

MORGAN ARCHITECTS

2825 SAN JUAN COURT
MERCED, CALIFORNIA 95340
(209) 383-3060

November 30, 2023

City of Merced
Planning Division
678 West 18th Street
Merced, California 95340

ANNEXATION PRE-APPLICATION INFORMATION:

1. Boundary Map: See Site Plan and Topographic Survey. All properties shown on the Site Plan will be owned and controlled by the Owner/Applicant.
2. Number of Acres within the Project Area: 5.9 Acres.
3. Existing City of Merced General Plan Designation: Low Density.
4. Existing Merced County Zoning: R-2.
5. Conceptual Land Use Plan: See Site Plan for this information.
6. Project Phasing and Projected Phasing Schedule: At this preliminary stage, it is anticipated that the Owner and Contractor will build models of each duplex type and establish a sales office. Then additional duplexes will be constructed as they have been sold.
7. Estimate of Infrastructure Demands:
 - a. Trips per day - 9.5 trips per D.U - 9.5 x 60 D.U. = 570 trips per day.
 - b. Water Consumption - 240 gals per D.U. - 240 x 60 = 14,400 gals per day.
 - c. Sewage - 213 gals per D.U. - 213 x 60 = 12,780 gals per day.
8. Illustrated Plans/Elevations: See Project Elevations for this information.
9. Estimated Number of Jobs to be created: The jobs created by this project will be the typical Construction Type jobs (Concrete, Framing, Roofing, etc.).
10. Description of Community Benefits: Benefits will include the construction funding of the infrastructure requirements of the project, and, the provision of needed duplex housing for which there is shortage within the area. Potential Owners of the dwelling units will most likely include couples who wish to purchase a living unit, and, have a rental unit for income. Also, this project should be attractive to retirement couples who wish to downsize and convert their home's equity to a smaller living unit, and, have a rental unit for retirement income.
11. Project's consistency with the General Plan and Merit Criteria: The City's General Plan Designation is Low Density. The proposed development would be somewhat consistent with the General Plan, but, would be one step higher (Low to Medium Density).
12. Merit Criteria Information:
 - a. The proposed project is contiguous to the City limits on two sides. The addition of the proposed development would create a logical expansion of the City limits, and, would not create an unincorporated peninsula.
 - b. The proposed development is somewhat consistent with the General Plan, but, not specifically consistent. Rather than R-1 zoning that would be consistent with the General Plan, the proposal is planned for R-2 zoning.
 - c. City Water, Sewer, Storm Drainage, are all adjacent to the proposal. The project should not create any great increase in Fire and Police protection. All street, required park area and infrastructure will be provided via construction funding.

- d. The proposed development sits on land that could support a small agricultural area, but, is surrounded on two sides by City zoned Low Residential. It would not be considered "Prime" agricultural land.
 - e. All surrounding areas support Residential uses. The West and South boundaries of the proposed site support City zoned Low Density residential. The East and North boundaries support vacant land, and, County zoned Low Density to Medium Density residential.
 - f. (1) The proposed annexation does not bring the City closer to annexation of the UC Merced campus and University community.
 - f. (2) The proposed annexation area does not contain job-generating land uses, with the exception of construction.
 - f. (3) The proposed project will provide key infrastructure facilities and amenities such as new streets, utility trunk lines, and any required park area.
13. Summary of Developer Experience: See attached Resumes for Steve Morgan (Morgan Architects and Morgan Construction), Terry Ruscoe and Brandon Ruscoe (Real Estate Brokers and General Contractors).
14. Project Financing Strategy: At this time it is anticipated that the project will be financed through a combination of construction funding, and, private investors.
15. Number of Registered Voters within the Project Boundary: Once all of the units have been sold and occupied the number of potential voters could range from sixty to a possible one hundred and eighty, or, more.
16. List of Public Services and Utilities being requested: The Public Services requested would be the typical Services required for any City Residential area (Police, Fire, Trash Collection, etc.). The Public Utilities requested would be Water, Sewer, and, Storm Water drainage. The initial funding of these Utilities would be through construction funding, and, the long term funding would be through Utility billing.
17. Description of Project Readiness: It is not anticipated at this time that will be any environmental clearances, or, special studies required. If approved for annexation, the project can proceed without delay.

STEPHEN B. MORGAN
LICENSED PROFESSIONAL ARCHITECT (1977)
STATE OF CALIFORNIA LICENSE NO. C-9263
LICENSED GENERAL BUILDING CONTRACTOR (1985)
STATE OF CALIFORNIA LICENSE NO. 530514

2825 SAN JUAN COURT
MERCED, CALIFORNIA 95340
TELEPHONE: (209) 383-3060
CELLULAR: (209) 769-4745
E-MAIL: mamc71546@comcast.net

EDUCATION:

BACHELOR OF ARCHITECTURE. CALIFORNIA POLYTECHNIC STATE UNIVERSITY.
SAN LUIS OBISPO, CALIFORNIA (1975).
BACHELOR OF HISTORY. CALIFORNIA STATE UNIVERSITY, STANISLAUS.
TURLOCK, CALIFORNIA (1972).
ASSOCIATE IN ARTS. MERCED COLLEGE.
MERCED, CALIFORNIA (1966).

