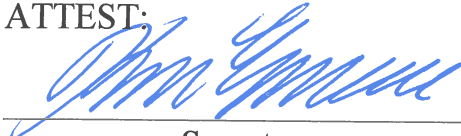
November 6, 2019

Adopted this 6th day of November, 2019



Chairman, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Conditions of Approval
Planning Commission Resolution # 4032
Vesting Tentative Subdivision Map # 1311

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Proposed Vesting Tentative Map at Attachment B of Staff Report #19-27) and Exhibit 2 (Elevations at Attachment C Staff Report #19-), and as modified by the conditions of approval within this resolution.
2. All conditions contained in 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. The Project shall comply with all applicable conditions set forth in the resolutions for Annexation No. 193 (Franco Annexation) and Residential Planned Development (RP-D) #54 previously approved for this site.
5. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
6. 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.
7. 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 (with counsel selected by the City), 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.

8. 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.
9. All public improvements shall be provided along N. Coffee Street and Merced Avenue as well as the new cul-de-sac. All improvements shall meet City Standards.
10. A 7-foot-high concrete block wall shall be provided along N. Coffee Street. The wall shall be treated to allow easy removal of graffiti and the developer shall plant fast-growing vines to cover the wall to deter graffiti.
11. A 10-foot strip of landscaping shall be provided along N. Coffee Street between the block wall and the sidewalk. This strip of land shall be dedicated to the City and maintained through the Community Facilities District during the Final Map stage, as required by the City Engineer.
12. The applicant shall dedicate interior street rights-of-way and all necessary easements as needed for irrigation, utilities, drainage, landscaping, and open space during the Final Map stage as required by the City Engineer.
13. Fire hydrants shall be installed along the street frontage to provide fire protection to the area. The hydrants shall meet all City of Merced standards and shall comply with all requirements of the City of Merced Fire Department. Final location of the fire hydrants shall be determined by the Fire Department.

14. All undeveloped areas shall be maintained free of weeds and debris.
15. Street names shall be approved by the City Engineer.
16. Compliance with the “corner visual triangle” provisions of MMC 20.30.030 is required for corner lots, and may result in the applicant constructing smaller homes on these lots or increasing the front yard setbacks.
17. No Valley Gutters shall be installed in this subdivision.
18. No “rolled” curbing shall be installed in this subdivision.
19. At the building permit stage, the site plans for each lot shall include a minimum 3-foot by 6-foot concrete pad located in the side yard or backyard for the storage of 3 refuse containers. A paved access to the street from this pad shall be provided.
20. 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.
21. The applicant shall provide a minimum 30 inches of coverage between the top of the sewer line and the surface of the street, or as required by the City Engineer.
22. The cul-de-sacs shall be designed with a minimum 48-foot radius, to meet City Fire Department Standards.

EXHIBIT B

Planning Commission Staff Report #19-27



Local Elected Officials Forum

CalPERS Overview for Public Agency and School Elected Leaders

Our Discussion Together

- Introductions and Overview
- Plan for Long-Term Sustainability
- Funding the System
- Employer Costs
- Health Care
- Closing and Q&A

