CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

ADMINISTRATIVE REPORT

File #: 25-835 Meeting Date: 9/17/2025

Planning Commission Staff Report

Report Prepared by: Valeria Renteria, Associate Planner, Development Services Department

SUBJECT: General Plan Amendment #24-02/ Site Utilization Plan Revision #3 to Planned Development #20/ Vesting Tentative Subdivision Map #1332 / Site Plan Review Permit #551/ Minor Use Permit #24-13, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner. The General Plan Amendment would change the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 3.02 acres and from Commercial Office (CO) to Low Medium Density (LMD) residential for the remaining 4.85 acres. The Site Utilization Plan Revision would change the land use designation within P-D #20 from Commercial Office to Self-Storage for 3.02 acres and to Residential for the remaining 4.85 acres. The Minor Use Permit would be for interface review to allow commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. The Site Plan Review Permit would allow the development a self-storage facility (approximately 500 storage units). The vesting tentative subdivision map would divide the self-storage from the residential lots and create the 28 residential lots. *PUBLIC HEARING*

ACTION: PLANNING COMMISSION:

Recommendation to City Council:

1) Environmental Review #24-25 *(Negative Declaration)*
2) General Plan Amendment #24-02
3) Site Utilization Plan Revision #3 to Planned Development #20

Approve/Disapprove/Modify:

1) Environmental Review #24-25 *(Negative Declaration)*
2) Vesting Tentative Subdivision Map #1332
3) Site Plan Review Permit #551
4) Minor Use Permit #24-13
   [subject to City Council approval of General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development #20]

SUMMARY

The Project site consists of two parcels that total approximately 8.05 acres located at 1380 Yosemite Avenue (APN: 006-050-068) and 3595 Parsons Avenue (APN: 006-050-072) (Attachment C). The subject site has a General Plan designation of Commercial Office (CO) and a Zoning classification of Planned Development(P-D) #20. The subject site is surrounded by a variety of uses which include residential to the east, south, and west, a religious institution to the north and University Surgery

Center adjacent northeast of the project site.

The applicant is requesting approval to develop 28 single-family homes and a self-storage facility. Of the 28 residential lots, lots 1-15 would be single story homes and lots 16-28 would be a mix of single- and two-story homes. The proposed residential lots would range in size between 4,365 square feet and 8,930 square feet. These lots would be located within the southern portion of the subject site on approximately 4.85 acres. The remaining 3.02 acres would be used to establish a self-storage facility with 500 storage units. The applicant has provided a site plan, floor plan, and elevations (Attachments E and F) for this proposal.

RECOMMENDATION

General Plan Amendment and Site Utilization Plan Revision to Planned Development

Planning staff recommends that the Planning Commission make a recommendation to the City Council of Environmental Review #24-25 (Negative Declaration), General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development #20 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution.

Vesting Tentative Subdivision Map, Site Plan Review Permit, and Minor Use Permit

Planning staff recommends that the Planning Commission approves Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13 (including the adoption of the Draft Resolution at Attachment B) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B of the Draft Resolution, and contingent upon City Council approval of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20.

DISCUSSION

Project Description

The Project site consists of two parcels that total approximately 8.05 acres located at 1380 Yosemite Avenue (APN: 006-050-068) and 3595 Parsons Avenue (APN: 006-050-072) (Attachment C). The subject site has a General Plan designation of Commercial Office (CO) and a Zoning classification of Planned Development (P-D) #20. The subject site is surrounded by a variety of uses which include residential to the east, south, and west, a religious institution to the north and University Surgery Center immediately to the northeast vicinity of the project site.

The applicant is requesting approval to develop 28 single-family homes and a self-storage facility. Of the 28 residential lots, lots 1-15 would be single story homes and lots 16-28 would be a mix of single- and two-story homes. The proposed residential lots would range in size between 4,365 square feet and 8,930 square feet. These lots would be located within the southern portion of the subject site on approximately 4.85 acres. The remaining 3.02 acres would be used to establish a self-storage facility.

The developer has provided six different elevation styles as shown at Attachment F. These styles include architectural concepts named Santa Barbara, Modern Farmhouse, European Cottage, and English Cottage. They include a variety of earthtone colors and a mixture a material such as stucco,

board and baton, stone veneers, and shingled roofs.

The northern portion of the parcel along E. Yosemite Avenue would be reserved for the self-storage facility with approximately 500 storage units. The applicant has provided a site plan, floor plans, and elevations for this proposal. Attachment E illustrates the proposed structures (Site Plan, Floor Plan, and Elevations). The storage facility would be composed of five storage buildings; the office would be attached into one of those storage buildings. The office would be the most visible structure to the public located along E. Yosemite Avenue. The exterior of the office would consist of walls with stucco finish, stone veneer accents, and storefront windows. The storage spaces would range in dimensions between 5 feet by 5 feet, and 10 feet by 25 feet. The storage buildings would have a metal finish. The back of the storage units along the eastern, southern and western property lines would consist of a 12 to 14-foot-tall block wall. The northern property line would be secured with a wrought iron perimeter fence.

Surrounding uses as noted in Attachment C.

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Single-Family Homes and church (across E. Yosemite Avenue)	Low Density Residential (R-1-6)	Low Density Residential (LDR)
South	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LDR)
East	Single-Family Homes and University Surgery Center	Low Density Residential (R-1-6) and Planned Development (P-D) #20	Low Density Residential (LDR) and Commercial Office (CO)
West	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LDR)

Background

The subject site (approximately 8.05 acres) was annexed into the City in 1980, as part of the Southwest Yosemite and Parsons Annexation (Annexation No. 137). This annexation incorporated approximately 121.24 acres of land into the City limits. The subject site is designated for Commercial Office (CO); however, the site has remained vacant for several decades.

The storage facility is similar in size to other existing storage facilities in the community such as Simply Space Self Storage, Central Self Storage, Cal Storage, etc. These storage facilities are surrounded by residential zones. In 2023, the City Council approved a similar project for the applicant for a combination self-storage facility, and long-term boat and recreational vehicle parking at 1965 W. Olive Avenue which is currently under construction.

Public hearing notices were mailed to 93 property owners within 300 feet of the project site 3 weeks

prior to this meeting and published in the Merced County Times on August 29, 2025. The initial study prepared for this project was also published in the Merced City Website on August 29, 2025.

The Planning Commission considered a previous version of this proposed during the Planning Commission Meeting of March 19, 2025. The public comment period was opened and residents from the surrounding area raised their concerns regarding the project and adequate time being given to review the project. The Planning Commission voted unanimously to continue the item to the Planning Commission meeting of April 9, 2025.

At the April 9 Planning Commission meeting, the Planning Commission directed staff to prepare a resolution recommending denial for General Plan Amendment #24-02, Site Utilization Plan Revision #3 to Planned Development (P-D) #20, and another resolution denying Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551, Minor Use Permit #24-13 and associated environmental review based on the reasons provided by the Planning Commission.

The Planning Commission adopted these resolutions on May 7, 2025, which the applicant appealed.

The appeal was heard at the City Council July 7, 2025, where the public hearing was opened and residents from the surrounding areas expressed their concerns about the project. The Council asked questions to the residents and the applicant. Council voted to send the proposal back to the Planning Commission and require that the applicant host a neighborhood meeting within 20 days of that Council meeting.

A neighborhood meeting was held at Merced City Hall in the Sam Pipes Conference Room on July 22, 2025. Meeting invitations were provided to the neighborhood prior to the meeting. Approximately 30 residents attended the neighborhood meeting.

Based on the discussion at that meeting with the neighbors, the applicant made changes to the project. Those changes include but are not limited to:

1. A decrease in residential density: from 41 dwelling units to 28 dwelling units.
2. An increase in lot size.
3. A restriction of “single story housing units” for lots adjacent to southern neighbors. Other units in the interior would be allowed up to 2 stories.
4. Rear setbacks that exceed the rear neighbor R-1-6 requirements (15 feet for the proposed PD vs. down to 5 feet for the southern neighboring properties).
5. A reduction of operating hours for the storage facility from 7 AM to 7 PM (instead of 10 PM).

<u>Findings/Considerations</u>

Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment A for the Findings related to General Plan Amendment 24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20. Please refer to Exhibit B of the Draft Planning Commission Resolution at Attachment B for the Findings related to Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13.

ATTACHMENTS

A. Draft Planning Commission Resolution - General Plan Amendment and Site Utilization Plan Revision to Planned Development
B. Draft Planning Commission Resolution - Vesting Tentative Subdivision, Site Plan Review, and Minor Use Permit
C. Location Map
D. Land Use Map
E. Site Plan, Floor Plans, and Elevations for Self-Storage facility
F. Site Plan, Floor Plans, and Elevations for Residential
G. Planned Development Standards
H. Initial Study (Negative Declaration)
I. Tentative Subdivision Map
J. TSM Findings
K. Public Comments from first proposal
L. Presentation

CITY OF MERCED
Planning Commission

Resolution #4152

WHEREAS, the Merced City Planning Commission at its regular meeting of September 17, 2025, held a public hearing and considered **General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20,** initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner for the properties located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The General Plan Amendment would change the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 3.02 acres and from Commercial Office (CO) to Low Medium Density (LMD) residential for the remaining 4.85 acres. The Site Utilization Plan Revision would change the land use designation within P-D #20 from Commercial Office to Self-Storage for 3.02 acres and to Residential for the remaining 4.85 acres. The approximate 8.05-acre subject site is generally located on the southwest corner of E. Yosemite Ave and Parsons Ave. The property being more particularly described as Lots "A" and "B", as shown on that certain map entitled "Oakmount Village Unit No. 5," recorded in Volume 46, Page 38 of Merced County Records; also known as Assessor's Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through H of Staff Report #25-835 (Exhibit B of Planning Commission Resolution #4152); and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Planned Development (P-D) Zoning Districts in Merced Municipal Code Section 20.20.020 (J); and,

NOW THEREFORE, after reviewing the City's Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council adoption of a Negative Declaration regarding Environmental Review #24-25, and recommend approval of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development (P-D) #20, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)
ABSTAIN: Commissioner(s)

Adopted this 17th of September 2025

_____
Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

_____
Secretary

Exhibits:
Exhibit A – Conditions of Approval
Exhibit B – Findings/Considerations

Conditions of Approval
Planning Commission Resolution # 4152
General Plan Amendment #24-02
Site Utilization Plan Revision #3 to Planned Development #20

1. The proposed General Plan Amendment and Site Utilization Plan Revision shall be as shown on the Proposed Land Use Map at Attachment D of Planning Commission Staff Report #25-835.
2. Any project constructed on this site shall comply with all Design/Development Standards (Attachment G of Planning Commission Staff Report #25-835) adopted by Revision #3 of Planned Development (P-D) #20.
3. In compliance with Merced Municipal Code Section 20.20.020 Q, all projects shall require a Site Plan Review Permit or Minor Use Permit at the discretion of the Director of Development Services to address conformance to the Design Standards approved with this Planned Development Establishment. This does not replace the requirement for any other approval for a specific use required by the Zoning Ordinance.
4. Approval of the General Plan Amendment and Site Utilization Plan Revision is subject to the applicant(s) entering into a written Legislative Action Agreement that they agree to all the conditions and shall pay all City and school district fees, taxes, and/or assessments, in effect on the date of any subsequent subdivision and/or permit approval, any increase in those fees, taxes, or assessments, and any new fees, taxes, or assessments, which are in effect at the time the building permits are issued, which may include public facilities impact fees, a regional traffic impact fee, Mello-Roos taxes— whether for infrastructure, services, or any other activity or project authorized by the Mello-Roos law, etc. Payment shall be made for each phase at the time of building permit issuance for such phase unless an Ordinance or other requirement of the City requires payment of such fees, taxes, and/or assessments at an earlier or subsequent time. Said agreement to be approved by the City Council prior to the adoption of the ordinance, resolution, or minute action.
5. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as required by the City Engineering Department.

6. The Project shall comply with all applicable conditions set forth in the resolutions for Annexation No. 137 (Southwest Yosemite and Parsons Annexation) previously approved for this site.

7. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.

8. The developer/owner is required to finance the annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, streetlights, parks and open space, which may include a financing mechanism such as a Community Facilities District (CFD). Procedures for financing these services and on-going maintenance shall be before final map approval or issuance of a certificate of occupancy for any building, whichever comes first. 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.

9. 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, 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 (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, suits, or proceeding. Developer/applicant shall be responsible to immediately prefund the litigation cost of the City including, but not limited to, City's attorney's fees and costs. If any claim, action, suits, or proceeding is filed challenging this approval, the developer/applicant shall be required to execute a separate and formal defense, indemnification, and deposit agreement that meets the approval of the City

Attorney and to provide all required deposits to fully fund the City's defense immediately but in no event later than five (5) days from that date of a demand to do so from City. In addition, the developer/applicant shall be required to satisfy any monetary obligations imposed on City by any order or judgment.

10. 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.

Findings and Considerations
Planning Commission Resolution #4152
General Plan Amendment #24-02
Site Utilization Plan Revision #3 to Planned Development (P-D) #20

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

A) If the General Plan Amendment is approved, the northern 3.02 acres of the proposed project would comply with the General Plan land use designation of Business Park (BP), which allows self-storage facilities with a Site Plan Review permit. The southern 4.85 acres of the subject site would comply with the General Plan Designation of Low Medium Density (LMD) residential which allows for residential subdivisions. The project would also comply with the Zoning classification of Planned Development (P-D) #20 with the change in land use designation from Commercial Office to Low Medium Density Residential and Self-Storage.

The proposed project, with conditions of approval, would help achieve the following General Plan land use policies:

Policy L-3.2: *Encourage Infill Development and a Compact Urban Form*

The proposed project would develop an approximate 8.05-acre site that has been vacant for decades. Developing this site addresses some maintenance issues associated with undeveloped parcels, such as overgrown weeds (fire hazard), vandalism, and loitering which could impact neighboring parcels. In addition, infill development is an efficient use of development that utilizes existing infrastructure within City limits as opposed to annexing land that requires expanding City infrastructure and services.

General Plan Amendment - Findings

B) Chapter 20.82 (General Plan Amendments) outlines procedures for considering General Plan Amendments, but does not require any specific findings to be made for approval. However, Planning practice would be to provide objective reasons for approval or denial. These findings can take whatever form deemed appropriate by the Planning Commission and City Council. Based on State law and case law, the following findings are recommended:

1. *The proposed amendment is deemed to be in the public interest.*

The proposed amendment is deemed to be in the public interest

because it will provide employment, and storage options so that residential properties are not overcrowded with personal items resulting in blight from items stored outside. The project also proposes housing which will help alleviate the housing needs in the community.

2. *The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.*

   As shown under Finding A, the proposed development meets the General Plan Goals and Policies regarding promoting infill developments. The proposed project would comply with the General Plan designation of Business Park (BP) and Low Medium Density Residential (LMD) if the General Plan Amendment is approved.

3. *The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.*

   The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. Implementation of the conditions of approval and adherence to all applicable Building Codes, Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health, safety, and welfare of the City as a whole.

4. *The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).*

   The proposed General Plan Amendment has been processed in accordance with all applicable California Government Code sections. In addition, Planning staff has conducted an environmental review (#24-25) of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Negative Declaration (see Attachment G of Planning Commission Staff Report #25-835) has been recommended.

Zoning Code Compliance for Planned Development Establishments or Revision

C) Per Merced Municipal Code Section 20.20.20 (J) Planned Development (P-D) Zoning Districts, an application for Planned Development Establishment or Revision with an accompanying Preliminary Site Utilization Plan can only be approved if the following findings can be made.

1. *The proposed development is consistent with the goals, policies, and actions of the General Plan and any applicable specific plan and community plan.*

   The proposed Planned Development would change the land use designation for the approximately 8.05-acre subject site from Commercial Office (CO) to Self-Storage and Residential. This use would be consistent with the General Plan if General Plan Amendment #24-02 is approved. As described in Finding A above, the project would help achieve Land Use Policy L-3.2 by encourage in-fill development.

2. *The site for the proposed development is adequate in size and shape to accommodate proposed land uses*.

   The project site is approximately 8.05 acres, and would be used for 500 storage units and 28 residential lots. The storage facility is similar in size to other existing storage facilities in the community (Simply Space Self Storage, Central Self Storage, Cal Storage, etc.). The residential lots south of the self-storage facility would serve as a transition in between the self-storage and the single-family residences to the south of the project site. The project site is considered adequate in size and shape to accommodate the proposed land uses.