PROFESSIONAL EXPERIENCE:

DMC GREEN, INC., STOCTON, CALIFORNIA. 2009 to 2010.
MANAGING DIRECTOR FOR ALL CONSTRUCTION ACTIVITIES STATEWIDE. OVERSAW INSTALLATION OF ALTERNATIVE FUEL SYSTEMS FOR NEW AND RETROFIT SITES, INSTALLATION OF ELECTRICAL CAR CHARGING STATIONS, AND SITE DEVELOPMENT AND CONSTRUCTION FOR NEW COMMERCIAL FUEL AND RETAIL SITES.

MORGAN ARCHITECTS, MERCED, CALIFORNIA. 1981 TO PRESENT.
PRINCIPAL ARCHITECT AND OWNER FOR TRADITIONAL ARCHITECTURE AND DESIGN/BUILD CONSTRUCTION. AREAS OF DESIGN EXPERTISE INCLUDE COMMERCIAL DEVELOPMENT AND TENANT IMPROVEMENTS, PUBLIC/PRIVATE EDUCATIONAL FACILITIES, INDUSTRIAL DEVELOPMENT, GOVERNMENTAL FACILITIES, MULTI-FAMILY RESIDENTIAL, AND RELIGIOUS FACILITIES.

MORGAN CONSTRUCTION, MERCED, CALIFORNIA. 1985 TO PRESENT.
GENERAL CONTRACTOR AND OWNER FOR DESIGN/BUILD COMPANY. AREAS OF EXPERTISE INCLUDE GENERAL CONSTRUCTION, DESIGN/BUILD, AND CONSTRUCTION MANAGEMENT FOR COMMERCIAL BUILDINGS AND TENANT IMPROVEMENTS, INDUSTRIAL DEVELOPMENT, PUBLIC/PRIVATE EDUCATIONAL FACILITIES, MULTI-FAMILY RESIDENTIAL, GOVERNMENTAL FACILITIES, AND RELIGIOUS FACILITIES.

LaSALLE AND MORGAN, MERCED, CALIFORNIA. 1977 TO 1981.
ARCHITECT AND PARTNER IN TRADITIONAL ARCHITECTURAL AND PLANNING FIRM. AREAS OF DESIGN EXPERTISE INCLUDED SITE AND BUILDING DEVELOPMENT FOR COMMERCIAL, MULTI-FAMILY, INDUSTRIAL, RELIGIOUS, AND MUNICIPAL PROJECTS.

OGREN, JUAREZ, AND GIVAS, SACRAMENTO, CALIFORNIA. 1975 TO 1977.
ARCHITECTURAL INTERN IN TRADITIONAL ARCHITECTURAL FIRM WHOSE EXPERTISE INCLUDED THE DESIGN AND DEVELOPMENT OF LARGE COMMERCIAL PROJECTS, HISTORICAL PRESERVATION IN "OLD TOWN SACRAMENTO," AND HIGH RISE MULTI-FAMILY FACILITIES THROUGHOUT THE WESTERN UNITED STATES.

PRESENT AND PAST AFFILIATIONS:

MEMBER, AMERICAN INSTITUTE OF ARCHITECTS.
COMMISSIONER, CITY OF MERCED PLANNING COMMISSION.
COMMISSIONER, CITY OF MERCED HISTORICAL REVIEW COMMISSION.
COMMISSIONER, CITY OF MERCED DESIGN REVIEW COMMISSION.
ADVISOR, MERCED COUNTY REGIONAL OCCUPATIONAL PROGRAM.
BOARD OF DIRECTORS, STATE OF CALIFORNIA 35TH DISTRICT AGRICULTURAL ASSOCIATION.
UNITED STATES ARMY OFFICER, MILITARY INTELLIGENCE DIVISION.

Brandon T Ruscoe

Better Homes and Gardens Real Estate

- Completed successful affiliation merger with Realogy, Inc. under their Better Homes and Gardens Real Estate division.
- Focused on Agent business development and growth.

Everything Real Estate Inc.

- Effectively manage the company's corporate expansion into more commercial sales, opportunity zones and general construction projects (Stephani Building & Historic Dallas House & Accessory Dwelling Units).

Merced Yosemite Realty

- Oversaw project management for a new home development from land acquisition, development and construction to final new home sale (Lantana Estates).
- Actively engaged in all sales/agent related activities including marketing, transaction oversight, negotiation, document review and general operation.
- Greatly focused on growth of our Property Management division. Growing from 50 to over 300 doors during this time period.

California State Licensing Board -

California Department of Real Estate

University of California Merced

Proud Central Valley native and pioneer graduate.