Our Speakers



Marcie Frost
Chief Executive Officer

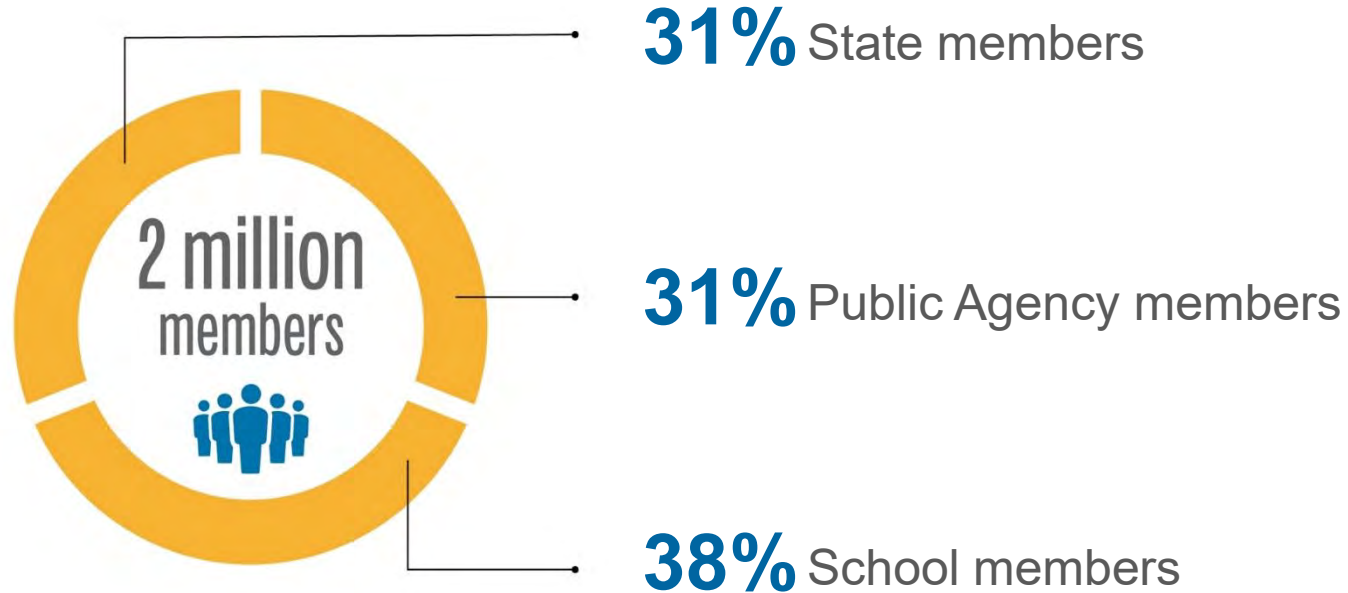


Michael Cohen
Chief Financial Officer



Scott Terando
Chief Actuary

Members Are Our Focus

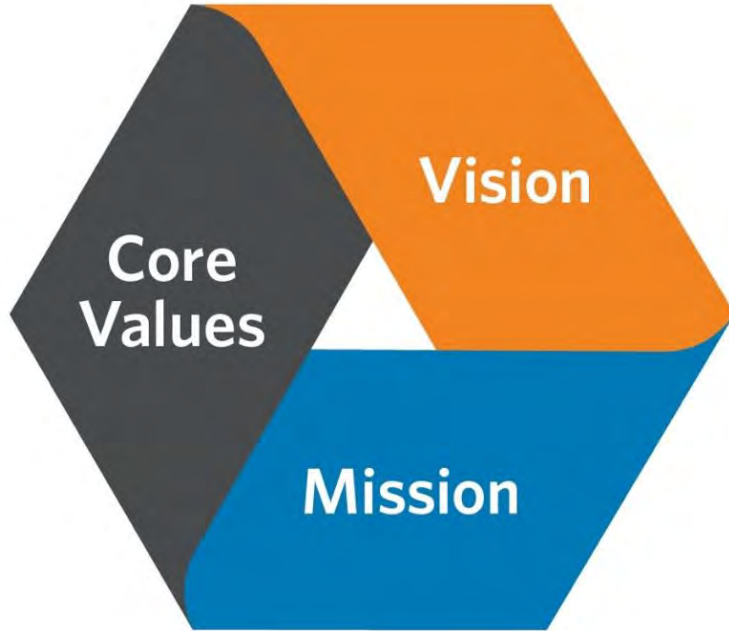








\$24.2 billion

Paid in pension benefits FY 2018-19

Strategic Goals Focused on Reducing Risk



Strategic Goals

-  Fund Sustainability
-  Health Care Affordability
-  Reduce Complexity
-  Risk Management
-  Talent Management