3. *The site for the proposed development has adequate access considering the limitations of existing and planned streets and highways.*

   The proposal would have adequate access to existing and planned streets and highways. The proposed development would have access to E. Yosemite Avenue and Parsons Avenue through driveways along the northern and eastern property line. The project proposes a new private road that would connect to Parsons Ave for the residential development. These internal streets would be constructed to Merced City Standards as required in Condition #17 of Planning Commission Resolution #4153 for the Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13 at Attachment B of Planning Commission

Staff Report #25-835).

4. *Adequate public services exist or will be provided to serve the proposed development.*

   City utilities such as water and sewer main lines as well as storm drain lines are directly available to the north at E. Yosemite Avenue and to the east at Parsons Avenue. These lines are adequate to serve the project.

5. *The proposed development will not have a substantial adverse effect on surrounding property, will be compatible with the existing and planned land use character of the surrounding area, and will enhance the desirability of the area and have a beneficial effect.*

   There may be some temporary impacts such as vibration, noise, and dust during construction, but as described under Finding F – Neighborhood Impact, the proposed development would not have a substantial adverse effect on surrounding property, will be compatible with the existing and character of the surrounding area, and will enhance the desirability of the area and have a beneficial effect.

6. *The proposed development carries out the intent of the Planned Development zoning district by providing a more efficient use of the land and an excellence of site design greater than that which could be achieved through the application of established zoning standards.*

   The proposed development provides efficient use of land optimizing the property by revising the existing Planned Development to allow for the self-storage and residential subdivision as infill development on the site. This is attainable through specific development standards proposed as part of the revision #3 to Planned Development (P-D) #20. These standards are provided at Attachment G of Planning Commission Staff Report #25-835.

7. *Each individual unit of the proposed development, in each phase as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the total development.*

   The proposed development consists of a self-storage facility along the northern portion of the property. The southern portion of the subject site would have a residential subdivision. This self-storage facility and residential development are capable of creating a good environment in the locality and being in any stage as desirable and stable as the total

development.

8. *Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan, which offer certain unusual redeeming features to compensate for any deviations that may be permitted.*

   As shown on Attachment E of Staff Report #25-835, the proposal includes decorative block building walls along the western and eastern property lines that include a mixture of color finishes that go beyond a standard concrete masonry unit wall.

9. *The principles incorporated in the proposed development plan indicate certain unique or unusual features, which could not otherwise be achieved under the other zoning district.*

   The proposed use would allow development of the entire parcel. By allowing a deviation in the setback requirements, the proposed development is able to provide a fully developed self-storage facility including parking and use an attractive design and color palette for the buildings on the northern portion of the site. The southern portion of the site would also accommodate more residential units with a deviation in setback requirements. Without the deviation in the setback requirement, the development would not be able to provide sufficient storage spaces and number of residences to make the development feasible. This could lead to the site remaining empty and susceptible to blight.

   Revision #3 to Planned Development #20 would allow this development to deviate from the standard zoning requirements, allowing the project to move forward in a more streamlined approach. Planned Developments were specifically designed to allow such unique designs.

<u>Planned Development Standards</u>

D) Specific development standards are typically established within a Planned Development. The applicant could propose a standard City Zoning classification; however, by proposing a Planned Development, the developer has the opportunity to request unique development standards that deviate from the City's typical requirements. Through the Revision of a Planned Development, the developer has requested a number of development standards specific to this development as shown in Attachment G of Staff Report #25-835.

Traffic/Circulation

E) The proposed development includes a self-storage facility with approximately 500 storage units, and a residential subdivision of 28 units located on an approximately 8.05-acre vacant parcel located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The project site fronts an arterial road to the north (E. Yosemite Avenue) and a collector road to the east (Parsons Avenue). Vehicle access would be available from a driveway along E. Yosemite Avenue and Parsons Avenue. The nearest major north-south road is G Street (arterial road) which is designed to carry large volumes of traffic traveling throughout the community. G Street provides access to Highway 99 that connects Merced with other regional communities throughout the State.

Vehicle Miles Traveled

The self-storage facility project is comprised of land uses estimated to generate 109 vehicle trips per day, and the residential portion is estimated to generate 264 vehicle trips per day, totaling of 373 vehicle trips per day. Based on the MCAG guidelines, projects that are low trip generators can be screened out of a quantitative VMT Analysis. Projects that are consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 1,000 average daily trips and projects that are not consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 500 average daily trips. This Project is not consistent with the Merced Vision 2030 General Plan but generates less than 500 daily trips. As a result, this Project is screened out from a quantitative VMT analysis and this Report serves as the required VMT Analysis for this Project.

Improvements

The development requires the construction of a street network connecting the residential subdivision to Parsons Ave. This street network would generally be built to Merced City Standards (Condition #17 of Planning Commission Resolution #4153 – Attachment B of Planning Commission Staff Report #25-835). This may require making minor modifications to the site plan that would need to be reviewed and approved by the Director of Development Services.

Neighborhood Impact

F) The subject site is surrounded by a variety of uses which include residential to the east, south, and west, a religious institution to the north across E Yosemite Avenue and University Surgery Center adjacent to the northeast. The subject site is designated Commercial Office (CO) as a land use designation that is compatible with the surrounding uses. Even though the applicant is proposing a General Plan designation of Business Park and Low Medium Density Residential, the proposed use of self-storage and residential subdivision is expected to produce less traffic than expected for a Commercial Office development and would not significantly alter the traffic patterns throughout the neighborhood.

The site is surrounded with residential uses to the west and south of the proposed project. The self-storage facility would consist of a 12 to 14-foot-tall block wall that would screen the self-storage facility from the adjacent residential uses and reduce noise and privacy concerns. To create additional compatibility with the surrounding sites to help reduce concerns regarding noise, lighting, and privacy, there are conditions requiring the parking lot lights and building lights be shielded so that lighting does not "spill-over" to adjacent parcels (Conditions #22 of Planning Commission Resolution #4153 Attachment B pf Planning Commission Staff Report #25-835); controlled hours of operation only allowing operation between 7 a.m. and 7 p.m. (Condition #24 of Planning Commission Resolution #4153 Attachment B of Planning Commission Staff Report #25-835).

Public hearing notices were sent to all property owners within 300 feet of the project site. The City received public comment letters and a petition for the previous hearings shown on Attachment K of Staff Report #25-835. In these letters, neighbors expressed their concerns for the proposed self-storage facility and residential development. The letters and petition were generally in opposition of the project.

Housing Opportunity

G) The proposed would change the General Plan designation from Commercial Office (CO) to Business Park (BP) for approximately 3.02 acres and Low Medium Density (LMD) residential for approximately 4.85 acres. As such,

zoning at this location currently does not allows for any residential uses. Thus, by changing the land use designation to Business Park and Low Medium Density Residential, the site goes from no potential of having any residential units constructed at its current designation, to 6 to 12 units per acre in the proposed Low Medium Density residential portion of the project.

Staff believes this site would be good for Low Medium Density residential given that the site fronts a major collector road (Parsons Avenue), and its close proximity to multiple shopping centers within 750 feet of the site, a park, and school.

Environmental Clearance

H) Infill projects over 5 acres or projects that don't comply with Zoning/General Plan designations require an Initial Study, per the California Environmental Quality Act (CEQA). In this case, the project is over 5 acres (at 8.05 acres), and the site is not consistent with Zoning or the General Plan, requiring an Initial Study. An Initial Study includes a wide range of analysis required by the State covering an array of subjects including, but not limited to, impacts on vehicle miles traveled, air quality, biological resource, public services, cultural resources, and City utilities. Planning staff has conducted an environmental review of the project in accordance with the requirements of CEQA and concluded that Environmental Review #24-25 results in a Negative Declaration as the proposal would not have a significant effect on the environment (Attachments H of Planning Commission Staff Report #25-835) and does not require the preparation of an Environmental Impact Report. A copy of the Initial Study with a Negative Declaration can be found at Attachment H of Planning Commission Staff Report #25-835.

CITY OF MERCED
Planning Commission

Resolution #4153

WHEREAS, the Merced City Planning Commission at its regular meeting of September 17, 2025, held a public hearing and considered **Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13** initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner for the property located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The Vesting Tentative Subdivision Map would separate the self-storage from the residential lots and create 28, single-family, residential lots. The Site Plan Review Permit would allow the development of a self-storage facility with approximately 500 storage units. The Minor Use Permit would be for interface review to allow commercial development adjacent to or across from Low Density Residential (R-1-6) Zone. The approximate 8.05-acre subject site is generally located on the southwest corner of E. Yosemite Ave and Parsons Ave. The property being more particularly described as Lots "A" and "B", as shown on the certain map entitled "Oakmount Village Unit No. 5", recorded in Volume 46, page 38 of Merced County Records; also known as Assessor's Parcel Number (APN) 006-050-068 and 006-050-072; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through L of Staff Report #25-835 (Exhibit B of Planning Commission Resolution #4153); and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Minor Use Permits in Merced Municipal Code Section 20.68.020 (E) and Site Plan Review Permits in Merced Municipal Code Section 20.68.050 (F) as outlined in Exhibit B; and,

NOW THEREFORE, after reviewing the City's Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Negative Declaration regarding Environmental Review #24-25, and approve Vesting Tentative Subdivision Map #1332, Site Plan Review Permit #551 and Minor Use Permit #24-13, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)
ABSTAIN: Commissioner(s)

Adopted this 17th day of September 2025

_____
Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

_____
Secretary

Exhibits:
Exhibit A – Conditions of Approval
Exhibit B – Findings/Considerations

Conditions of Approval
Planning Commission Resolution # 4153
Vesting Tentative Subdivision Map #1332
Site Plan Review Permit #551
Minor Use Permit #24-13

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Site Plan, Floor Plans and Elevation at Attachments E and F of Planning Commission Staff Report #25-835), and as modified by the conditions of approval within this resolution.
2. The Project shall comply with all applicable conditions set forth in the resolutions for Annexation No. 137 (Southwest Yosemite and Parsons Annexation) previously approved for this site.
3. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
4. The developer/owner is required to finance the annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, streetlights, parks and open space, which may include a financing mechanism such as a Community Facilities District (CFD) or, assessment district. Procedures for financing these services and on-going maintenance shall be initiated before final map approval or issuance of a certificate of occupancy for any building, whichever comes first. 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.
5. 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, 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 (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, suits, or proceeding. Developer/applicant shall be responsible to immediately prefund the litigation cost of the City including, but not limited to, City's attorney's fees and costs. If any claim, action, suits, or proceeding is filed challenging this approval, the developer/applicant shall be required to execute a separate and formal defense, indemnification, and deposit agreement that meets the approval of the City Attorney and to provide all required deposits to fully fund the City's defense immediately but in no event later than five (5) days from that date of a demand to do so from City. In addition, the developer/applicant shall be required to satisfy any monetary obligations imposed on City by any order or judgment.

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. The project shall comply with all requirements of the California Building Code and all flood requirements of the Federal Emergency Management Agency (FEMA), as well as the requirements for the California Urban Level of Flood Protection (CA 200-year flood).

8. All landscaping in the public right-of-way shall comply with State Water Resources Control Board Resolution No. 2015-0032 "To Adopt an Emergency Regulation for Statewide Urban Water Conservation" and the City's Water Conservation Ordinance (Merced Municipal Code Section 15.42). Xeriscape or artificial turf shall be used in place of natural sod or other living ground cover. If turf is proposed to be installed in park-strips or on-site, high quality artificial turf (approved by the City Engineer and Development Services Director) shall be installed. All irrigation provided to street trees, parking lot trees, or other landscaping shall be provided with a drip irrigation or micro-spray system. All landscaping shall comply with the City's Water Efficient Landscape Ordinance (MMC Section 20.36.030).

9. All landscaping shall be kept healthy and maintained in good condition and any damaged or missing landscaping shall be replaced immediately.

10. Trees and or fast-growing vines or other plants shall be planted on or near the block wall along E Yosemite Avenue to soften the visibility of the site. Details to be worked out with Planning staff during the building permit stage.

11. Full public improvements shall be installed/repaired 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. Any missing or damaged improvements along the property frontage shall be installed/repaired to meet City Standards. Any improvements that don't meet current City Standards shall be replaced to meet all applicable standards.

13. The applicant shall work with the City's Refuse Department to determine the proper location for a trash enclosure at the self-storage facility and if a recycling container will be required to comply with AB 341. The container(s) shall be enclosed within a refuse enclosure built to City Standards.

14. All mechanical equipment shall be screened from public view.

15. The parking lot layout shall comply with all applicable City Standards. Parking lot trees shall be provided at a ratio of one tree for every six parking spaces provided for customers (this does not apply to the long-term parking spaces). These trees shall be installed per the City's Parking Lot Landscape Standards, shall be a minimum of 15-gallons, and be of a type that provides a 30-foot minimum canopy at maturity (trees shall be selected from the City's approved tree list).

16. The driving aisles of the self-storage facility shall be paved with an impervious surface, as approved by the City Engineer.

17. The driving aisles in the self-storage facility and internal streets in the residential subdivision shall be designed to meet all City of Merced Engineering and Fire Department requirements, including those pertaining to turning radius, unless otherwise approved by the city engineer.

18. All vehicular gates shall be provided with a "click-to-enter" access and remote controls shall be provided to the City of Merced Police, Fire, and Public Works Departments. The device used shall be approved by the City prior to installation.

19. All gates shall be provided with a Knox box, as required by the Fire Department.

20. All service drives including the access and egress gates shall be posted as Fire Lanes. All signs and markings shall be as required by the Fire Department.

21. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.

22. Parking lot lights and building lights shall be shielded or oriented in a way that does not allow "spill-over" onto adjacent lots or be a nuisance to adjacent residential properties. This shall be done in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent parcels.

23. The project shall comply with all the Post Construction Standards required to comply with State requirements for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System).

24. The self-storage facility may operate daily between 7:00 a.m. and 7:00 p.m. Hours of operation may be adjusted at the discretion of the Director of Development Services.

25. Dwelling within the storage units is prohibited

26. Minor modifications to the site plan, floor plan, or elevations may be reviewed and approved by the Director of Development Services as allowed by Merced Municipal Code Section 20.20.020 (O).

27. This resolution for a Vesting Tentative Subdivision Map (VTSM #1332), Site Plan Review (SP #551) and Minor Use Permit (#24-13) does not become effective until the General Plan Amendment (GPA #24-02) and Site Utilization Plan Revision (#3 to Planned Development #20) are approved by the City Council.

28. Lots 1-15 as shown on the map at Attachment F of Staff Report #25-835 shall be single story.

29. Additional fire access shall be available via a gate connecting the residential subdivision and the parking lot to the medical offices to the north.

30. There must be a minimum 26-foot-wide unobstructed are around all the hydrants within the subdivision <u>or</u> one side of the road must be a permanent fire lane to comply with Fire Department requirements. Details to be reviewed and approved by the Fire Department prior to building permit approval.

31. The applicant shall dedicate all necessary street right-of-way and easements as needed for irrigation, utilities, drainage, landscaping, and open space during the Final Map stage as required by the City Engineer.

32. The developer shall provide all utility services to each lot, including sanitary sewer, water, electric power, gas, telephone, and cable television, or as otherwise required by the City engineer. All new utilities are to be undergrounded.

33. All streets within the subdivision shall be private streets and shall be privately maintained. An easement for utilities and access shall be granted to the City of Merced with the Final Map.

34. Any work done by the City of Merced to maintain utilities shall be restored to City Standards. Any decorative treatments shall be the responsibility of the Homeowner's Association (HOA) to repair/replace.

35. The gates at the entrances shall be setback a minimum of 20 feet from the roadway to allow stacking room for at least two vehicles. Gate width on each side of the entrance/exit shall be at least 14 feet wide.

36. Fire hydrants shall be installed along street frontages and throughout the gated subdivision 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.

37. All dwellings shall be designed to include fire sprinklers as required by the California Fire Code.

38. The developer shall provide construction plans and calculations for all landscaping and public maintenance improvements. All such plans shall conform to City standards and meet approval of the City Engineer.

39. Plans shall meet current codes at the time of building permit application submittal. Building permit applications shall comply with the newest enacted California Building Codes. Plans shall be drawn by a licensed California design professional.

40. 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.

41. All undeveloped areas shall be maintained free of weeds and debris.

42. Sewer manholes shall be installed as required by the Engineering Department (if needed).

43. The developer shall establish a Homeowner's Association (HOA) (or approved alternative) governing this project. The HOA shall be responsible for the maintenance of all streets and landscaping within the development as well as sweeping/cleaning of all interior streets. Prior to the Final Map approval, the HOA and any Conditions, Covenants and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney.

