



November 21, 2025

Mr. Eric Gonsalves  
Senior Vice President of Development  
The Cirrus Company, LLC  
755 E. Yosemite Ave, Ste. J  
Merced, CA 65340

**VIA ELECTRONIC MAIL ONLY: [eric@cirruscompany.com](mailto:eric@cirruscompany.com)**

RE: Yosemite Ave. and Parsons Ave. Project

Dear Mr. Gonsalves:

This correspondence is in response to the questions you submitted to the Planning Department regarding your project at Yosemite Ave and Parsons Ave (“Project”). The Merced City Council, at its November 17, 2025 meeting, voted 4-1 to affirm in part, without prejudice, your appeal regarding the Project.

The effect of the Council’s action is the following:

***Approved***

- (1) General Plan Amendment #24-02,
- (2) Site Plan Utilization Revision #3 to Planned Development #20;
- (3) Environmental Review #24-25 (Negative Declaration); and
- (4) Vesting Tentative Subdivision Map #1332.

***Denied without prejudice***

- (1) Site Plan Review Permit #551; and
- (2) Minor Use Permit #24-13.

Council’s denial without prejudice was accompanied with the direction to you, the Project Applicant, to work with City staff to address specific elements of the self-storage business portion of the Project, including landscaping in and around the self-storage business and to address potential “heat-sink” concerns of the proposed self-storage buildings, with particular focus on utilizing roofing and building materials that meet or exceed the standards set forth in the

California Green Building Standards Code (Title 24, Part 11; incorporated by Merced Municipal Code (“MMC”) section 17.07.010.)

Effect of Council’s Denials

Since the Council’s action was a “denial without prejudice,” Merced Municipal Code requires the resubmittal of your Site Plan Review Permit and Minor Use Permit directly to the Council. Additionally, you are not required to wait 12 months to resubmit; your resubmittal may occur at any time, subject to Council availability. (See MMC section 20.72.080(a).) Further, your resubmittal will not be assessed additional fees or charges, since the Council’s denial was “without prejudice.”

Effect of Council’s Approvals

Council’s approval, in part of your appeal has the following effect. First, the City will prepare and file with the County a Notice of Determination for Environmental Review #24-25 (Negative Declaration). This filing will be done within the requisite regulatory period.

Second, the General Plan Amendment #24-02 Ordinance will proceed to a second reading and consideration for adoption, most likely at the next regularly scheduled Council meeting, schedule permitting.

Third, a revised Resolution reflecting the Council’s actions from the November 17, 2025 Council meeting will be placed on the consent calendar at the December 15, 2025 regularly scheduled Council meeting.

Fourth, since the Planning Commission approved Vesting Tentative Subdivision Map #1332 and Council’s actions did not overturn that approval, the City will proceed with processing and finalizing its approval of the Vesting Tentative Subdivision Map #1332 in accordance with the MMC.

If you have any further questions, please contact City of Merced Planning Department staff.

Sincerely,

  
Craig J. Cornwell  
City Attorney

- cc: Mr. Scott McBride, Merced City Manager
- Ms. Jonnie Lan, Acting Planning Manager, City of Merced
- Ms. Valeria Renteria, Associate Planner, City of Merced