Current Value ~\$380 billion

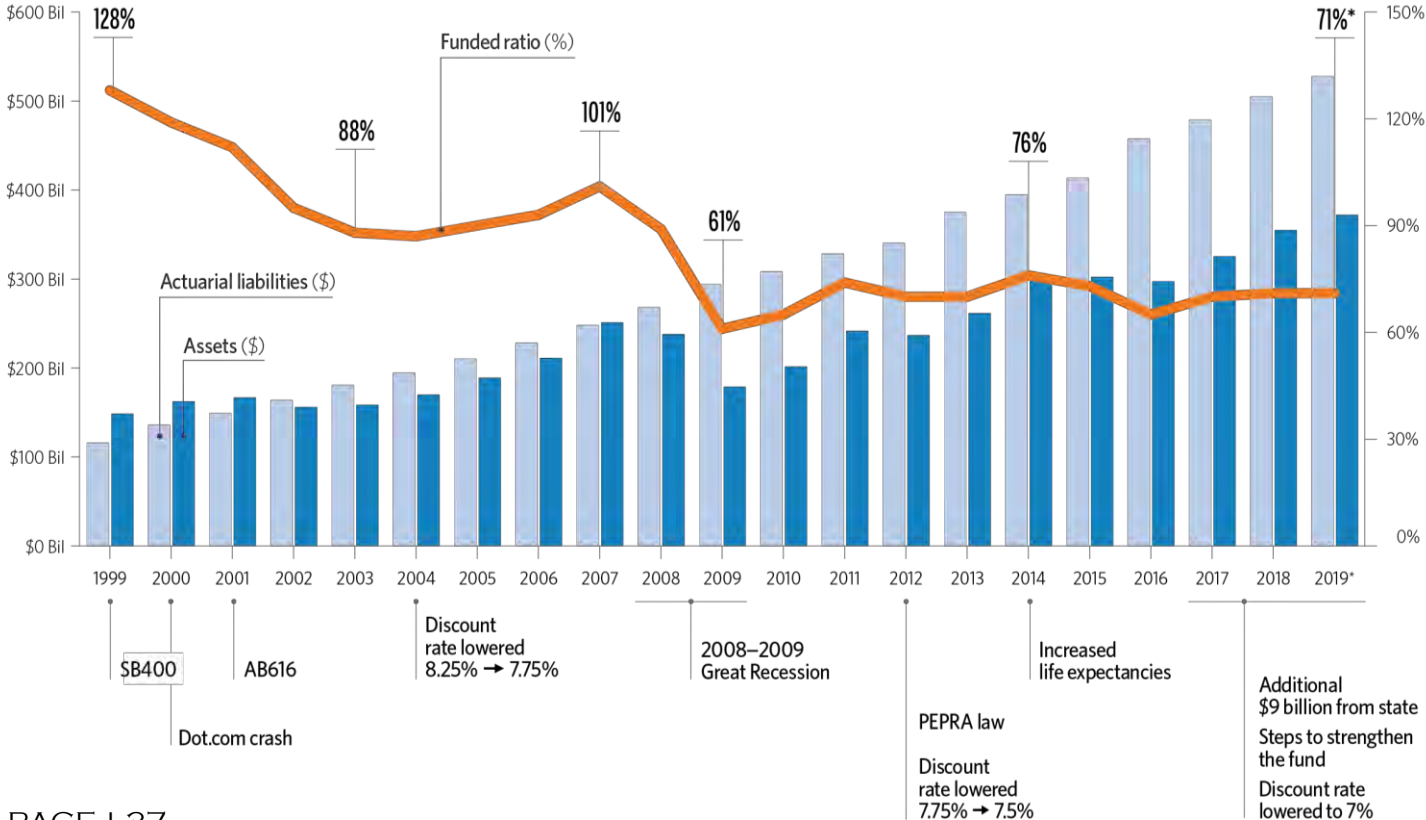




Plan for Long-Term Sustainability

Marcie Frost
Chief Executive Officer

How We Got Here – 20-Year Look



* Estimate

Functions in Pension Decision-Making

CalPERS Board

- Fiduciary obligation
- Set risk tolerance
- Set investment asset allocation

Legislature

- Set pension benefit formulas
- Make and change pension laws
- Make benefit design changes

Employees

- Make contributions
- Select employer
- Collectively bargain salary and (optional) cost sharing

CalPERS

- Administer pension
- Calculate pension costs
- Implement investment strategy

Employers

- Select pension formulas
- Add optional provisions
- Set salaries
- Make contributions

Courts

- Rule on legal questions of pension law

Strong Foundation Changes

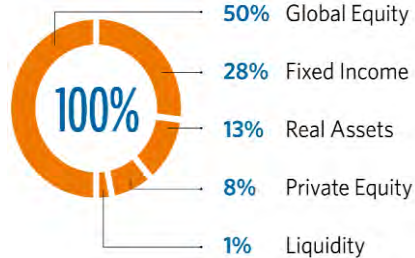
Lower Discount Rate

Lowered the discount rate from 7.5% to 7% over three years (assumed rate of return)

7.5%
↓
7%

New Asset Allocation

Adopted new strategic asset allocation effective July 1, 2018



Shorter Amortization

Shortened the amortization period for employers to pay their unfunded liability

30 yrs. → 20 yrs.
=
significant long-term savings

Capital Injection

Additional contribution to State and School pension obligations

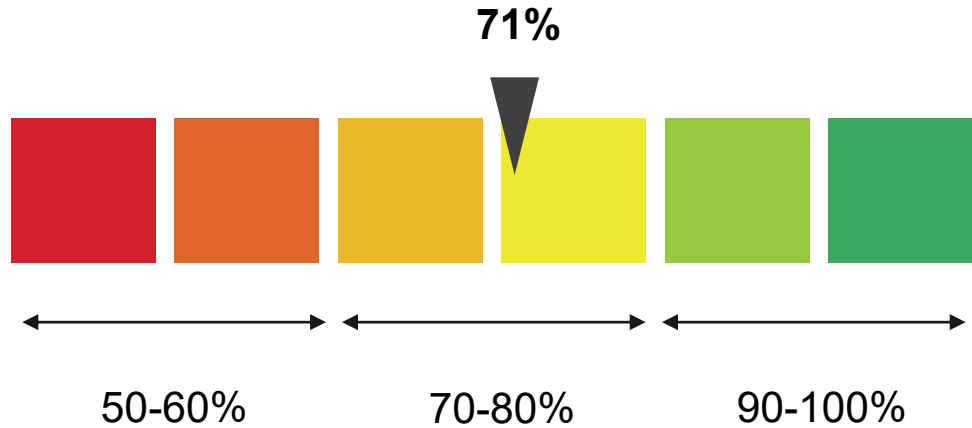
\$9 billion from the State
\$904 million to Schools

Foundational Change - Improved Liquidity

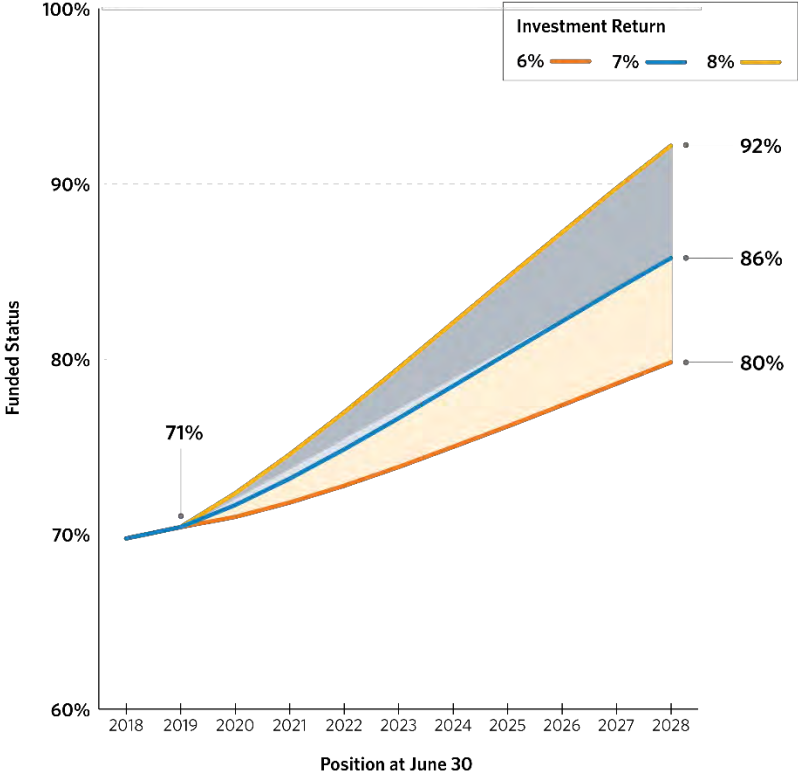




Funded status goal:
100%



10-Year Projection of Funded Status





8.1%

30-year average return

(as of FY 2018-19)