Findings and Considerations
Planning Commission Resolution # 4153
Vesting Tentative Subdivision Map #1332
Site Plan Review Permit #551
Minor Use Permit #24-13

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

A) If the General Plan Amendment is approved, the norther 3.02 acres of the proposed project would comply with the General Plan land use designation of Business Park (BP), which allows self-storage facilities with a Site Plan Review permit. The southern 4.85 acres of the proposed would comply with the General Plan Designation of Low Medium Density (LMD) residential which allows for residential subdivisions. The project would also comply with the Zoning classification of Planned Development (P-D) #20 with the change in land use designation from Commercial Office to low Medium Density Residential and Self-Storage.

The proposed project, with conditions of approval, will help achieve the following General Plan land use policies:

Policy L-3.2: *Encourage Infill Development and a Compact Urban Form*

The proposed project would develop an approximate 8.05-acre site that has been vacant for decades. Developing this site addresses some maintenance issues associated with undeveloped parcels, such as overgrown weeds (fire hazard), vandalism, and loitering which could impact neighboring parcels. In addition, infill development is an efficient use of development that utilizes existing infrastructure within City limits as opposed to annexing land that requires expanding City infrastructure and services.

Traffic/Circulation

B) The proposed development includes a self-storage facility with approximately 500 storage units, and a residential subdivision located on an approximately 8.05-acre vacant parcel located at 1380 E Yosemite Avenue and 3595 Parsons Avenue. The project site fronts an arterial road to the north (E. Yosemite Avenue) and a collector road to the east (Parsons Avenue). Vehicle access would be available from a driveway along E. Yosemite Avenue and Parsons

Avenue. The nearest major north-south road being G Street (arterial road) which is designed to carry large volumes of traffic traveling throughout the community. G Street provides access to Highway 99 that connects Merced with other regional communities throughout the State.

Vehicle Miles Traveled

The self-storage facility project is comprised of land uses estimated to generate 109 vehicle trips per day, and the residential portion is estimated to generate 264 vehicle trips per day totaling 373 vehicle trips per day. Based on the MCAG guidelines, projects that are low trip generators can be screened out of a quantitative VMT Analysis. Projects that are consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 1,000 average daily trips, and projects that are not consistent with the Merced Vision 2030 General Plan have a low trip generator threshold of 500 average daily trips. This Project is not consistent with the Merced Vision 2030 General Plan, but generates less than 500 daily trips. As a result, this Project is screened out from a quantitative VMT analysis and this Report serves as the required VMT Analysis, for this Project.

Improvements

The development requires the construction of a street network connecting the residential subdivision to Parsons Ave. This street network shall be built to Merced City Standards (Condition #17 Planning Commission Resolution #4133 – Attachment B of Planning Commission Staff Report #25-835). This may require making minor modifications to the site plan that would need to be reviewed and approved by the Director of Development Services.

Public Improvements/City Services

C) Any damaged or missing public improvements shall be repaired if the permit value of the project exceeds $100,000.00. The need for repairs or replacement of any missing improvements would be evaluated at the building permit stage by the City's Engineering Department (Condition #11).

Parking

D) Per Merced Municipal Code Table 20.38 -1- Off Street Parking Requirements, the parking requirements for Public/Mini Storage is 1 parking stall per 50 storage units or 5 spaces, whichever is greater. Based on the proposed 500 storage units, the site is required to have at least 10 parking stalls. With the office unit, the site should have a minimum of 11 parking spaces. The

proposed project meets these requirements by providing 16 parking spaces for the self-storage facility.

The parking requirements for Single Family Dwellings is 1 parking stall per unit. The proposed residential development proposes a two-car garage per unit which would meet and exceed the parking requirements.

Site Design

E) The proposed development includes a residential subdivision of 28 lots and a self-storage facility. Of the 28 residential lots, lots 1-15 would be single story homes and lots 16-28 would be a mix of single- and two-story homes. The proposed residential lots would range in size between 4,365 square feet and 8,930 square feet. These lots would be located within the southern portion of the subject site on approximately 4.85 acres. The remaining 3.02 acres would be used to establish a self-storage facility.

Development Standards for the 28 residential lots shall meet standards set on Attachment G - Planned Development Standards of Staff Report #25-835. Because this site has a zoning classification of Planned Development, the building design/elevations shall be reviewed and approved by Planning Staff prior to issuance of a building permit for this subdivision. The minimum parking requirement for single-family homes is one parking space per unit. However, each one of these units would have two parking spaces located within a garage.

The northern portion of the parcel along E. Yosemite Avenue, would be reserved for the self-storage facility with approximately 500 storage units. The applicant has provided a site plan, floor plans, and elevations for this proposal. Attachment E illustrates the proposed structures (Site Plan, Floor Plan, and Elevations). The storage facility would be composed of five storage buildings; the office would be attached into one of those storage buildings. The office would be the most visible structure to the public located along E Yosemite Avenue. The exterior of the office would consist of terra cotta tile roofing, walls with stucco finish, stone veneer accents, and storefront windows. The storage spaces would range in dimensions between 5 feet by 5 feet, and 10 feet by 25 feet. The storage buildings would have a metal finish. The back of the storage units along the eastern, southern and western property lines would consist of a 12 to 14-foot-tall block wall. The northern property line would be secured with a wrought iron perimeter fence.

Elevations

F) The elevations shown at Attachment E illustrate the proposed structures for this project. The ground floor leasing office would be front facing E. Yosemite Avenue. This structure would be approximately 27 feet tall with the exterior consisting of concrete walls, columns and beam finish carborundum-rubbed and painted, and storefront windows.

The storage units along the southern property line would range in dimension between 5 feet by 10 feet, and 10 feet by 12 feet. The storage units would be approximately 16 feet in height. The back of the storage units along the eastern, southern, and western property lines would consist of a 12 to 14-foot-tall block wall. The northern property line would be secured with a wrought iron perimeter fence. As required by Condition #10 of Planning Commission Resolution #4153, landscaping or trees would be installed along the northern property line (along E. Yosemite Avenue) to soften the visibility of the site.

Landscaping

G) The proposal does not include a landscape plan, but all future landscaping for mulch, shrubs, turf, or trees should be drought tolerant and all irrigation systems must comply with the latest requirements for water conservation (Condition #8). In addition, parking lot trees shall be installed as required by the City's Parking Lot Landscape Standards at a minimum ratio of one tree for every six parking spaces. Parking lot trees shall be selected from the City's approved tree list, providing a 30-foot minimum canopy at maturity (Condition #15). If needed, street trees would be installed along E. Yosemite Avenue as required by City standards. All trees shall be planted away from the City's 10-foot visual corner triangle area.

Neighborhood Impact

H) The subject site is surrounded by a variety of uses which include residential to the east south and west, the Episcopal Church of the Resurrection to the north across E. Yosemite Avenue and University Surgery Center immediately to the northeast. The subject site is designated Commercial Office (CO) as a land use designation that is compatible with the surrounding uses. Even though the applicant is proposing a General Plan designation of Business Park and Low Medium Density Residential, the proposed use of self-storage and residential subdivision is expected to produce less traffic than expected for a

Commercial Office development and would not significantly alter the traffic patterns throughout the neighborhood.

The site is surrounded with residential uses to the west and south of the proposed project. The proposed residential subdivision would serve as a buffer/transition from the proposed self-storage facility and the existing single-family residences to the south. Additionally, the south elevation of Building F (self-storage facility) includes a concrete-masonry unit façade that ranges from 12 to 14-feet in height. This block wall façade serves to screen the self-storage facility (from the adjacent residential uses) and reduce noise and privacy concerns. To create additional compatibility with the surrounding sites to help reduces concerns regarding noise, lighting, and privacy, there are conditions requiring the parking lot lights and building lights be shielded so that lighting does not "spill-over" to adjacent parcels (Conditions #22); controlled hours of operation only allowing operation between 7 a.m. and 7 p.m. (Condition #24).

Public hearing notices were sent to all property owners within 300 feet of the project site. At the time that this report was prepared, the City had not received any comments regarding this project.

Minor Use Permit Findings

I) In order for the Planning Commission to approve or deny a conditional use permit or minor use permit, they must consider the following criteria and make findings to support or deny each criteria per MMC 20.68.020 (E) – Findings for Approval.

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.*

   As shown under Finding A, if the General Plan Amendment is approved, the proposed project would comply with the General Plan land use designation of Business Park (BP) which allows self-storage facilities with a site plan review permit and Low Medium Density Residential (LMD) for the proposed residential subdivision. The project would also comply with the Zoning classification of Planned Development (P-D) #20 if the Revision #3 to Planned Development #20 is approved.

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.*

   As shown under Finding E - Site Design, Finding F - Elevations, and Finding H – Neighborhood Impact, staff has determined that the location, size, design, and operating characteristics of the proposal would be compatible with existing and future land uses in the vicinity. The proposed operation is relatively quiet and generates low traffic counts. In addition, Condition #24 limits the business hours of operation between 7 a.m. and 7 p.m. daily for the self-storage facility.

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

   This proposal will require building permits with compliance with the California Building Code. During plan check staff will review the proposal for matters concerning health and safety. With approval of the conditions within this resolution, staff does not anticipate that the approval of this request would adversely affect the public health, safety, and 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 development is considered in-fill development which is properly located within the City and adequately served by existing services and infrastructure such as street access, sewer connections, water connections, and other utilities.

<u>Site Plan Review Findings</u>

J) A Site Plan Review Permit is required for the self-storage portion of this project for two reasons: 1) to develop a project within a Planned Development Zone; and, 2) because a public/mini storage is listed as a use that requires site plan review under the Land Use Table 20.10-1 – Permitted Land Uses in the Commercial Zoning Districts. This section applies to Planned Development Zones with General Plan designations of Business Park, unless specific land uses are identified by the Site Utilization Plan. Therefore, in order for the Planning Commission to approve or deny a site plan review permit, they must consider the following criteria and make findings to support or deny each criteria. The Findings required by MMC Section 20.68.050 (F) "Findings for

Approval for Site Plan Review Permits" are provided below, along with recommended reasons to support each finding.

1. *The proposed project is consistent with the General Plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

   As described in Finding A above, the project meets the requirements of the General Plan if the proposed General Plan Amendment for this development is approved. There are no other area, specific, or neighborhood plans for this area.

2. *The proposed project complies with all applicable provisions of the Zoning Ordinance and Municipal Code.*

   Approval of the proposed Site Plan Review Permit and implementation of the Vesting Tentative Subdivision Map #1332, Site Plan Review #551, and Minor Use Permit #24-13 would bring the project into compliance with the applicable provisions of the Zoning Ordinance and Municipal Code.

3. *The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.*

   There may be some temporary impacts such as vibration, noise, and dust during construction, but as shown under Finding E -Site Design, Finding F - Elevations, and Finding H – Neighborhood Impact, staff believes that the location, size, design, and operating characteristics of the proposal would be compatible with the existing and future land uses in the vicinity. Therefore, with the implementation of the conditions of approval, the proposed project would not interfere with the enjoyment of the existing and future land uses in the vicinity.

4. *The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.*

   As shown under Finding F – Elevations, the applicant is proposing a typical design for a mini storage with a mixture of materials, colors, and textures. The building exterior would consist of a stucco finish with stone veneers. Landscaping and a wrought iron perimeter fence would be installed along the north elevation (E. Yosemite Avenue). The landscaping would be consistent with the landscaping placed at the neighboring medical offices. All structures onsite would generally consist of a uniform design and aesthetic. Staff believes that the

proposed architectural design makes use of appropriate materials, texture, and color.

5. *Any proposed landscaping design, including color, location, size, texture, type, and coverage of plan materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.*

   The proposal does not include a landscape plan at the moment. Landscaping would be reviewed at the building permit stage. Trees would be planted throughout the parking lot and along street frontages (if required by Public Works). Parking lot trees would have to conform with minimum City Standards regarding quantity (1 tree per 6 required parking stalls), gallon size (15 gallons), and branch width (30-foot canopy). Parking lot trees shall be from the City's list of approved tree species found within City Engineering Standards. Street trees shall be reviewed by the Engineering and Public Works Departments to ensure conformance with City Standards in regard to species type, irrigation plan, and tree spacing. All landscaping must comply with local regulations and State regulations regarding water conservation, as found under Merced Municipal Code Section 20.36 – Landscaping, and affiliated sections found under the WELO Act (MMC 17.60).

6. *The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.*

   The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City with implementation of the conditions of approval for the Vesting Tentative Subdivision Map, Site Plan Review Permit, and Minor Use Permit. Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

<u>Housing Opportunity</u>

K) The proposed would change the General Plan designation from Commercial Office (CO) to Business Park (BP) for approximately 3.02 acres and Low Medium Density (LMD) residential for approximately 4.85 acres. As such, zoning at this location currently does not allow residential uses. Thus, by changing the land use designation to Business Park and Low Medium

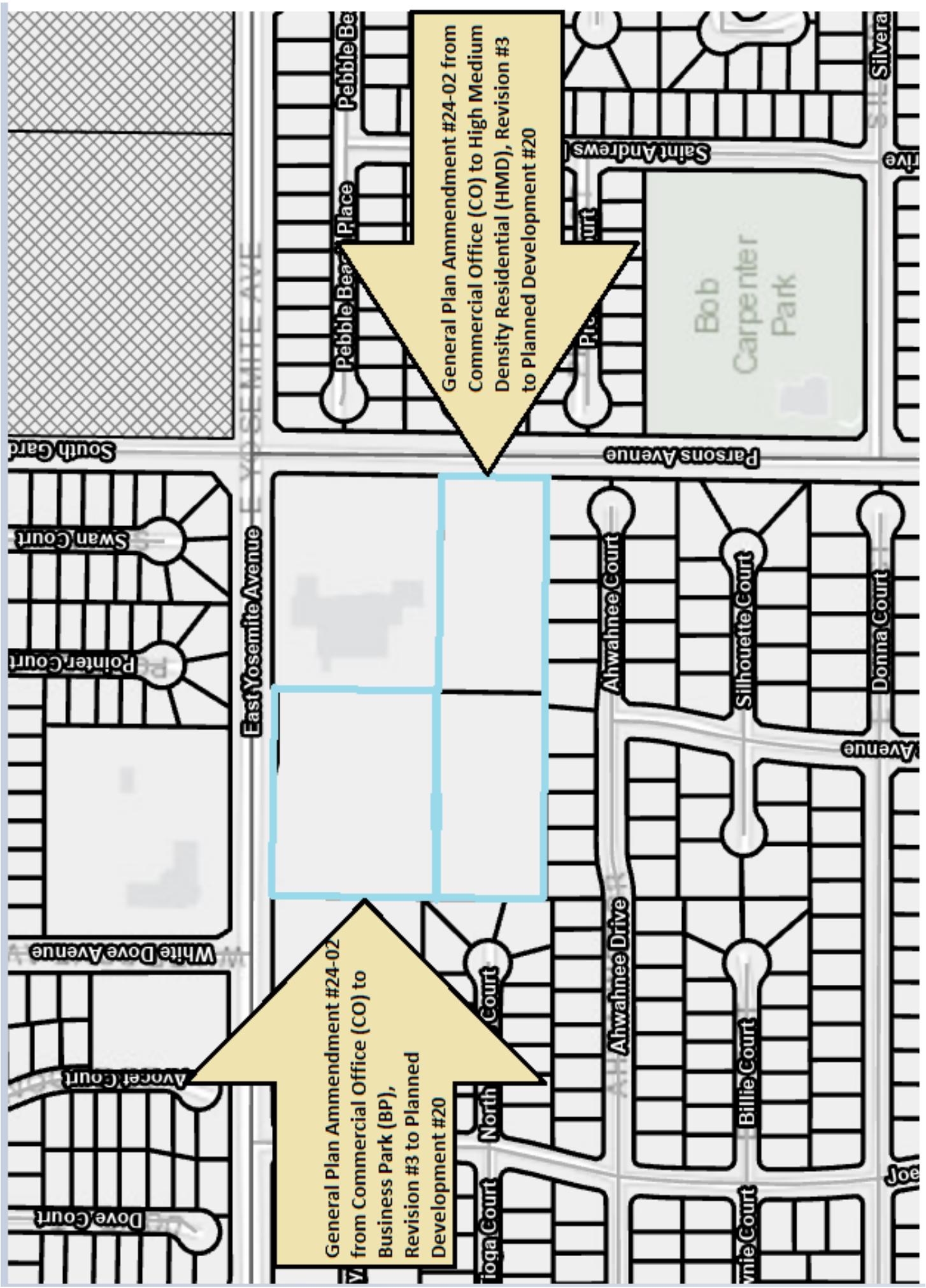
Density Residential, the site goes from no potential of having any residential units constructed at its current designation, to 6 to 12 units per acre in the proposed Low Medium Density residential portion of the project.