California Department of Real Estate

- 2013-2021 Built our residential sales division from a zero List side ranking and ranking 23rd Buyer side in 2013 to a List side ranking of 6 and Buy side ranking of 5 in 2021 for Merced County.
 - 2017-2018 Established the first fully endowed alumni scholarship at U.C. Merced with the Ruscoe Family DBA Merced Yosemite Realty for the school of Social Sciences, Humanities and Art.
 - 2017 Merced Sun Star inaugural class of 20 under 40 young Merced professionals.
 - 2016 Merced Yosemite Realty, awarded Merced Sun Star Excellence in Business for Real Estate and Development.
 - 2011 awarded the Central Valley regional Property Management contract with Carrington Properties for all bank owned properties in the region (Chase, B of A, Fannie Mae).
 - 2010 Oversaw acquisition of competing Real Estate Firm. Individually contacted and transferred all of competitor's Property Management clientele with a 93% sustained successful retention rate.
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- Merced County Association of Realtors Board of Directors 2022-Current
 - UC Merced Alumni Association Board Vice President 2018-2021
 - UC Merced Alumni Association Board member since 2014
 - Founding member of California Chi Mu Chapter of Sigma Alpha Epsilon
 - Staunch supporter of Merced County Food Bank and senior brown bag campaign.

Terry Ruscoe

790 E. South Bear Creek Drive, Merced, CA 95340

Work 209-722-5400 or 209-383-SOLD or 800-277-5732 (always use ext 703)

Abilities

- Experienced in Educational Leadership. People and project management (over thirty years of positive results).
- A host of strategic planning and problem prevention skills (directed the successful delivery of over \$200 million in challenging construction projects working with a wide variety of employees and clients).
- Advanced academic and professional training.
- Effective communication (writing, computer, and public speaking) abilities.

Education

Certified Chief Business Official (CASBO) – Most Widely Recognized Business Certification in Education (2001).
MBA - Management, *With Honors*: Holy Names University, Oakland, CA (1993).
Bachelor Degree - Business Administration, *Summa Cum Laude*: National University (1988).
Associate Degree in Business - (Emphasis in Computers), *With Highest Honors*: College of Alameda (1986).
C.P.M. - Certified Purchasing Manager Credentials (Lifetime): Institute Supply Management, Inc. (1991).
Certification - in Purchasing and Materials Management: California State University at Hayward (1990).
Teaching Credential - State of California: Computer Applications & Business. Credential #920111352 (retired).
Licensed California Real Estate Broker – License Number: 01421427
Licensed General Contractor (B) License Number: 1006497

Employment Experience

Fiscal Crisis Management Assistance Team (FCMAT).

Serves as an independent consultant with FCMAT and has participated in key studies of California School Districts and Offices of Education (a key contributor in Los Angeles' extensive County Office of Education study). Areas of expertise include Contracting, Procurement, and Facility Development, Maintenance, and Management.

Merced County Office of Education (MCOE) • Director of Support Services: July, 2007 to 2012 (Retired).

Hired to direct the support service programs made available through the County Office of Education. Responsibilities included oversight of the Contracting, Facilities Purchasing, Property Control, Maintenance, Operations, Custodial, Grounds, Utilities, and county-wide Warehouse services. Terry provided consulting and support services to all 20 school districts of Merced County. He directed a large and diverse staff of white and blue collar employees.

Merced College District • Director of Purchasing/Facilities Development: September 13, 1994 to July 2007.

Hired for my contract management, purchasing, and facility development background. Oversaw the successful implementation of campus-wide telecommunication, technology, and infrastructure modernization projects. Managed the design and delivery of the college's Merced campus build-out and the new Los Banos campus. Planned and delivered many large scale building projects (New Library, Interdisciplinary Academic Center, Award winning Childcare Center. Managed the Facility Development, Purchasing, Telecommunications, Property Control, Mailroom, and warehouse functions at the college.

East Bay Municipal Utility District • Purchasing Contract Supervisor: October 3, 1983 to September 12, 1994.

Hired in 1983 as a Storekeeper responsible for the receipt, inspection, storage, and issue of over 3,500 warehouse items. Promoted to District Buyer in 1987 and to Buyer II in 1989. Purchased all technology equipment and training for this major metropolitan water district during extensive system reorganization. Promoted to Purchasing Contract Supervisor in 1993. Wrote and administered equipment and service contracts for technology and MRO. Authored District's first major recycled products proposal. Became key advisor on several major in-house and community committees. Used as key District contract negotiator. Supervised various Clerical and Inspector positions. Worked with various departments and suppliers to create specification and use requirements for long-term relationships.

Affiliations and Recognition

Institute of Supply Management (ISM) Lifetime Certification–C.P.M., California Public Purchasing Officers (CAPPO), National Assoc. of Educational Buyers (NAEB) and American Production and Inventory Control Society (APICS).
State Credentialed Teacher: Hayward and Alameda Adult Schools (part time and evenings for three years).
Recipient: National University's Scholarship for Outstanding Academic Achievement.
Recipient: National University's Leadership Award.

Community and Self Interest

Board Memberships: Saint Luke's School and Board of Trustees (retired). Foundation Member Merced College (retired). Married with two sons (Brandon, age twenty seven – Pioneer UC Merced: Management Graduate, and Jared, age twenty four - UC Merced: Chemistry and Biology Graduate and doctoral candidate). Janet Ruscoe, R.N., M.S.N. serves as the Executive Director at Mercy Medical Center in Merced.

Recommendations (by Employers and Professors) are also available for your review.