Three Key Risks



Investment
risk/liquidity



Employer
affordability



Climate risk

Chief Investment Officer

- Portfolio
- Processes
- People
- Performance



Yu (Ben) Meng

Private Equity Team

- Pivotal leadership
- Extensive experience
- \$27.64B invested



Greg Ruiz,
*CalPERS Managing Investment
Director Private Equity*

Private Equity



Co-Investments



Innovative Private
Equity Models

How We're Addressing Climate Risk

Three-channel strategic approach supported by partnerships:

Engagement

Ceres - Investor Network on Climate Risk
Principles for Responsible Investments
UN Net-Zero Asset Owner Alliance

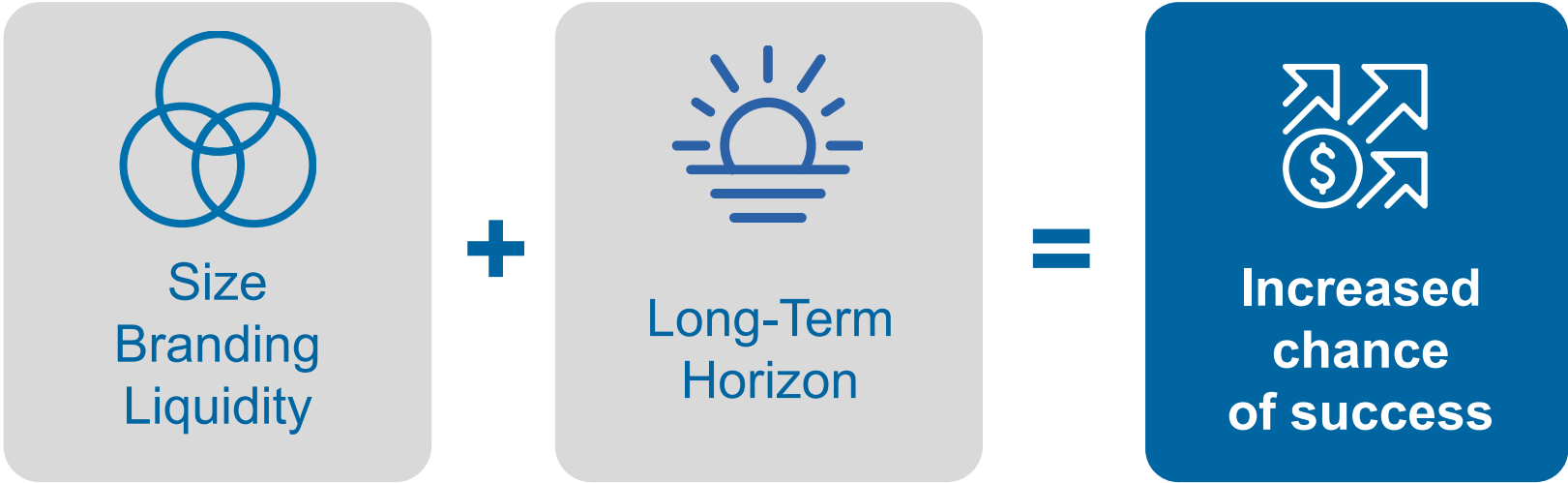
Advocacy

UN Global Investors for Sustainable Development Alliance
Council for Inclusive Capitalism at the Vatican