This site would be good for Low Medium Density residential uses given that the site fronts a major collector road (Parsons Avenue) and is in close proximity to multiple shopping centers (within 750 feet of the site), a park and a school.

Environmental Clearance

L) Infill projects over 5 acres or projects that don't comply with Zoning/General Plan designations require an Initial Study, per the California Environmental Quality Act (CEQA). In this case, the project is over 5 acres (at 8.05 acres), and the site is not consistent with Zoning or the General Plan requiring an Initial Study. An Initial Study includes a wide range of analysis required by the State covering an array of subjects including, but not limited to, impacts on vehicle miles traveled, air quality, biological resource, public services, cultural resources, and City utilities. Planning staff has conducted an environmental review of the project in accordance with the requirements of CEQA and concluded that Environmental Review #24-25 results in a Negative Declaration as the proposal would not have a significant effect on the environment (Attachment H of Planning Commission Staff Report #25-835) and does not require the preparation of an Environmental Impact Report. A copy of the Initial Study with a Negative Declaration can be found at Attachment H of Planning Commission Staff Report #25-835.

ATTACHMENT C



ATTACHMENT D

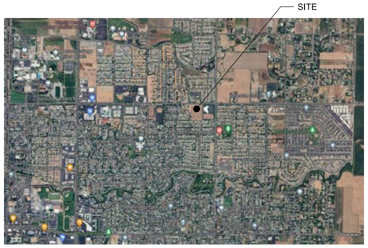
Autodesk Docs://23104.00 - Yosemite - Merced SS/ARCH-YOMER-MAIN-R23.rvt

MERCED SELF STORAGE

1380 E YOSEMITE
MERCED, CA
ISSUED
MAY 21, 2024

Attachment E

SHEET INDEX



VICINITY MAP
N.T.S.
TRUE NORTH

LOCATION MAP
N.T.S.
TRUE NORTH

LEGAL DESCRIPTION

TAX LOT NO:	APN 006-050-086-000
ZONING:	RESIDENTIAL PLANNED DEVELOPMENT (RP-D)
GENERAL PLAN:	COMMERCIAL OFFICE (CO)
LEGAL:	PARCEL 2, AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS", RECORDED JANUARY 26, 2001 IN VOLUME 87 OF PARCEL MAPS, P. 45 AND 4

SEPARATE SUBMITTALS

PROJECT DESCRIPTION

SELF STORAGE MINI-WAREHOUSES WITH RETAIL SALES COUNTER IN PRIMARY BUILDING, WITH SIX TOTAL STRUCTURES.

DELEGATED DESIGN

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS / ASSEMBLIES WHICH WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. ICC OR OTHER APPROVED REPORT / /LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER	CONSULTANT
THE CIRRUS COMPANY YOSEMITE 1380, LLC 755 E YOSEMITE SUITE J, MERCED, CA 95340 PHONE: (209) 480-0585 EMAIL: eric@cirruscompany.com CONTACT: Eric Gonsalves	**JACKSON | MAIN ARCHITECTURE P.S.** 311 1ST AVE. S. SEATTLE WA 98104 PHONE: (206) 324-4800 EMAIL: steve.schmitz@jacksonmain.com CONTACT: Steve Schmitz ARCHITECT: Robin Murphy	**?** ? ? PHONE: ? EMAIL: ? CONTACT: ?	**?** ? ? PHONE: ? EMAIL: ? CONTACT: ?	**?** ? ? PHONE: ? EMAIL: ? CONTACT: ?	**?** ? ? PHONE: ? EMAIL: ? CONTACT: ?	**?** ? ? PHONE: ? EMAIL: ? CONTACT: ?	**?** ? ? PHONE: ? EMAIL: ? CONTACT: ?

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JACKSON | MAIN ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
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PROGRESS SET
NOT FOR CONSTRUCTION

THE CIRRUS COMPANY
YOSEMITE 1380, LLC
755 E YOSEMITE SUITE J
MERCED, CA 95340

YOSEMITE - MERCED SS
1380 E YOSEMITE
MERCED, CA

DATE	NO.	DESCRIPTION

PROJECT NO.:	23104
PROJECT MGR.:	DSG
DRAWN BY:	DRW
CHECKED BY:	AOR

COVER SHEET

G0.00

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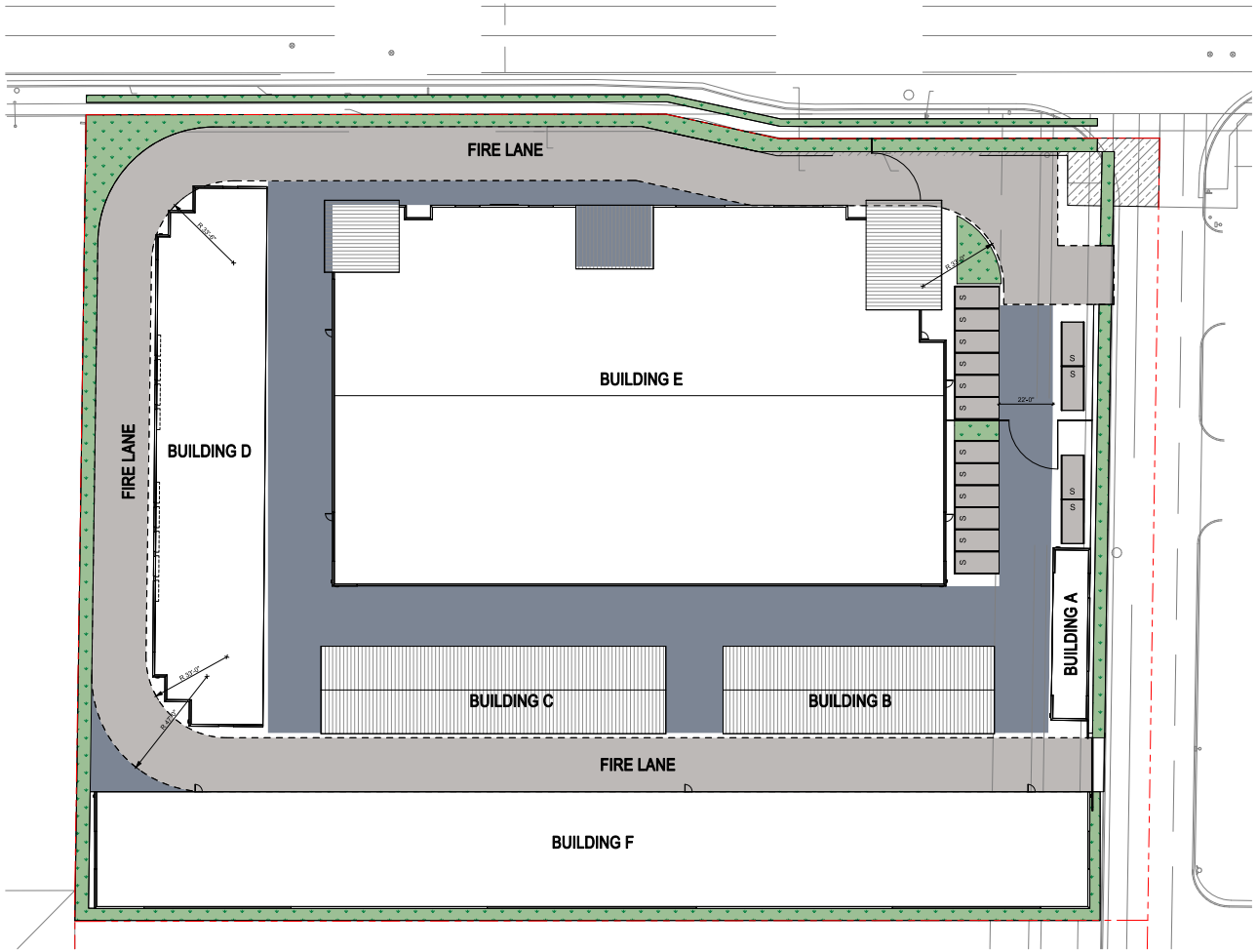

SHEET NOTES:

A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS. ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS.
F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL. REFER TO CIVIL DRAWINGS.
G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"

KEYNOTES:

#	NOTE

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PROGRESS SET
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THE CIRRUS COMPANY
YOSEMITE 1380, LLC
755 E YOSEMITE SUITE J
MERCED, CA 95340

YOSEMITE - MERCED SS
1380 E YOSEMITE
MERCED, CA

DATE	NO.	DESCRIPTION

PROJECT NO.:	23104
PROJECT MGR.:	DSG
DRAWN BY:	DRW
CHECKED BY:	AOR

SITE PLAN

A1.00

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1 SITE PLAN
1" = 20'-0"
TRUE NORTH PROJECT NORTH

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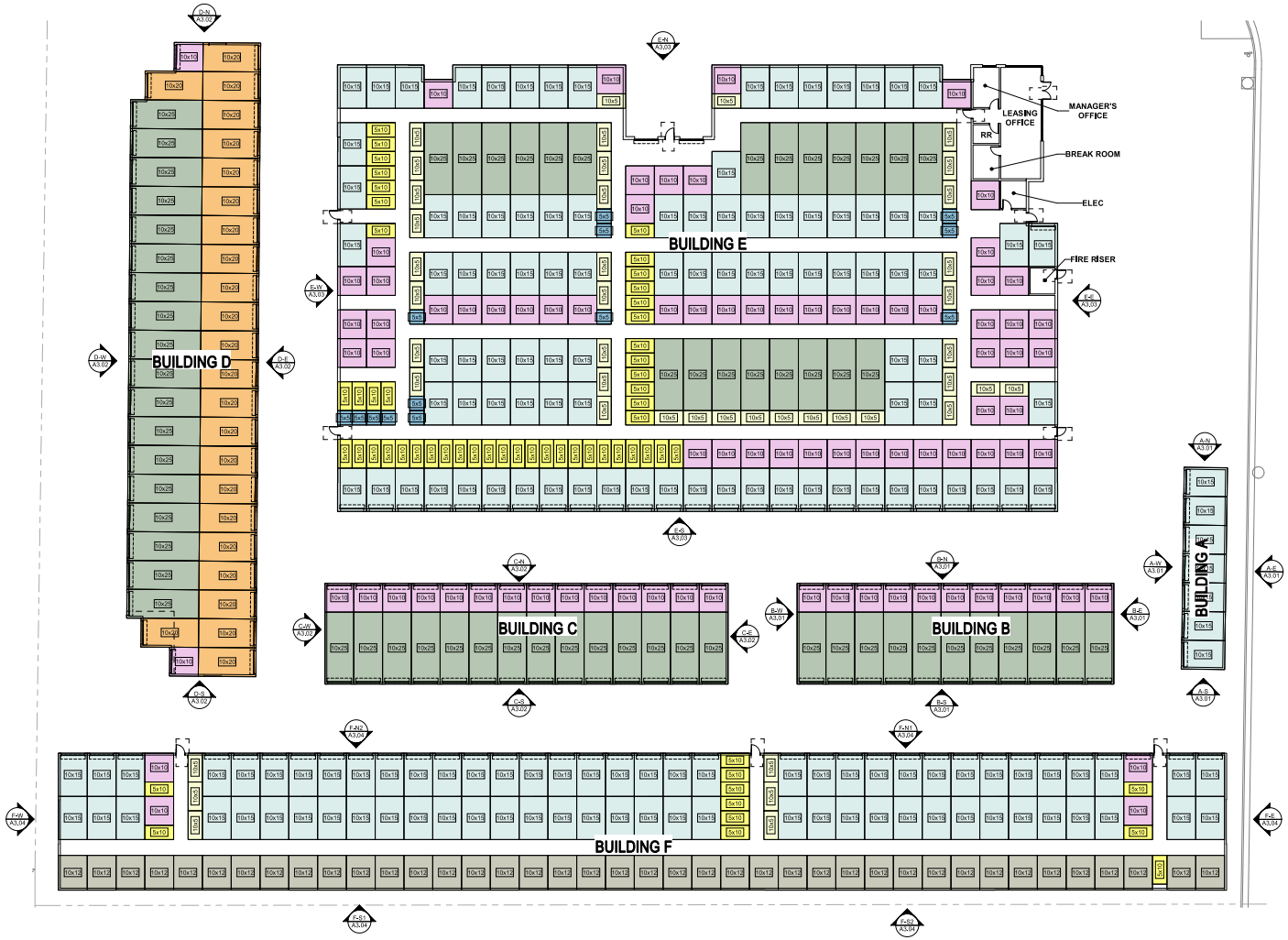

1 **OVERALL UNIT PLAN - LEVEL 01**
1/16" = 1'-0"

UNIT MIX

Unit Type Schedule

Type	Count
LEVEL 01	
10x25	64
10x20	24
10x15	172
10x12	40
10x10	67
10x5	42
5x10	58
5x5	13

KEYNOTES:

#	NOTE

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PROGRESS SET
NOT FOR CONSTRUCTION

THE CIRRUS COMPANY
YOSEMITE 1380, LLC
755 E YOSEMITE SUITE J
MERCED, CA 95340

YOSEMITE - MERCED SS
1380 E YOSEMITE
MERCED, CA

DATE	NO.	DESCRIPTION

PROJECT NO.: 23104
PROJECT MGR.: Designer
DRAWN BY: Author
CHECKED BY: Checker

OVERALL UNIT PLAN - LEVEL 01

A2.00

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YOSEMITE & PARSONS

The Cirrus Company
Merced, CA

Plans 1 & 2 - Front Load
PERSPECTIVES

YOSEMITE & PARSONS
Merced, CA

BSB DESIGN
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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

July 23, 2025 | 24-0792.00

YOSEMITE & PARSONS

Plan 1 - Santa Barbara | Plan 1 - Modern Farmhouse | Plan 2 - Santa Barbara | Plan 1 - European Cottage | Plan 2 - Modern Farmhouse | Plan 2 - English Cottage

FRONT LOAD STREETSCAPE

The Cirrus Company
Merced, CA

YOSEMITE & PARSONS
Merced, CA

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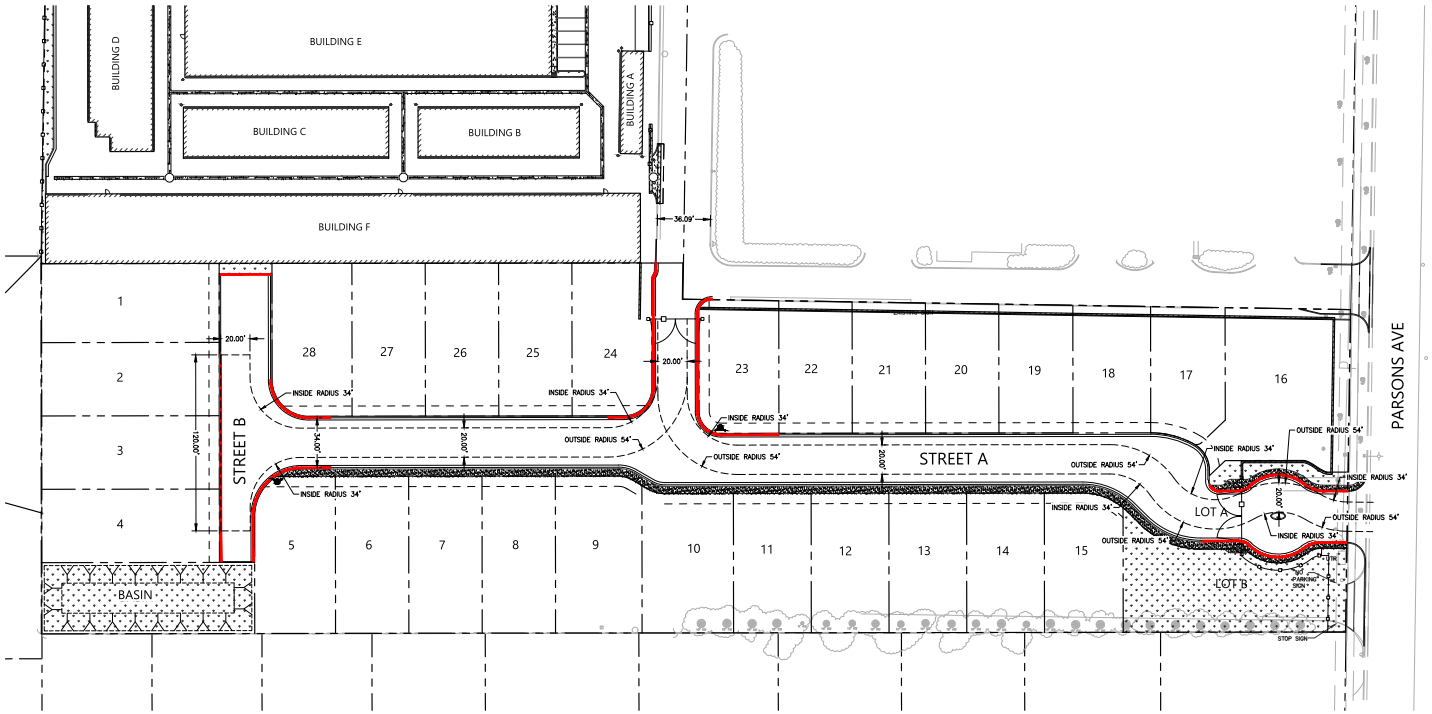
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