Integration

Global Peer Exchange
Task-force on Climate-related Financial Disclosure

Investment Focus: CalPERS Advantages



Efficient and Effective Operations

0

new positions
for past two years

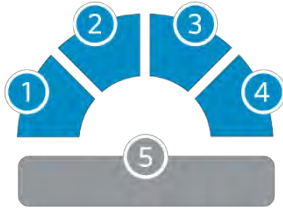
>75%

investments
managed
in-house

4

tools for
employers

Board Governance & Transparency



Board
governance
workstreams



New
stakeholder
forum



Insight
platform

Laser-focused on our top priorities

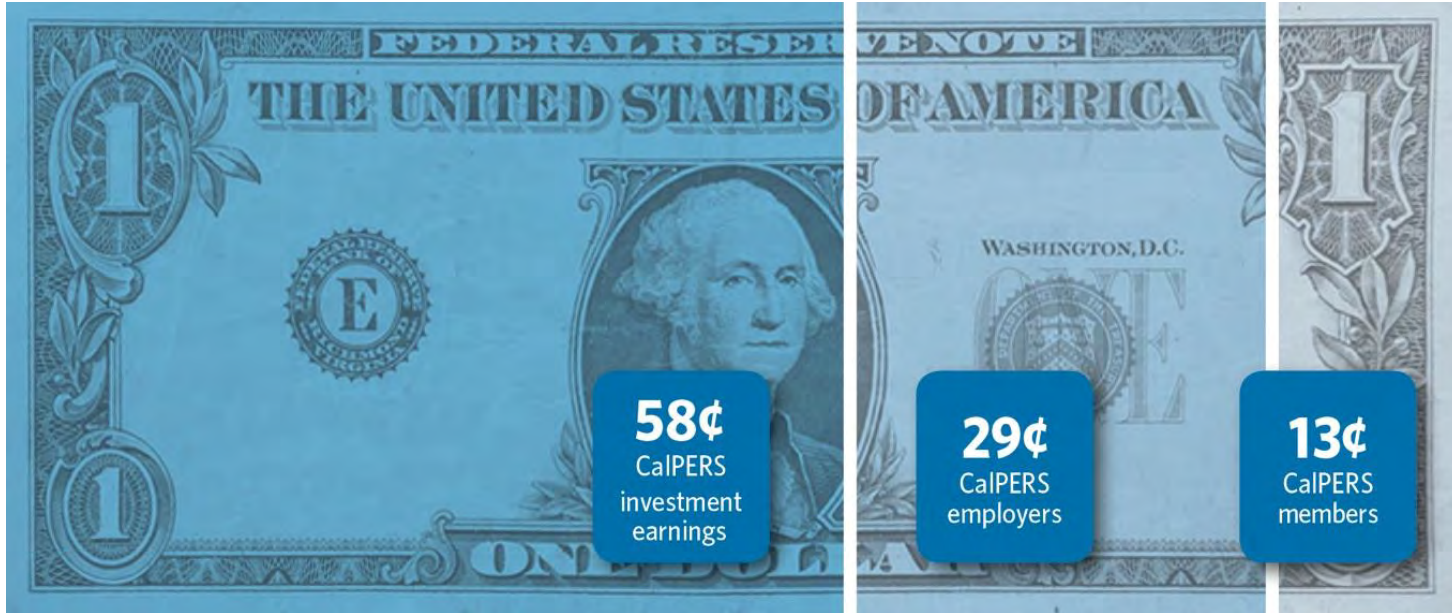
**Benefits are only as secure as
our employers' ability to pay them**



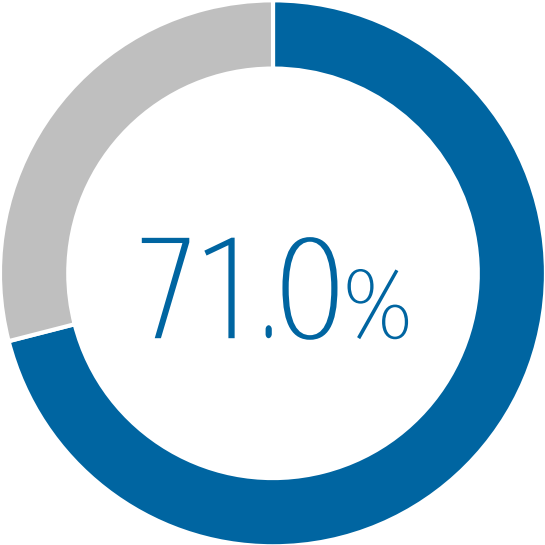
Funding the System

Michael Cohen
Chief Financial Officer

How CalPERS Retirement Benefits Are Funded



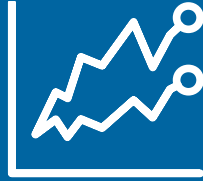
CalPERS Funded Status



Funded Status (est.)
2018-19*

**Using a 7% discount rate*





Funding Risk Mitigation Policy

Employer Funding Programs

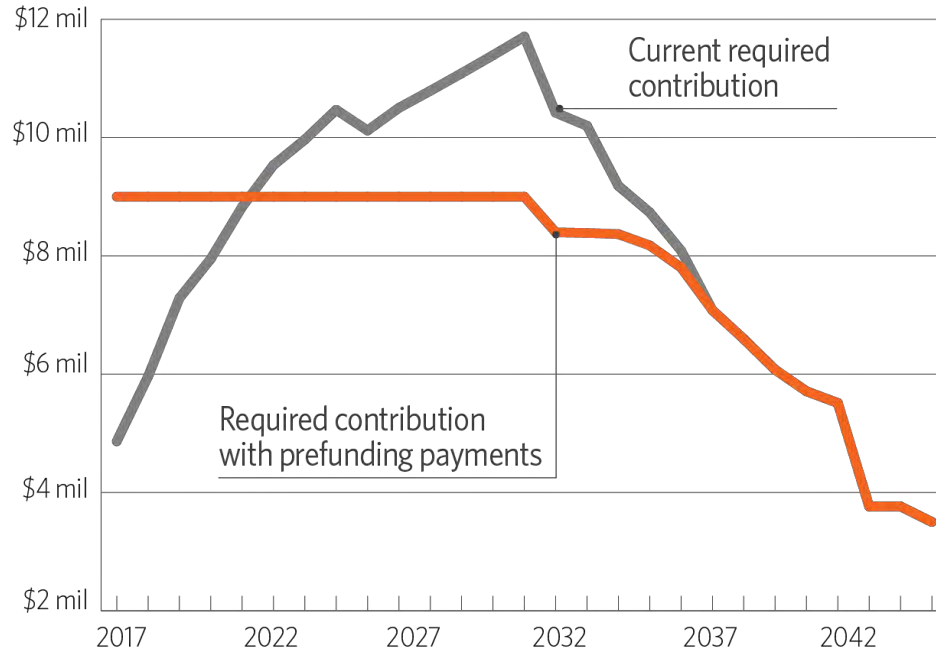
**Additional
Discretionary
Payments**

Fresh Start

CEPPT
(Pension
Prefunding)