July 23, 2025 | 24-0792.00



LEGEND:

PROPOSED FIRE LANE

PAINTED RED CURB

0 20 40 60 80

SCALE: 1" = 40'

YCG
CIVIL ENGINEERING
WASHINGTON
OREGON
CALIFORNIA
INFO@YCG.IO
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REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED CALIFORNIA

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

SITE PLAN

SCALE: 1" = 40'

DRAWN BY: ABV/TG

CHECKED BY: YI

PROJECT # 23148

DATE: 09/02/2025

SHEET # C3.0

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DEVELOPMENT STANDARDS
Yosemite Ave. x Parsons Ave
Self-Storage & Residential Subdivision

The following information contains Development Standards for the E Yosemite Avenue x Parsons Ave self-storage facily and residential subdivision at 1380 E Yosemite Ave and 3595 Parsons Ave through the Revision #3 of Planned Development (P-D) #20

DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE SELF-STORAGE

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	**10 Feet**
Interior yard/side and rear setbacks for all primary and secondary structures (from east, west, and south property lines)	**Zero-Lot Line**

DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE RESIDENTIAL SUBDIVISION LOTS 1-15

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	**10 feet**
Interior yard/side setbacks for all primary and secondary structures	**4 feet**
Rear Setbacks	**15 feet**
Fence height (Side Yard)	**6 feet**

Lots 1-15 to be all single story

Development Standards for E Yosemite Avenue x Parsons Avenue Residential Subdivision lots 16-28

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	**10 Feet**
Interior yard/side setbacks for all primary and secondary structures	**4 feet**
Rear Setbacks	**15 feet**
Fence Height (Side Yard)	**6 feet**

Lots 15-28 to be a mixture of single and two story with a max height of 32'

CITY OF MERCED
PLANNING & PERMITTING DIVISION

TYPE OF PROPOSAL: General Plan Amendment #24-02/ Site Utilization Plan Revision #3 to Planned Development #20/ Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13

INITIAL STUDY: #24-25

DATE RECEIVED: August 15, 2024 (date application determined to be complete)

LOCATION: 1380 Yosemite Avenue, Merced CA 95340

ASSESSOR'S PARCEL NUMBERS: 006-050-072, 006-050-068
(SEE ATTACHED MAP AT ATTACHMENT A)

Please forward any written comments by September 17, 2025 to:

Valeria Renteria, Associate Planner
City of Merced Planning & Permitting Division
678 West 18th Street
Merced, CA 95340
209-385-6929
renteriav@cityofmerced.org

Applicant Contact Information:

Attn: Eric Gonsalves
755 E Yosemite Ave,Suite J
Merced, CA 95340
(209) 480-0585
eric@cirruscompany.com

PROJECT DESCRIPTION

The Project site consists of two parcels that total approximately 8.05 acres located at 1380 Yosemite Avenue (APN: 006-050-068) and 3595 Parsons Avenue (APN: 006-050-072) (Attachment A). The subject site has a General Plan designation of Commercial Office (CO) and a Zoning classification of Planned Development #20. The subject site is surrounded by a variety of uses which include residential to the east south and west, Episcopal Church of the Resurrection to the north and University Surgery Center immediately to the northeast vicinity of the project site.

The applicant is requesting approval to develop 28 single-family homes and a self-storage facility. Of the 28 residential lots, lots 1-15 would be single story homes and lots 16-28 would be a mix of single- and two-story homes. The proposed residential lots would range in size between 4,365 square feet and 8,930 square feet. These lots would be located within the southern portion of the subject site on approximately 4.85 acres. The remaining 3.02 acres would be used to establish a self-storage facility. (See Attachment B.)

The developer has yet to submit building designs for the 28 residential lots. Because this site has a zoning classification of Planned Development, the building design/elevations shall be reviewed and approved by Planning Staff prior to issuance of a building permit for this subdivision. The homes shall be required to comply with the City's minimum design standards for single-family

homes as required under Merced Municipal Code Section 20.46.020 - Design Standards for Single-Family Dwellings and Mobile Homes. The minimum parking requirement for single-family homes is one parking space per unit. However, each one of these units would have two parking spaces located within a garage.

The northern portion of the parcel along E. Yosemite Avenue, would be reserved for the self-storage facility with approximately 500 storage units. The applicant has provided a site plan, floor plans, and elevations for this proposal. Attachment B illustrates the proposed structures (Site Plan, Floor Plan, and Elevations). The storage facility would be composed of five storage buildings, the office would be attached into one of those storage buildings. The office would be the most visible structure to the public located along E Yosemite Avenue. The exterior of the office would consist of terra cotta tile roofing, walls with stucco finish, stone veneer accents, and storefront windows. The storage spaces would range in dimensions between 5 feet by 5 feet, and 10 feet by 25 feet. The storage buildings would have a metal finish. The back of the storage units along the eastern, southern and western property lines would consist of a 12 to 14-foot-tall block wall. The northern property line would be secured with a wrought iron perimeter fence.

Project Location

The subject site is located within the northeast quadrant of Merced. The subject site is surrounded by a variety of uses which include residential to the east, south and west, the Episcopal Church of the Resurrection to the north, and University Surgery Center immediately to the northeast. The table below identifies the surrounding uses:

Table 1 Surrounding Uses (Refer to Attachment A)

Surrounding Land	Existing Use of Land	Zoning Designation	City General Plan Land Use Designation
North	Single-Family Homes and Church	Low Density Residential (R-1-6)	Low Density Residential (LDR)
South	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LDR)
East	Single-Family Homes and University Surgery Center	Low Density Residential (R-1-6) and Planned Development #20	Low Density Residential (LDR) and Commercial Office (CO)
West	Single-Family Homes	Low Density Residential (R-1-6)	Low Density Residential (LDR)

1. INITIAL FINDINGS

A. The proposal is a project as defined by CEQA Guidelines Section 15378.

B. The Project is not a ministerial or emergency project as defined under CEQA Guidelines (Sections 15369 and 15369).

C. The Project is therefore discretionary and subject to CEQA (Section 15357).

D. The Project is not Categorically Exempt.

E. The Project is not Statutorily Exempt.

F. Therefore, an Environmental Checklist has been required and filed.

2. CHECKLIST FINDINGS

A. An on-site inspection was made by this reviewer on February 6, 2025.

B. The checklist was prepared on August 20, 2025.

C. The *Merced Vision 2030 General Plan* and its associated Environmental Impact Report [EIR (SCH# 2008071069)] were certified in January 2012. The document comprehensively examined the potential environmental impacts that may occur as a result of build-out of the 28,576-acre Merced (SUDP/SOI). For those significant environmental impacts (Loss of Agricultural Soils and Air Quality) for which no mitigation measures were available, the City adopted a Statement of Overriding Considerations (City Council Resolution #2011-63). This document herein incorporates by reference the *Merced Vision 2030 General Plan, the General Plan Program EIR* (SCH# 2008071069), and Resolution #2011-63.

As a subsequent development project within the SUDP/SOI, many potential environmental effects of the Project have been previously considered at the program level and addressed within the General Plan and associated EIR. (Copies of the General Plan and its EIR are available for review at the City of Merced Planning and Permitting Division, 678 West 18th Street, Merced, CA 95340.) As a second tier environmental document, Initial Study #24-25 plans to incorporate goals and policies to implement actions of the *Merced Vision 2030 General Plan*, along with mitigation measures from the General Plan EIR, as mitigation for potential impacts of the Project.

Project-level environmental impacts and mitigation measures (if applicable) have been identified through site-specific review by City staff. This study also utilizes existing technical information contained in prior documents and incorporates this information into this study.

3. ENVIRONMENTAL IMPACTS:

Will the proposed project result in significant impacts in any of the listed categories? Significant impacts are those that are substantial, or potentially substantial, changes that may adversely affect the physical conditions within the area affected by the Project including land, air, water, minerals,

flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant. (Section 15372, State CEQA Guidelines. Appendix G of the Guidelines contains examples of possible significant effects.)

A narrative description of all "potentially significant," "negative declaration: potentially significant unless mitigation incorporated," and "less than significant impact" answers are provided within this Initial Study.

A. Aesthetics

SETTING AND DESCRIPTION

The project site is located in northeast Merced, approximately 3 miles northwest of Downtown and two- and three-quarter miles north of Highway 99. The project site consists of an undeveloped lot of approximately 8.05 acres. The subject site is surrounded by a variety of uses which include medical offices to the west, a church and residential to the north and more residential to the east and south. The proposed building range in height, between 16 and 27 feet. The Medical Offices adjacent and church across the street also have similar heights.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A. <u>Aesthetics.</u> Will the Project:				
1) Have a substantial adverse effect on a scenic vista?				✓
2) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
3) Substantially degrade theexisting visual character or quality of the site and its surroundings?			✓	
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

1) **No Impact**

   No designated scenic vistas exist on the project site or in the project area. Therefore, no impacts in this regard would occur with this development.

2) **No Impact**

   There are no officially designated State Scenic Highways or Routes in the project vicinity. Therefore, the Project would have no impact on scenic resources, such as rock outcroppings, trees, or historic buildings within a scenic highway.

3) **Less-Than-Significant Impact**

The proposed Project would transform the site from an undeveloped site to a mostly fully developed site. Undeveloped lots tend to lead to concerns about weed abatement, waste drop-off, and general dilapidation. The proposed storage, homes, and streets would mostly develop the site. The homes would add architectural interest with the use of stucco, and board and batten. Based on these factors, this impact is considered to be less than significant.

4) **Less Than Significant**

Construction of the proposed project and off-site improvements include new lighting on the homes and throughout the site. This new lighting could be a source of light or glare that would affect the views in the area. However, the City of Merced has adopted the California Green Building Standards Code (CGBSC) as Section 17.07 of the Merced Municipal Code. As administered by the City, the Green Building Standards Code prohibits the spillage of light from one lot to another. This would prevent new glare effects on the existing buildings surrounding the project site.

B. Agriculture Resources

Setting and Description

Merced County is among the largest agriculture producing Counties in California (ranked fifth), with a gross income of more than $4.4 billion. The County's leading agriculture commodities include milk, almonds, cattle and calves, chickens, sweet potatoes, and tomatoes.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
B. <u>Agriculture Resources.</u> Will the Project:				
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and monitoring Program of the California Resources Agency, to non-agriculture?				✓

2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
3) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
4) Cause development of non-agricultural uses within 1,000 feet of agriculturally zoned property (Right-to-Farm)?				✓

1) **No Impact**

   The project site is located within the City Limits of Merced. The California Department of Conservation prepares Important Farmland Maps through its Farmlands Mapping and Monitoring Program (FMMP). The system of classifying areas is based on soil type and use. According to the Merced County Important Farmlands Map, the project site is classified as "Grazing Land." The conversion of this land from an undeveloped lot to a developed urban parcel was analyzed as part of the Environmental Review for the *Merced Vision 2030 General Plan*. The development on "Grazing Land" that is not "Prime Farmland Unique Farmland, or Farmland of Statewide Importance (Farmland)" is considered to have no impact. Therefore, CEQA requires no further review.

2) **No Impact**

   There are no Williamson Act contract lands in this area and the land is not being used for agricultural uses. Therefore, there is no impact.

3) **No Impact**

   Refer to Item #1 above.

4) **No Impact**

   The nearest land being used for farming is located approximately five hundred feet northwest of the subject site, across N Gardner Ave. The proposed development would not affect farming operations.

C. Air Quality

SETTING AND DESCRIPTION

The project site is in the San Joaquin Valley Air Basin (SJVAB), which includes the southern half of the Central Valley and is approximately 250 miles long and an average of 35 miles wide. The Coast Ranges, which have an average height of 3,000 feet, serve as the western border of the SJVAB. The San Emigdio Mountains, part of the Coast Ranges, and the Tehachapi Mountains, part of the Sierra Nevada, are both south of the SJVAB. The Sierra Nevada extends in a northwesterly direction and forms the air basin's eastern boundary. The SJVAB is mostly flat with a downward gradient to the northwest.

The climate of the SJVAB is heavily influenced by the presence of these mountain ranges. The mountain ranges to the west and south induce winter storms from the Pacific Ocean to release precipitation on the western slopes, producing a partial rain shadow over the valley. A rain shadow is defined as the region on the leeward side of a mountain where noticeably less precipitation occurs because clouds and precipitation on the windward side remove moisture from the air. In addition, the mountain ranges block the free circulation of air to the east and entrap stable air in the Central Valley for extended periods during the cooler months.

Winters in the SJVAB are mild and fairly humid, and summers are hot, dry, and typically cloudless. During the summer, a high-pressure cell is centered over the northeastern Pacific, resulting in stable meteorological conditions and steady northwesterly winds.

For additional information see Appendix A for combined studies on Air Quality, and Green House Gas Emissions.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
C. <u>Air Quality.</u> Would the project:				
1) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
2) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for O_3 precursors)?			✓	
3) Expose sensitive receptors to substantial pollutant concentrations?			✓	
4) Create objectionable odors affecting a substantial number of people?			✓	

Impacts are evaluated below on the basis of both State CEQA Guidelines Appendix G criteria and SJVAPCD significance criteria.

SJVAPCD's thresholds for determining environmental significance separate a project's short-term emissions from long-term emissions. The short-term emissions are related mainly to the construction phase of a project. For this project, the long-term emissions are related primarily to household trips.

1) **Less-than-Significant Impact**

Thresholds of significance applied in this report are from the San Joaquin Valley Air Pollution Control District (SJVAPCD) is "Guidance for Assessing and Mitigating Air Quality Impacts" (GAMAQI) (San Joaquin Valley Air Pollution Control District 2015). These thresholds define an identifiable quantitative, qualitative, or performance level of a particular environmental effect. Project-related emission levels which exceed any of the thresholds of significance means the project-related effect will normally be considered significant. Project related emissions at or below the thresholds of significance means the project-related effect normally will be considered to be less than significant.

The SJVAPCD has established thresholds of significance for criteria pollutant emissions generated during construction and operation of projects. These Thresholds may be found in Table 1 of the Air Quality analysis at Appendix A. The significance thresholds presented in the SJVAPCD GAMAQI are based on the attainment status of the San Joaquin Valley Air Basin in regard to air quality standards for specific criteria pollutants. Because the air quality standards are set at concentrations that protect public health with an adequate margin of safety, these emission thresholds are regarded as conservative and would overstate an individual project's contribution to health risks.

For a project to be consistent with SJVAPCD air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. The Air Quality Analysis at Appendix A analyzed the air quality impacts of a prior version of the Project that had a greater number of residential units than the proposed (41 units vs. 28 units). As shown on Tables 2 and 3 of the Air Quality Analysis at Appendix A, both the construction and operational emissions associated with a prior version of the Project are below the thresholds of significance for the SJVAPCD air quality plans. Table 7 of the Air Quality Analysis at Appendix A shows the Project's GHG emissions and evaluates them against the SMAQMD significance threshold. Operational efficiency measures incorporate typical code-required energy and water conservation features. Off-site traffic impacts are included in these emissions estimates, along with construction emissions amortized over 30 years. As shown in Table 7, the prior version of the Project would not exceed GHG emissions thresholds adopted by SMAQMD. Therefore, the proposed which has a lower number of units than the units analyzed would not exceed criteria pollutant emissions thresholds adopted by SJVAPCD and GHG emissions thresholds adopted by the SMAQMD. Therefore, this impact is considered less than significant.