CERBT
(OPEB)

Example of Prepayment Impact



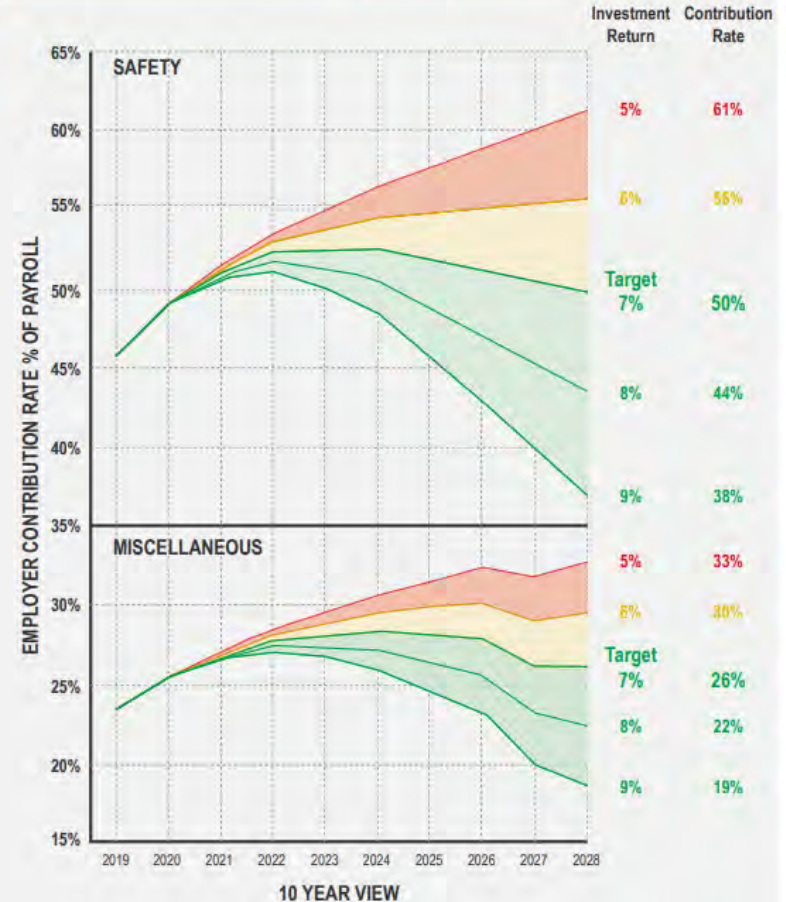


Investment return: Employer contribution rate impact

CURRENT STATUS

1 year	6.7%
5 year	5.8%
10 year	9.1%

PERFORMANCE



Our Board Monitors
Employer Contribution
Rate Impact

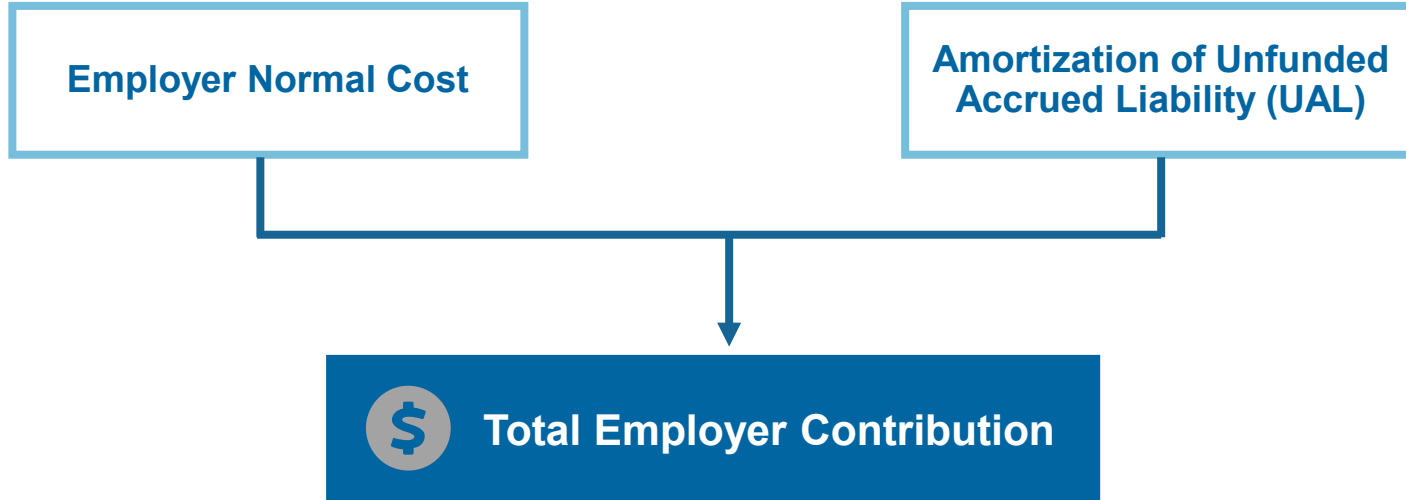
Break



Employer Costs

Scott Terando
Chief Actuary

Normal Cost + UAL



Public Agency Employer Contributions

Average of Public Agency Total Employer Contribution Rates (FY 2019-20 to 2025-26)