2) **Less-than-Significant Impact**

Although SJVAPCD does not have any quantitative cumulative significant criteria, air quality is cumulative in nature. CAAQS are predicated on past, present, and future emissions; therefore, if project-related emission are found to have a less-than-significant impact in the near-term conditions, then cumulative impacts would also be less-than-significant. Project-related air quality impacts were found to be less- than-significant in the near-term conditions; therefore, the project would not adversely affect regional air quality in the future. Therefore, this impact would be less than significant.

3) **Less-than-Significant Impact**

Construction of the proposed project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e.,

usually diesel-fueled vehicles and equipment). However, based on the findings of the Air Quality Analysis at Appendix A, which was done for a prior version of the Project with 41 residential units, the construction emissions would not exceed the SJVAPCD construction threshold levels. Using CalEEMod, direct on-site and off-site GHG emissions were estimated for construction and operation, and indirect off-site GHG emissions were estimated to account for electric power used by the proposed Project, water conveyance, and solid waste disposal. CalEEMod also quantifies common refrigerant GHGs (abbreviated as "R" in the model output) used in air conditioning and refrigeration equipment, some of which are HFCs. Additionally, the Analysis indicates that operational emissions would not exceed the SJVAPCD threshold levels. Because the Air Quality Analysis at Appendix A was done for a version of the project with more residential units and the same storage facility than the proposed, , the Project, would also not exceed emissions thresholds adopted by SJVAPCD. Therefore, this impact is considered less than significant.

4) **Less-than-Significant Impact**

Given the use of heavy equipment during construction, the time- of-day heavy equipment would be operated, and the distance to the nearest sensitive receptor, the project would not emit objectionable odors that would be adversely affect a substantial number of people. Operation of the project would not emit odors. Therefore, construction and operation of the project would have a less-than-significant impact associated with odors. This impact would be less than significant.

D. Biological Resources

SETTING AND DESCRIPTION

The project site is located in northeast Merced, approximately three miles northwest of Downtown and two- and three-quarter miles east of Highway 99. The project site consists of an undeveloped lot of approximately 8.05 acres. The subject site is surrounded by a variety of uses which include University Surgery Center to the west, Episcopal Church of the Resurrection church and residential to the north and more residential to the east and south. The proposed building range in height, between 16 and 27 feet. The Medical Offices adjacent and church across the street also have similar heights.

The general project area is located in the Central California Valley eco-region (Omernik 1987). This eco-region is characterized by flat, intensively farmed plains with long, hot, dry summers and cool, wet winters (14-20 inches of precipitation per year). The Central California Valley eco-region includes the Sacramento Valley to the north, the San Joaquin Valley to the south, and it ranges between the Sierra Nevada Foothills to the east and the Coastal Range foothills to the west. Nearly half of the eco-region is actively farmed, and about three-fourths of that farmed land is irrigated.

The biological resources evaluation, prepared as part of the *Merced Vision 2030 General Plan Program Environmental Impact Report* (EIR), does not identify the project area as containing any seasonal or non-seasonal wetland or vernal pool areas. Given the adjacent, built-up, urban land uses/agricultural uses and major roadways, no form of unique, rare or endangered species of plant and/or animal life could be sustained on the subject site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
D. <u>Biological Resources.</u> Would the Project:				
1) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

1) **No Impact**

The proposed project would not have any direct effects on animal life by changing the diversity of species, number of species, reducing the range of any rare or endangered species, introducing any new species, or leading to deterioration of existing fish or wildlife habitat. Although the *Merced Vision 2030 General Plan* identifies several species of plant and animal life that exist within the City's urban boundaries, the subject site does not contain any rare or endangered species of plant or animal life.

2) **Less-than -Significant Impact**

The proposed project would not have any direct effects on riparian habitat or any other sensitive natural community. The City General Plan identifies Bear, Black Rascal, Cottonwood, Miles, Fahrens, and Owens Creeks within the City's growth area. The subject site is approximately 1.45 miles north of Bear Creek and approximately 0.55 miles north of Black Rascal Creek. These creeks are Waters of the U.S. under the jurisdiction of the U.S. Army Corps of Engineers (ACOE), the California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board. As previously mentioned, Black Rascal Creek is located south of the subject site outside of subject site's boundary lines. The proposed would have to comply with Merced Municipal Code Chapter 20.34– Creek Buffers which requires a buffer of twenty-five (25) feet in width measured from the top of bank or fifty (50) feet in width measured from centerline of any intermittent or perennial stream or river landward, whichever is greater. This is intended to reduce the risks to property owners and the public from erosion and flooding, protect and enhance chemical, physical, and biological integrity of water resources in the City, minimize pollutants entering water bodies from urban stormwater runoff, and preserve riparian vegetation and protect vegetation fand protect wildlife habitats and wildlife corridors along natural drainage ways.

Any proposed "fill" of that waterway would be subject to permits from ACOE, CDFW, and the Regional Water Quality Control Board. No such "fill" or disturbance of the waterway is proposed as part of this development. The City's General Plan requires the preservation of the creek in its natural state. No riparian habitat identified in CDFW or USFW plans are present on the project site. Therefore, the Project would have a less-than-significant impact on riparian habitat.

3) **No Impact**

The project site would not have any direct effect on wetlands as no wetlands have been identified in the project area.

4) **No Impact**

The Project would not have any adverse effects on any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites.

5) **Less Than Significant Impact**

The Project would not interfere with any local policies or ordinances protecting biological resources such as tree preservation policy or ordinance. The City requires the planting and maintenance of street trees along all streets and parking lot trees in parking lots, but has no other tree preservation ordinances.

6) **No Impact**

The proposed project would not conflict with the provisions of a habitat conservation plan. There are no adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state Habitat Conservation Plan for the City of Merced or Merced County.

E. Cultural Resources

SETTING AND DESCRIPTION

The City of Merced area lies within the ethnographic territory of the Yokuts people. The Yokuts were members of the Penutian language family which held all of the Central Valley, San Francisco Bay Area, and the Pacific Coast from Marin County to near Point Sur.

Merced County was first explored by Gabriel Moraga in 1806, when he named the Merced River, "El Rio de Nuestra Senora de la Merced." Moraga's explorations were designed to locate appropriate sites for an inland chain of missions. Moraga explored the region again in 1808 and 1810.

Archaeology

Archaeological sites are defined as locations containing significant levels of resources that identify human activity. Very little archaeological survey work has been conducted within the City or its surrounding areas. Creeks, drainage, and sloughs exist in the northern expansion area of the City, and Bear Creek and Cottonwood Creek pass through the developed area. Archaeological sites in the Central Valley are commonly located adjacent to waterways and represent potential for significant archaeological resources.

Paleontological sites are those that show evidence of pre-human existence. They are small outcroppings visible on the earth's surface. While the surface outcroppings are important indications of paleontological resources, it is the geological formations that are the most important. There are no known sites within the project area known to contain paleontological resources of significance.

Historic Resources

In 1985, in response to community concerns over the loss of some of the City's historic resources, and the perceived threats to many remaining resources, a survey of historic buildings was undertaken in the City. The survey focused on pre-1941 districts, buildings, structures, and objects of historical, architectural, and cultural significance. The survey area included a roughly four square-mile area of the central portion of the City.

The National Register of Historic Places, the California Historical Landmarks List, and the California Inventory of Historic Resources identify several sites within the City of Merced. These sites are listed on the Merced Historical Site Survey and are maintained by the Merced Historical Society. There are no listed historical sites on the project site.

According to the environmental review conducted for the General Plan, there are no listed historical sites and no known locations within the project area that contain sites of paleontologic or archeological significance. The General Plan (Implementation Action SD-2.1.a) requires that the City utilize standard practices for preserving archeological materials that are unearthed during construction, as prescribed by the State Office of Historic Preservation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
E. <u>Cultural Resources.</u> Would the Project:				
1) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			✓	
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			✓	
3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
4) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

1) **Less-than-Significant Impact**

The Project would not alter or destroy any known historic or archaeological site, building, structure, or object; nor would it alter or affect unique ethnic cultural values or restrict religious or sacred uses. According to the environmental review conducted for the General Plan, there are no listed historical sites and no known locations within the project area that contain sites of historical or archeological significance. The General Plan (Implementation Action SD-2.1.a) requires that the City utilize standard practices for preserving archeological materials that are unearthed during construction, as prescribed by the State Office of Historic Preservation.

2) **Less-than-Significant Impact**

The Project would not alter or destroy any known prehistoric or archaeological site, building, structure, or object; nor would it alter or affect unique ethnic cultural values or restrict religious or sacred uses. According to the environmental review conducted for the General Plan, there are no listed historical sites and no known locations within the project area that contain sites of historical or archeological significance. The General Plan (Implementation Action SD-2.1.a) requires that the City utilize standard practices for preserving archeological materials that are unearthed during construction, as prescribed by the State Office of Historic Preservation.

3) **Less-than-Significant Impact**

The Project would not alter or destroy any paleontological resource, site, or unique geological feature. According to the environmental review conducted for the General Plan, there are no listed historical sites and no known locations within the project area that contain sites of paleontological significance. The General Plan (Implementation Action SD-2.1.a) requires that the City utilize standard practices for preserving archeological materials that are unearthed during construction, as prescribed by the State Office of Historic Preservation.

4) **Less-than-Significant Impact**

The proposed project would not disturb any known human remains, including those interred outside of formal cemeteries; nor would it alter or affect unique ethnic cultural values or restrict religious or sacred uses. There are no known cemeteries in the project area. Excavation of the site would be needed to construct the proposed project, so it is possible that human remains would be discovered. However, Section 7050.5 of the California Health and Safety Code requires that if human remains are discovered during the construction phase of a development, all work must stop in the immediate vicinity of the find and the County Coroner must be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner the appropriate method for the disposition of the remains and any associated grave goods. Additionally, the City's General Plan (Implementing Action SD-2.1.a) requires that the City utilize standard practices for preserving archeological materials that are unearthed during construction, as prescribed by the State Office of Historic Preservation. By following the requirements of the Health and Safety Code and Compliance with the City's General Plan, this potential impact would be less than significant.

F. Geology and Soils

SETTING AND DESCRIPTION

The City of Merced is located approximately 150 miles southeast of San Francisco along the east side of the southern portion of the Great Valley Geomorphic Province, more commonly referred to as the San Joaquin Valley. The valley is a broad lowland bounded by the Sierra Nevada to the east and Coastal Ranges to the west. The San Joaquin Valley has been filled with a thick sequence of sedimentary deposits from Jurassic to recent age. A review of the geological map indicates that the area around Merced is primarily underlain by the Pleistocene Modesto and Riverbank Formations with Holocene alluvial deposits in the drainages. Miocene-Pliocene Mehrten and Pliocene Laguna Formation materials are present in outcrops on the east side of the SUDP/SOI. Modesto and Riverbank Formation deposits are characterized by sand and silt alluvium derived from weathering of rocks deposited east of the SUDP/SOI. The Laguna Formation is made up of consolidated gravel sand and silt alluvium and the Mehrten Formation is generally a well consolidated andesitic mudflow breccia conglomerate.

Faults and Seismicity

A fault, or a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side, are an indication of past seismic activity. It is assumed that those that have been active recently are the most likely to be active in the future, although even inactive faults may not be "dead." "Potentially Active" faults are those that have been active during the past two million years or during the Quaternary Period. "Active" faults are those that have been active within the past 11,000 years. Earthquakes originate where movement or slippage occurs along an active fault. These movements generate shock waves that result in ground shaking.

Based on review of geologic maps and reports for the area, there are no known "active" or "potentially active" faults, or Alquist-Priolo Earthquake Fault Zones (formerly referred to as a

Special Studies Zone) in the SUDP/SOI. In order to determine the distance of known active faults within 50 miles of the Site, the computer program EZ-FRISK was used in the General Plan update.

Soils

Soil properties can influence the development of building sites, including site selection, structural design, construction, performance after construction, and maintenance. Soil properties that affect the load-supporting capacity of an area include depth to groundwater, ponding, flooding, subsidence, shrink-swell potential, and compressibility.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
F. <u>Geology and Soils.</u> Would the Project:				
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			✓	
b) Strong seismic ground shaking?			✓	
c) Seismic-related ground failure, including liquefaction?				✓
d) Landslides?				✓
2) Result in substantial soil erosion or loss of topsoil?			✓	
3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	
4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
5) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
disposal systems where sewers are not available for the disposal of waste water?				

1) **Less than Significant Impact**

A), B)The project site is not located within a mapped fault hazard zone, and there is no record or evidence of faulting on the project site (City of Merced General Plan Figure 11.1). Because no faults underlie the project site, no people or structures would be exposed to substantial adverse effects related to earthquake rupture.

Ground shaking of moderate severity may be expected to be experienced on the project site during a large seismic event. All building permits are reviewed to ensure compliance with the California Building Code (CBC). In addition, the City enforces the provisions of the Alquist Priolo Special Study Zones Act that limit development in areas identified as having special seismic hazards. All new structures shall be designed and built-in accordance with the standards of the California Building Code.

C) According to the City's *Merced Vision 2030 General Plan* EIR, the probability of soil liquefaction occurring within the City of Merced is considered to be a low to moderate hazard; however, a detailed geotechnical engineering investigation would be required for the project in compliance with the California Building Code (CBC).

There would be no exposure to any geological hazards in the project area. Therefore, no hazardous conditions related to seismic ground shaking would occur with the implementation of the Project. Additionally, the implementation of the project would not lead to offsite effects related to hazards related to seismic groundshaking, nor would any existing off-site hazards be exacerbated.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

The City's *Merced Vision 2030 General Plan* contains policies that address seismic safety.

Goal Area S-2: Seismic Safety:	
Goal: Reasonable Safety for City Residents from the Hazards of Earthquake and Other Geologic Activity	
Policies	
S-2.1	Restrict urban development in all areas with potential ground failure characteristics.

D) The Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

Landslides generally occur on slopes of 15 percent or greater. The project site's topography is generally of slopes between 0 and 3 percent, which are considered insufficient to produce hazards other than minor sliding during seismic activity.

2) **Less-Than-Significant Impact**

Construction associated with the proposed project could result in temporary soil erosion and the loss of topsoil due to construction activities, including clearing, grading, site preparation activities, and installation of the proposed buildings and other improvements. The City of Merced enforces a Storm Water Management Program in compliance with the Federal Clean Water Act. All construction activities are required to comply with the City's Erosion and Sediment Control Ordinance (MMC §15.50.120.B), including the implementation of Best Management Practices (BMPs) to limit the discharge of sediment.

3) **Less Than Significant Impact**

The City of Merced is located in the Valley area of Merced County and is, therefore, less likely to experience landslides than other areas in the County. The probability of soil liquefaction actually taking place anywhere in the City of Merced is considered to be a low hazard. Soil types in the area are not conducive to liquefaction because they are either too coarse or too high in clay content. According to the *Merced Vision 2030 General Plan* EIR, no significant free face failures were observed within this area and the potential for lurch cracking and lateral spreading is, therefore, very low within this area.

4) **Less-Than-Significant**

Expansive soils are those possessing clay particles that react to moisture changes by shrinking (when they dry) or swelling (when they become wet). Expansive soils can also consist of silty to sandy clay. The extent of shrinking and swelling is influenced by the environment, extent of wet or dry cycles, and by the amount of clay in the soil. This physical change in the soils can react unfavorably with building foundations, concrete walkways, swimming pools, roadways, and masonry walls.

Implementation of General Plan Policies, adherence to the Alquist-Priolo Act, and enforcement of the California Building Code (CBC) Standards would reduce the effect of this hazard on new buildings and infrastructure associated with the proposed development. This would reduce potential impacts to a less-than-significant level.

5) **No Impact**

The project site would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. However, the proposed project would be served by the City's sewer system. No new septic systems are allowed within the City Limits and any existing systems will need to be removed upon demolition of the current home on the site.

G. Hazards and Hazardous Materials

SETTING AND DESCRIPTION

Hazardous Materials

A substance may be considered hazardous due to a number of criteria, including toxicity, ignitability, corrosivity, or reactivity. The term "hazardous material" is defined in law as any material that, because of quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment.

Wildland and Urban Fire Hazards

Both urban and wildland fire hazard potential exists in the City of Merced and surrounding areas, creating the potential for injury, loss of life, and property damage. Urban fires primarily involve the uncontrolled burning of residential, commercial, or industrial structures due to human activities. Wildland fires affect grassland, brush or woodlands, and any structures on or near these fires. Such fires can result from either human made or natural causes.

Urban fires comprise the majority of fires in the City of Merced. The site is adjacent to undeveloped ag land which could be a source for a wildland fire. However, the City of Merced Fire Department has procedures in place to address the issue of wildland fires, so no additional mitigation would be necessary.

Airport Safety

The City of Merced is impacted by the presence of two airports-Merced Regional Airport, which is in the southwest corner of the City, and Castle Airport (the former Castle Air Force Base), located approximately seven miles northwest of the subject site.

The continued operation of the Merced Regional Airport involves various hazards to both flight (physical obstructions in the airspace or land use characteristics which affect flight safety) and safety on the ground (damage due to an aircraft accident). Growth is restricted around the Regional Airport in the southwest corner of the City due to the noise and safety hazards associated with the flight path.

Castle Airport also impacts the City. Portions of the northwest part of the City's SUDP/SOI and the incorporated City are within Castle's safety zones. The primary impact is due to noise (Zones C and D), though small areas have density restrictions (Zone B2). The military discontinued operations at Castle in 1995. One important criterion for determining the various zones is the noise factor. Military aircraft are designed solely for performance, whereas civilian aircraft have extensive design features to control noise.

Potential hazards to flight include physical obstructions and other land use characteristics that can affect flight safety, which include: visual hazards such as distracting lights, glare, and sources of smoke; electronic interference with aircraft instruments or radio communications; and uses which may attract flocks of birds. In order to safeguard an airport's long-term usability, preventing encroachment of objects into the surrounding airspace is imperative.

According to the Merced County Airport Land Use Compatibility Plan, the project site is not located in any restricted safety zones for either airport, and no aircraft overflight, air safety, or noise concerns are identified.

Railroad

Hazardous materials are regularly shipped on the BNSF and SP/UP Railroad lines that pass through the City. While unlikely, an incident involving the derailment of a train could result in the spillage of cargo from the train in transporting. The spillage of hazardous materials could have devastating results. The City has little to no control over the types of materials shipped via the rail lines. There is also a safety concern for pedestrians along the tracks and vehicles utilizing at-grade crossings. The design and operation of at-grade crossings allows the City some control over rail- related hazards. Ensuring proper gate operation at the crossings is the most effective strategy to avoid collision and possible derailments. The Burlington Northern Santa Fe Railroad is approximately 2.20 miles from the site and Union Pacific Railroad is over 3.0 miles away.

Public Protection and Disaster Planning

Hospitals, ambulance companies, and fire districts provide medical emergency services. Considerable thought and planning have gone into efforts to improve responses to day-to-day emergencies and planning for a general disaster response capability.

The City's Emergency Plan and the County Hazardous Waste Management Plan both deal with detailed emergency response procedures under various conditions for hazardous material spills. The City also works with the State Department of Health Services to establish cleanup plans and to monitor the cleanup of known hazardous waste sites within the City.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
G. <u>Hazards and Hazardous Materials.</u> Would the Project:				
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
8) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓	

1) **Less-Than-Significant Impact**

Construction activities associated with the proposed project would involve the use, storage, transport, and disposal of oil, gasoline, diesel fuel, paints, solvents, and other hazardous materials. The Project would be required to adhere to all applicable federal and state health and safety standards. Construction activity must also be in compliance with the California Occupational Safety and Health Administration regulations (Occupational Safety and Health Act of 1970). Compliance with these requirements would reduce the risk of hazards to the public to a less-than-significant level.

2) **No Impact**

Construction on the project site would be reviewed for the use of hazardous materials at the building permit stage. Implementation of Fire Department and Building Code regulations for hazardous materials, as well as implementation of federal and state requirements, would reduce any risk caused by a future use on the site from hazardous materials to a less than-significant-level.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

The City of Merced *Vision 2030 General Plan* contains policies that address hazardous materials.

Goal Area S-7: Hazardous Materials
Goal: Hazardous Materials Safety for City Residents
Policies

S-2.1	Prevent injuries and environmental contamination due to the uncontrolled release of hazardous materials.
Implementing Actions:	
7.1.a	Support Merced County in carrying out and enforcing the Merced County Hazardous Waste Management Plan.
7.1.b	Continue to update and enforce local ordinances regulating the permitted use and storage of hazardous gases, liquids, and solids.
7.1.d	Provide continuing training for hazardous materials enforcement and response personnel.

3) **No Impact**

The nearest school is Providence Christian School, located approximately 0.4 miles east of the subject site at 2142 E Yosemite Avenue. There are no other existing or proposed schools within ¼ mile of the site. Given the California Building Code protective measures required during the construction process, there would be no impacts from this development for any schools within ¼ mile of the site. Post-construction the site would be used for dwelling purposes only.

4) **No Impact**

No project actions or operations would result in the release of hazardous materials that could affect the public or the environment, and no significant hazard to the public or the environment would result with project implementation.

5) **No Impact**

The project site is located about 4.50 miles northeast from the Merced Regional Airport. The approximate 8.05-acre site is surrounded by existing residential uses, office uses, places of assembly, or open space. Given the land use designation and surrounding land use, the potential impact is less than significant.

6) **No Impact**

The closest private airstrip to the site is approximately 9 miles northeast of the subject site (Flying M Airport). There would be no hazard to people living or working on the project site.

7) **Less-Than-Significant Impact**

The proposed project will not adversely affect any adopted emergency response plan or emergency evacuation plan. No additional impacts would result from the development of the project area over and above `those already evaluated by the EIR prepared for the *Merced Vision 2030 General Plan.*

APPLICABLE GENERAL PLAN GOALS AND POLICIES:
The *Merced Vision 2030 General Plan* contains policies that address disaster preparedness.

Goal Area S-1: Disaster Preparedness	
Goal: General Disaster Preparedness	
Policies	
S-1.1	Develop and maintain emergency preparedness procedures for the City.
Implementing Actions:	
1.1.a	Keep up-to-date through annual review the City's existing Emergency Plan and coordinate with the countywide Emergency Plan.
1.1.b	Prepare route capacity studies and determine evacuation procedures and routes for different types of disasters, including means for notifying residents of a need to evacuate because of a severe hazard as soon as possible.
7.1.d	Provide continuing training for hazardous materials enforcement and response personnel.

8) **Less-Than-Significant Impact**

According to the EIR prepared for the *Merced Vision 2030 General Plan*, the risk for wildland fire within the City of Merced is minimal. According to the Cal Fire website, the Merced County Fire Hazard Severity Zone Map shows the project site is designated as a "Local Responsibility Area" (LRA) with a Hazard Classification of "LRA Unzoned."

The City of Merced Fire Department is the responsible agency for responding to fires at the subject site. The project site is served by Station #55 located at 3520 Parsons Drive (approximately 560 feet southeast from the project site).

The site is not near agricultural land that could be susceptible to wildland fires. Even though there are some surrounding undeveloped lands and agricultural lands, the City of Merced Fire Department has procedures in place to address the issue of wildland fires, so no additional mitigation would be necessary. This potential impact is less than significant.

H. Hydrology and Water Quality

SETTING AND DESCRIPTION

Water Supplies and Facilities

The City's water supply system consists of 22 wells and 14 pumping stations equipped with variable speed pumps that attempt to maintain 45 to 50 psi (pounds per square inch) nominal water pressure. The City is required to meet State Health pressure requirements, which call for a minimum of 20 psi at every service connection under the annual peak hour condition and maintenance of the annual average day demand plus fire flow, whichever is stricter. The project site would be serviced by the utilities located within E Yosemite Ave and Parsons Avenue.

Storm Drainage/Flooding

In accordance with the adopted *City of Merced Standard Designs of Common Engineering Structures*, percolation/detention basins are designed to temporarily collect runoff so that it can be

metered at acceptable rates into canals and streams that have limited capacity. The project would be required to adhere to the Post Construction Standards for compliance with the City's Phase II MS4 permit issued by the state of California.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
H. <u>Hydrology and Water Quality.</u> Would the Project:				
1) Violate any water quality standards or waste discharge requirements?			✓	
2) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			✓	
a) result in a substantial erosion or siltation on- or off-site;			✓	
b) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			✓	
c) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; orPles			✓	
d) impede or redirect flood flows?			✓	
4) In flood hazard, tsunami, or seiche zones, risk of pollutants due to project inundation?			✓	
5) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

1) **Less-Than-Significant Impact**

The Project is not expected to violate any water quality standards or waste discharge requirements during construction or operation. In addition to compliance with standard construction provisions, the Project shall be required to comply with the Merced Storm Water Master Plan and the Storm Water Management Plan, and obtain all required permits for water discharge. During project operations, the City has developed requirements to minimize the impact to storm water quality caused by development and redevelopment.

The increase in impervious areas caused by development can cause an increase in the type and quantity of pollutants in storm water runoff. Prior planning and design to minimize pollutants in runoff from these areas is an important component to storm water quality management. These standards are set forth in the City's Post-Construction Standards Plan and provide guidance for post-construction design measures to ensure that storm water quality is maintained. Compliance with these requirements and permits would reduce the impact to a less than significant level.

APPLICABLE GENERAL PLAN GOALS AND POLICIES:
The *Merced Vision 2030 General Plan* contains policies that address Water Quality and Storm Drainage.

Goal Area P-5: Storm Drainage and Flood Control	
Goal: An Adequate Storm Drainage Collection and Disposal System in Merced	
Policies	
P-5.1	Provide effective storm drainage facilities for future development.
P-5.2	Integrate drainage facilities with bike paths, sidewalks, recreation facilities, agricultural activities, groundwater recharge, and landscaping.

Implementing Actions:	
5.1.a	Continue to implement the City's Storm Water Master Plan and the Storm Water Management Plan and its control measures.
5.1.c	Continue to require all development to comply with the Storm Water Master Plan and any subsequent updates.

2) **Less-Than-Significant Impact**

The City of Merced is primarily dependent on groundwater sources that draw from the San Joaquin aquifer. The City has 22 active well sites with one under construction, and 14 pumping stations, which provide service to meet peak hour urban level conditions and the average daily demand plus fire flows.

According to the City of Merced Water Master Plan, the estimated average peak water demand is 23.1 mgd.

The proposed project is estimated to use approximately 19,016 gallons of water per day (residential and office for site). This would represent 0.08% of the estimated average daily water consumption. Although development of the site would restrict onsite recharge where new impervious surface areas are created, all alterations to groundwater flow would be captured and routed to the storm water percolation ponds or pervious surfaces with no substantial net loss in recharge potential anticipated. This reduces this impact to a less-than-significant level.

3) **Less-Than-Significant Impact**

The proposed project would result in modifications to the existing drainage pattern on the site. If required by the City's Engineering Department, the project will be designed to

capture all surface water runoff onsite and then drain into the City's existing storm drainage system.

The project site is currently vacant and consists of pervious surfaces. The proposed project would create impervious surfaces over a large portion of the project site, thereby preventing precipitation from infiltrating and causing it to pond or runoff. However, stormwater flows would be contained onsite and piped or conveyed to the City's stormwater system, there would be no potential for increased erosion or sedimentation.

Developed storm drainage facilities in the area are adequate to handle this minor increase in flows. The Project would not result in a substantial alteration of drainage in the area, and no offsite uses would be affected by the proposed changes. All potential impacts are less than significant.

4) **Less-Than-Significant Impact**

The proposed project is located approximately 80 miles from the Pacific Ocean, distant from any large lakes. The proposedis near but not within the inundation zones for Lake Yosemite or Bear Reservoir and is at an elevation ranging from approximately 177 feet above Mean Sea Level(MSL). According to the City's General Plan Safety Element, the City of Merced is not subject to inundation by tsunami, seiche, or mudflow. This potential impact is less than significant.

5) **Less-Than-Significant Impact**

The proposed project would not obstruct or conflict with the implementation of a water quality control plan or sustainable groundwater management plan. The project would be required to comply with all City of Merced standards and Master Plan requirements for groundwater and water quality control. This impact is less than significant.

I. Land Use and Planning

SETTING AND DESCRIPTION

The project site is located within the City Limits of Merced and within its Specific Urban Development Plan and Sphere of Influence (SUDP/SOI).

SURROUNDING USES

Refer to Page 2 of this Initial Study and the map at Attachment A for the surrounding land uses.

Current Use

The project site is approximately 8.05 acres of undeveloped land located at the southwest corner of E Yosemite Avenue and Parsons Avenue.

The project site currently has a Zoning classification of Residential Planned Development (RP-D), and a General Plan designation of Commercial Office (CO). The existing land use for this site allows for commercial/business office activities including real estate agencies, insurance agencies, financial institutions on a relatively small scale. The proposed land use amendment would transition the site with revised planned development standards to allow for a self-storage facility along with a single-family residential subdivision. This would be achieved with revision #3 to Planned Development (P-D) #20 (along with Site Plan Review Permit #551), and the proposed

General Plan designation of Business Park (BP) and Low Medium Density Residential (LMD) with a Minor Use Permit would be for interface review to allow commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. Along with a vesting tentative subdivision map that would divide the lot proposed for the self-storage facility from the residential lots, and to create the 28 single-family residential lots.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. <u>Land Use and Planning.</u> Would the Project:				
1) Physically divide an established community?				✓
2) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

1) **No Impact**

The project site is within the boundaries of the Merced City Limits. As it is essentially an infill site it would not physically divide the community as it is already part of the City. This proposal does not include the creation of streets or barriers. No Impact.

2) **Less-Than-Significant Impact**

The project site currently has a Zoning classification of Residential Planned Development (RP-D), and a General Plan designation of Commercial Office (CO). The existing land use for this site allows for commercial/business office activities including real estate agencies, insurance agencies, financial institutions on a relatively small scale. The proposed land use amendment would transition the site with revised planned development standards to allow for a self-storage facility along with a single-family residential subdivision. This would be achieved with revision #3 to Planned Development (P-D) #20 (along with Site Plan Review Permit #551), and the proposed General Plan designation of Business Park (BP) and Low Medium Density Residential (LMD) with a Minor Use Permit would be for interface review to allow commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. Along with a vesting tentative subdivision map that would divide the lot proposed for the self-storage facility from the residential lots, and to create the 28 single-family residential lots.

Business Park (BP) is similar to a hybrid of light industrial and office commercial. The land use proposed for the 3.02 acres for self-storage would have a lesser impact than the current designation of Commercial Office (CO). The subject site is surrounded by medical offices, a church and residential.

Low Medium Density Residential (LMD) provides areas duplexes, triplexes four-plexes, condominiums, zero-lot-line as well as single-family detached units on appropriately sized lots that help transition from heavier uses like commercial into lower density residential. The proposed 4.85 acres located to the south of the project site would have Business Park (BP) use adjacent to the north and Low Density Residential (LD) adjacent to the south.

Therefore, the proposed project would not conflict with any land use plan or policy this impact is less than significant.

J. Mineral Resources

SETTING AND DESCRIPTION

The City of Merced does not contain any mineral resources that require managed production according to the State Mining and Geology Board. Based on observed site conditions and review of geological maps for the area, economic deposits of precious or base metals are not expected to underlie the City of Merced or the project site. According to the California Geological Survey, Aggregate Availability in California - Map Sheet 52, minor aggregate production occurs west and north of the City of Merced, but economic deposits of aggregate minerals are not mined within the immediate vicinity of the SUDP/SOI. Commercial deposits of oil and gas are not known to occur within the SUDP/SOI or immediate vicinity.

According to the Merced County General Plan Background Report (June 21, 2007), very few traditional hard rock mines exist in the County. The County's mineral resources are almost all sand and gravel mining operations. Approximately 38 square miles of Merced County, in 10 aggregate resource areas (ARA), have been classified by the California Division of Mines and Geology for aggregate. The 10 identified resource areas contain an estimated 1.18 billion tons of concrete resources with approximately 574 million tons in Western Merced County and approximately 605 million tons in Eastern Merced County. Based on available production data and population projections, the Division of Mines and Geology estimated that 144 million tons of aggregate would be needed to satisfy the projected demand for construction aggregate in the County through the year 2049. The available supply of aggregate in Merced County substantially exceeds the current and projected demand.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
J. <u>Mineral Resources.</u> Would the Project:				
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

1) **No Impact**

   No mineral resources occur within City Limits, SUDP/SOI, or within the project site, so no impact.

2) **No Impact**

   See #1 above.