A Look at Pension Outlook

Modeling Assumptions

Years to Project: 10 20 30

Discount Rate %:* 7.000

PEPRA: Yes No

Random Investment Scenario: Yes No

Additional Discretionary Payment: Yes No

PEPRA Transition Years: 10 15 20

Rate %* Number of Years*

7.000	1
7.000	9
7.000	20

Submit Reset

Modeling Assumptions

Years to Project: 10 20 30

Discount Rate %:* 7.000

PEPRA: Yes No

Random Investment Scenario: Yes No

Additional Discretionary Payment: Yes No

PEPRA Transition Years: 10 15 20

Generate New Random Scenario:

1% of UAL is \$1.038M

Percentile: 75-100% 50-75% 25-50% 0-25%

ADP Amount (\$M):*

Number of annual payments:* 1

Submit Reset

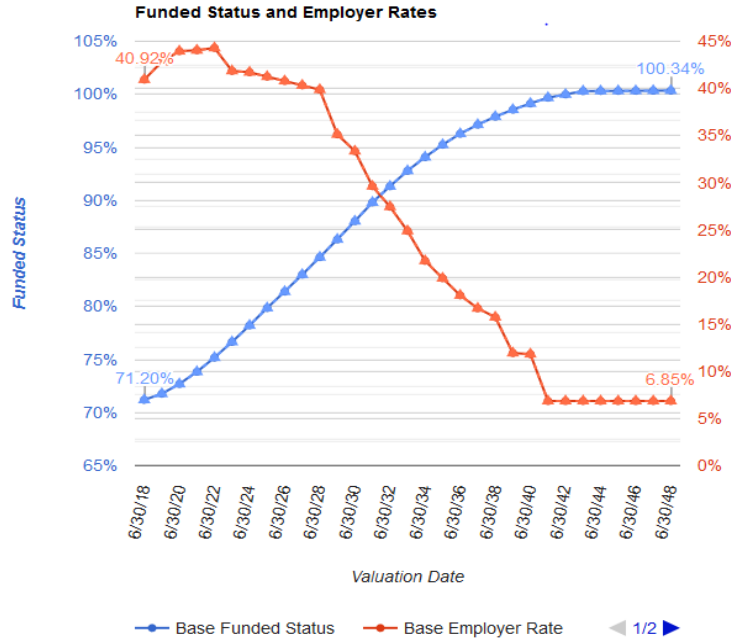
Name: City of Orange CalPERS ID: 2643484567

Rate Plan

Rate Plan Identifier: 374-Miscellaneous Plan

Modeling Assumptions

Summary Funding Cash Flow Budget



Economic Assumptions		
	Baseline	Model
Discount Rate	7.000%	7.000%
Payroll Growth	2.750%	2.750%
Inflation Rate	2.500%	2.500%

Investment Scenario Chosen		
Rate	Period	
7.000%	1	
7.000%	9	
7.000%	20	

Other Assumptions		
	Baseline	Model
PEPRA	Yes	Yes
Transition Years	15	15
ADP	No	No

Cost Over 30 Years (\$M)	
Baseline	\$298.16
Scenario	\$298.16
Change	\$0.00
Increase/Decrease	0.00%

Funded Status	
Current at 06/30/2018	71.20%
Projected at 06/30/2019	71.77%
Lowest Funded Status	71.20%

Future Funded Status	
at 06/30/2022	75.18%
at 06/30/2024	78.21%
at 06/30/2029	86.32%

Employer Rates	
Current FY (at 06/30/2019)	36.74%
Projected for next FY (at 06/30/2020)	40.92%

Plan Cost Diagnostics Relative to Current Rate	
Average Rate	-28.65%
Maximum Rate	20.53%

Over 30 Years	
Average	26.21%
Increase Over Baseline	0.00%
Maximum	44.28%
Increase Over Baseline	0.00%

Relative to Baseline	
Average Rate	0.00%
Maximum Rate	0.00%
Cost Over 30 Years	0.00%

Name: City of Orange CalPERS ID: 2643484567

▼ Rate Plan

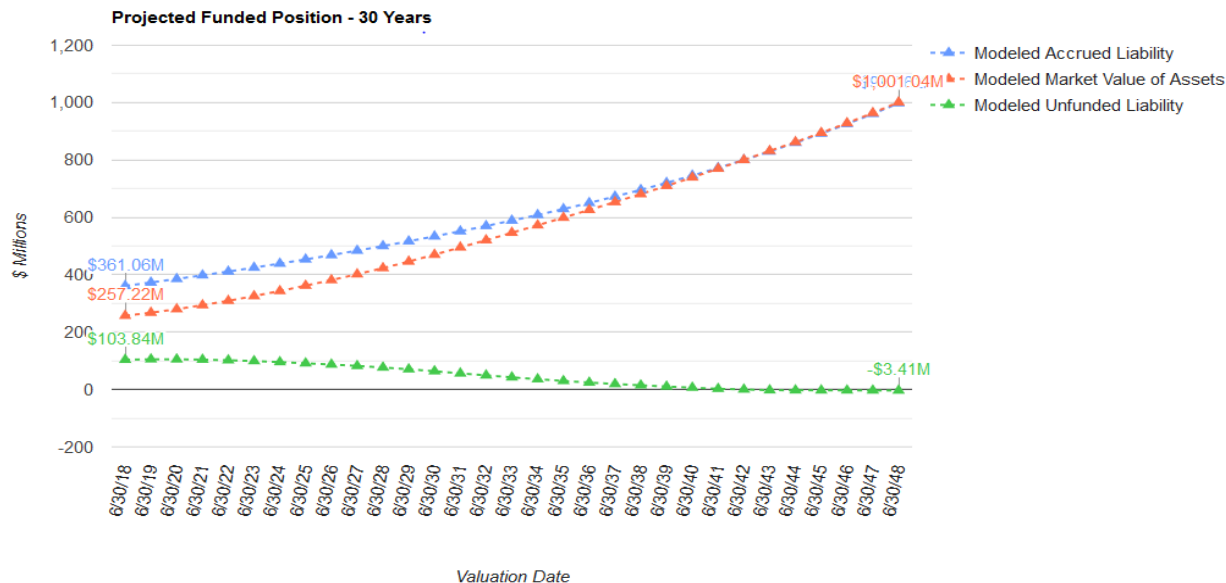
Rate Plan Identifier: 374-Miscellaneous Plan ▼

▲ Modeling Assumptions

Summary Funding Cash Flow Budget

Details to show:

x Modeled Accrued Liability x Modeled Market Value of Assets x Modeled Unfunded Liability



Economic Assumptions		
	Baseline	Model
Discount Rate	7.000%	7.000%
Payroll Growth	2.750%	2.750%
Inflation Rate	2.500%	2.500%

Investment Scenario Chosen		
Rate	Period	
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Other Assumptions		
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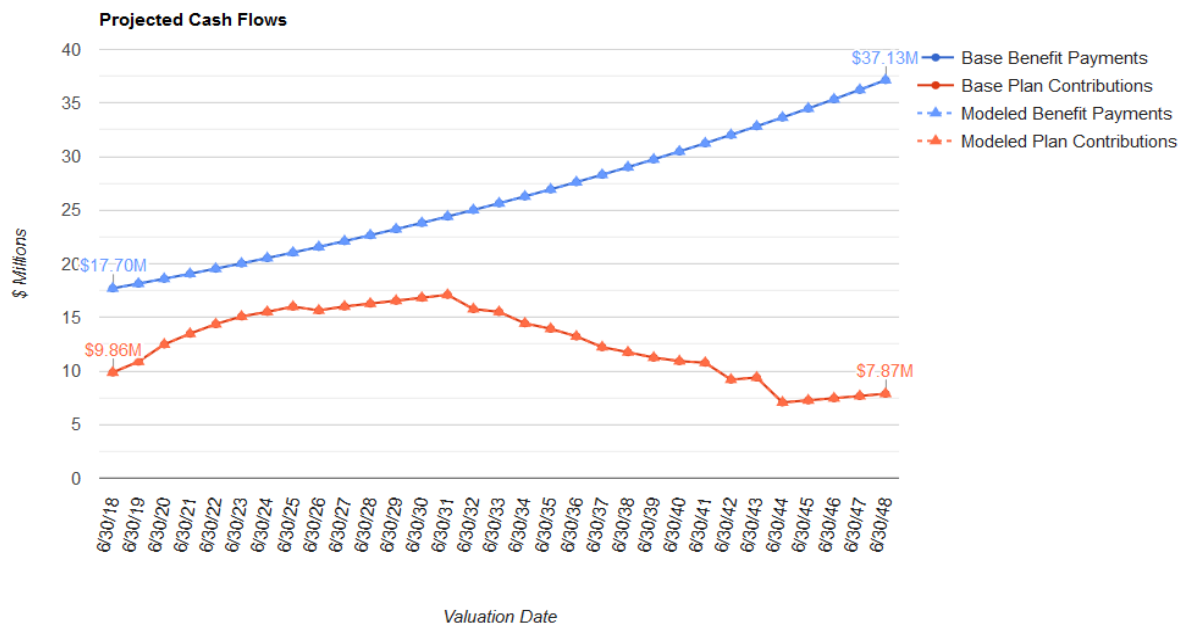
Name: City of Orange CalPERS ID: 2643484567

Rate Plan

Rate Plan Identifier: 374-Miscellaneous Plan

Modeling Assumptions

Summary Funding Cash Flow Budget



Economic Assumptions	
Baseline	Model
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Rate	Period
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7.000%	9
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Other Assumptions		
	Baseline	Model
PEPRA	Yes	Yes
Transition Years	15	15
ADP	No	No

Use of this model is subject to acceptance of CalPERS' Terms and Conditions of Use. All projections are hypothetical and may differ significantly from actual experience.

A man in a dark suit and striped tie is riding a blue bicycle. He is smiling and looking towards the right. A white helmet is hanging from the handlebars. In the background, there is a modern building with large glass windows and a man and a woman walking. The entire image has a blue tint.

Health Benefits Program

Marcie Frost
Chief Executive Officer

Health Priorities



Address rising
Rx costs



Engage in
health policy



Contain costs
and drive quality



Improve health
outcomes

A group of business professionals in a modern office setting, shaking hands and talking in blue chairs. The scene is overlaid with a blue tint. The text "Working with You" is prominently displayed in white. In the bottom left corner, the text "CI PAGE | 72" is visible.

Working with You

Our Commitment to Employers

Access

to CalPERS leadership

Listen

and solicit feedback

**Single
message**

to all stakeholders

Tools

to inform decisions



Thank you
Questions?