K. Noise

SETTING AND DESCRIPTION

Potential noise impacts of the proposed project can be categorized as those resulting from construction and those from operational activities. Construction noise would have a short-term effect; operational noise would continue throughout the lifetime of the project. Construction associated with the development of the project would increase noise levels temporarily during construction. Operational noise associated with the development would occur intermittently with the continued operation of the proposed project.

Some land uses are considered more sensitive to noise levels than other uses. Sensitive land uses can include residences, schools, nursing homes, hospitals, and some public facilities, such as libraries. The noise level experienced at the receptor depends on the distance between the source and the receptor, the presence or absence of noise barriers and other shielding devices, and the amount of noise attenuation (lessening) provided by the intervening terrain. For line sources such as motor or vehicular traffic, noise decreases by about 3.0 to 4.5A –weighted decibels (dBA) for every doubling of the distance from the roadway.

Noise from Other Existing Sources

Vehicular noise from E Yosemite Avenue and nearby uses such as Shepherd of the Valley Lutheran Church, and University Surgery Center would be the primary existing noise source at the project site. The nearest railroad corridor is approximately 2.2 miles south from the project site. The site is surrounded by various uses that generate operational noise on a daily basis. There are several commercial uses located 0.3 miles west of the project site.

According to the *Merced Vision 2030 General Plan,* noise exposure not exceeding 45 dB is considered to be a "normally acceptable" noise level for residential uses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
K. <u>Noise.</u> Would the Project result in:				
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	

3) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	

1) **Less Than Significant**

<u>*Construction Noise*</u>

Construction of the Project would temporarily increase noise levels in the area during the construction period. Therefore, the noise from construction may be steady for a few months and then cease all together. Construction activities, including site preparation and grading, building construction, and sidewalk and street improvements would be considered an intermittent noise impact throughout the construction period. These activities could result in various effects on sensitive receptors, depending on the presence of intervening barriers or other insulating materials. The Inspection Services Division currently addresses noise levels for construction equipment on a case-by-case basis and limit operating hours for noisy construction equipment used in the City of Merced. The effects of construction of the proposed project will be short term and would result in a less than significant impact.

<u>*Operational Noise*</u>

Operational noise would be the main noise source expected from the proposed project. Traffic coming to and from the project site would generate the most noise. However, the site is surrounded by other residential uses, which are generally expected to generate similar amount of noise as the proposed development. Implementation of the Project would not lead to continued offsite effects related to noise generated by the Project. Given the noise from similar low impact zones near the subject site, this potential impact is less than significant.

2) **Less-Than-Significant Impact**

The proposed project would be exposed to existing noise generation in the city including but not limited to, highways, railroads, traffic and airport noise that exist in the City. The implementation itself of the proposed would not result in the generation of any ground borne vibration or noise. This is a less-than-significant impact.

3) **Less-Than-Significant Impact**

The project site is located approximately 4 miles northeast from active areas of the Merced Regional Airport and approximately 7 miles east from the Castle Airport. Therefore, no population working or living at the site would be exposed to excessive levels of aircraft noise. This potential impact is less than significant.

L. Population and Housing

SETTING AND DESCRIPTION

The proposed project would change the General Plan designation from Commercial Office (CO) to Business Park (BP) for approximately 3.02 acres and Low-Medium Density Residential (LMD) residential for approximately 4.85 acres.

The existing land use designations for this site does not allow for residential uses such as single-family homes, duplexes or high-density residential uses which include the former and multi-family residential. The proposed land use amendment would transition the southern 4.85 acres of the proposed site into 28 lots designated Low-Medium Density Residential (LMD). The existing planned development standards would be revised to allow the uses and residential density currently allowed under the Low-Medium Density Residential (LMD). However, the Planned Development would allow the developer to propose unique development standards throughout the site for the 28 lots located within the southern portion of the subject site.

Expected Population and Employment Growth

According to the State Department of Finance population estimates for 2023, the City of Merced's population was estimated to be 91,837. Population projections estimate that the Merced SUDP area will have a significant population of 159,900 by the Year 2030.

According to the *Merced Vision 2030 General Plan*, the City of Merced is expected to experience significant population and employment growth by the Year 2030.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
L. <u>Population and Housing.</u> Would the Project:				
1) Induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓

1) **Less-Than-Significant Impact**

The proposed residential subdivision at the southern portion of the project site would allow for a density of 6-12 units/acre. The growth expected with this project would not exceed the project growth of the City General Plan. The project also proposes a private road for

residents to access Parsons Ave, a City maintained road. Based on the need to increase housing supply, this potential impact would be less than significate.

2) **No Impact**

There project site is vacant. No housing would be displaced as a result of this project. There is no impact.

M. Public Services

SETTING AND DESCRIPTION

Fire Protection

The City of Merced Fire Department provides fire protection, rescue, and emergency medical services from five fire stations throughout the urban area. Fire Station #55 is located at 3520 Parsons Drive approximately 560 feet southeast from the project site. This Station would serve the proposed project.

Police Protection

The City of Merced Police Department provides police protection for the entire City. The Police Department employs a mixture of sworn officers, non-sworn officer positions (clerical, etc.), and unpaid volunteers (VIP). The service standard used for planning future police facilities is approximately 1.37 sworn officers per 1,000 population, per the Public Facilities Financing Plan.

Schools

The public school system in Merced is served by three districts: 1) Merced City School District (elementary and middle schools); 2) Merced Union High School District (MUHSD); and, 3) Weaver Union School District (serving a small area in the southeastern part of the City with elementary schools). The districts include various elementary schools, middle (junior high) schools, and high schools.

As the City grows, new schools will need to be built to serve our growing population. According to the Development Fee Justification Study for the MUHSD, Merced City Schools students are generated by new development at the following rate:

Table 6 Student Generation Rates

Commercial/Industrial Category	Elementary (K-8) (Students per 1,000 sq.ft.)	High School (9-12) (Students per 1,000 sq.ft.)
Retail	0.13	0.038
Restaurants	0.00	0.157
Offices	0.28	0.048
Services	0.06	0.022
Wholesale/Warehouse	0.19	0.016
Industrial	0.30	0.147
Residential	0.559 (per unit)	0.109 (per unit)

Based on the table above the 28 units would generate 16 K-8 students and 3 high school students.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
M. <u>Public Services.</u> Would the Project:				
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire Protection?			✓	
b) Police Protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other Public Facilities?			✓	

1) **Less Than Significant**

a) Fire Protection

The project site would be served by Fire Station ##55 located at 3520 Parsons Drive (approximately 560 feet southeast from the project site). The response from this station would meet the desired response time of 4 to 6 minutes, citywide, 90 percent of the time, within the financial constraints of the City. The proposed change in land use designation would not affect fire protection services, and no new or modified fire facilities would be needed. All buildings would be required to meet all requirements of the California Fire Code and the Merced Municipal Code. Compliance with these requirements would reduce any future impacts to a less than significant level.

At the time a building permit is issued, the developer would be required to pay impact fees according to the City Public Facilities Financing Plan (PFFP). A portion of this fee goes to cover the city's costs for fire protection such as fire stations, etc. In addition, the developer would be required to annex into the City's Community Facilities District for Services. This would result in an assessment paid with property taxes in which a portion of the tax would go to pay for fire protection services. Compliance with all Fire, Building, and Municipal Code requirements as well as payment of the Public Facility Impact Fees, and annexation into the City's CFD for services would reduce any potential impacts to a less than significant level.

b) **Police Protection**

The site would be served by the City Police Department. The development of the vacant project site could result in more calls to the site. Implementation of the proposed project would not require any new or modified police facilities.

The same requirements for paying Public Facility Impact Fees and potentially annexation into the City's Community Facilities District for Services would apply with a portion of the fees and taxes collected going toward the costs for police protection. Therefore, this potential impact is reduced to a less-than-significant level.

c) Schools

The project site is located within the boundaries of the Merced City School District and Merced Union High School District. Based on the table and discussion provided in the "Settings and Description" section above, the proposed development would likely generate additional students to the school system. As appropriate, the developer would be required to pay all fees due under the Leroy F. Greene School Facilities Act of 1988. Once these fees are paid, the satisfaction of the developer of his statutory fee under California Government Code §65995 is deemed "full and complete mitigation" of school impacts. This potential impact is less than significant**.**

d) Parks

Bob Carpenter is located approximately 275 feet southeast of the subject site. the proposed residences and storage facility may increase the use of neighborhood or regional parks.

Payment of the fees required under the Public Facilities Financing Plan (PFFP) as described above would be required at time of building permit issuance to help fund future parks and maintenance of existing parks would be required at the building permit stage. The payment of fees would reduce this potential impact to less than significant.

e) Other Public Facilities

The development of the Project could impact the maintenance of public facilities and could generate impacts to other governmental services. Payment of the fees required under the Public Facilities Financing Plan (PFFP) as described above would mitigate these impacts to a less than significant level.

N. Recreation

SETTING AND DESCRIPTION

The City of Merced has a well-developed network of parks and recreation facilities. Several City parks and recreation facilities are located within a one-mile radius of the project site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
N. <u>Recreation.</u> Would the Project:				
1) Increase the use of neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	

2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

1) **Less the Significant Impact**

   Development of the Project may increase the use of neighborhood or regional parks. However, payment of the required development fees at the building permit stage would reduce the potential impacts to a less than significant level.

2) **No Impact**

   The Project does not include recreational facilities and is not responsible for the construction or expansion of any recreational facilities.

O. Transportation/Traffic

SETTING AND DESCRIPTION

Roadway System

The project site is located in northeast Merced, approximately three miles northwest of Downtown and two- and three-quarter miles east of Highway 99. The project site consists of an undeveloped lot of approximately 8.05 acres. The project site fronts E Yosemite Ave to the north which is an arterial road and Parsons Road to the east which is a collector road. The subject site is less than a mile east of G Street which provides access to Highway 99 that connects Merced with other regional communities throughout the State.

Transit Service

The Transit Joint Powers Authority for Merced County has jurisdiction over public transit in Merced County and operates The Bus. The Bus provides transportation for residents traveling within Merced and outside the City within neighboring communities such as Planada, Atwater, and Livingston. Cat Tracks is a bus service for UC Merced students that also serves the City.

Vehicle Miles Traveled

Senate Bill (SB) 743 directs the Governor's Office of Planning and Research (OPR) to develop new guidelines for assessing transportation-related impacts that "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" (Public Resources Code Section 21099[b][1]). These new guidelines will replace automobile delay, as described through level of service (LOS), with more appropriate criteria and metrics based on travel demand, such as "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated" (Public Resources Code Section 21099[b][1]). The State CEQA Guidelines were amended to include guidance for measuring travel demand and to recommend that delays related to congestion no longer be considered a significant impact under CEQA (OPR 2016).

Vehicle Miles Traveled Analysis

The self-storage facility project is comprised of land uses estimated to generate 109 vehicle trips per day and the residential portion is estimated to generate 264 vehicle trips per day. For a total of 373 total vehicle trips per day.

Based on the Merced County Association of Governments' (MCAG) VMT Thresholds and Implementation Guidelines, projects that are low trip generators can be screened out of a quantitative VMT Analysis. Projects that are consistent with the *Merced Vision 2030 General Plan* have a low trip generator threshold of 1,000 average daily trips and projects that are not consistent with the *Merced Vision 2030 General Plan* have a low trip generator threshold of 500 average daily trips. This Project is not consistent with the *Merced Vision 2030 General Plan* but generates less than 500 daily trips. As a result, this Project is screened out from a quantitative VMT analysis and this Report serves as the required VMT Analysis for this Project.

For additional information see Appendix B for the studies on Vehicle Miles Traveled and Level of Service that were done for the original and current versions of the Project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
O. <u>Transportation/Traffic.</u> Would the project:				
1) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	
2) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)?			✓	
3) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				✓
4) Result in inadequate emergency access?			✓	

1) **Less-than-Significant Impact**

The existing system of pedestrian and bicycle facilities in this area include sidewalks and Class 1 bike paths on E Yosemite Avenue. Sidewalks are present along the project's E Yosemite and Parsons Avenue frontage. The proposed self-storage and residential subdivision would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

2) **Less-than-Significant Impact**

The project would be constructed as an infill development surrounded by existing adequate infrastructure. The Institute of Transportation Engineers (ITE) presented in the publication Trip Generation Manual, 11th Edition, calculates the project to generate 373 trips on a daily basis, with 28 trips in the a.m. peak hours, and 39 trips in the p.m. peak hours. The project would not result in a change in air traffic patterns, including air traffic associated with any airports.

As previously described in this section, a VMT analysis was prepared for the prior iteration of this project by JLB Traffic Engineering INC. A supplemental VMT analysis was also prepared by JLB for the current version of the Project. Based on guidance provided by MCAG, both the residential and the self-storage facility, as proposed, would be screened out as a low trip generator and not require further VMT analysis. Therefore, this impact is less than significant. Details regarding the criteria provided by MCAG can be found in the traffic analysis at Appendix B.

Per CEQA Guidelines Section 15064.3 alternative modes of transportation are being assessed. The Transit Joint Powers Authority provides transit service through "The Bus." There are several bus stops along E Yosemite Avenue that provide access to Route UC and bus stops less than half a mile east of the project site that provide access to Routes M3 and M4.

The Amtrak (passenger train service) is located within 2 miles providing services to the greater California area and connections to travel across the country. The closest airport is Merced Regional Airport, located approximately 4.5 miles southwest of the project site.

3) **No Impact**

City staff, including Police, Fire, and Engineering staff, reviewed the proposed subdivision layout and did not express any concerns regarding the proposed street network. Therefore, no impact would occur.

3) **Less-than-Significant Impact**

The subject site is an approximate 8.05-acre parcel on mostly developed parcels along an arterial road (E Yosemite Avenue) and a collector road (Parsons Avenue). There is currently no missing infrastructure of roads or utilities between the subject site and City infrastructure. The Fire and Police departments reviewed this proposal and are not requesting additional access points to this site. Therefore, project construction and

operation would not pose a significant obstacle to emergency response vehicles. This impact on emergency access would be less than significant.

SETTING AND DESCRIPTION

P. Water

The City's water system is composed of 22 groundwater production wells located throughout the City, and approximately 350 miles of main lines. Well pump operators ensure reliability and adequate system pressure at all times to satisfy customer demand. Diesel powered generators help maintain uninterrupted operations during power outages. The City of Merced water system delivers more than 24 million gallons of drinking water per day to approximately 20,733 residential, commercial, and industrial customer locations. The City is required to meet State Health pressure requirements, which call for a minimum of 20 psi at every service connection under the annual peak hour condition and maintenance of the annual average daily demand plus fire flow, whichever is stricter. The City of Merced Water Division is operated by the Public Works Department.

The City of Merced's wells have an average depth of 414 feet and range in depth from 161 feet to 800 feet. The depth of these wells would suggest that the City of Merced is primarily drawing water from a deep aquifer associated with the Mehrten geological formation. Increasing urban demand and associated population growth, along with an increased shift by agricultural users from surface water to groundwater and prolonged drought have resulted in declining groundwater levels due to overdraft. This condition was recognized by the City of Merced and the Merced Irrigation District (MID) in 1993, at which time the two entities began a planning process to ensure a safe and reliable water supply for Eastern Merced County through the year 2030. Integrated Regional Water Planning continues today through various efforts.

Wastewater

Wastewater (sanitary sewer) collection and treatment in the Merced urban area is provided by the City of Merced. The wastewater collection system handles wastewater generated by residential, commercial, and industrial uses in the City.

The City Wastewater Treatment Plant (WWTP), located in the southwest part of the City about two miles south of the airport, has been periodically expanded and upgraded to meet the needs of the City's growing population and new industry. The City's wastewater treatment facility has a capacity of 11.5 million gallons per day (mgd); with an average flow of 8.5 mgd. The City has recently completed an expansion project to increase capacity to 12 mgd and upgrade to tertiary treatment with the addition of filtration and ultraviolet disinfection. Future improvements would add another 8 mgd in capacity (in increments of 4 mgd), for a total of 20 mgd. This design capacity can support a population of approximately 174,000. The collection system will also need to be expanded as development occurs.

Treated effluent is disposed of in several ways depending on the time of year. Most of the treated effluent (75% average) is discharged to Hartley Slough throughout the year. The remaining treated effluent is delivered to a land application area and the on-site City-owned wetland area south of the treatment plant.

Storm Drainage

The *Draft City of Merced Storm Drainage Master Plan* addresses the collection and disposal of surface water runoff in the City's SUDP. The study addresses both the collection and disposal of storm water. Systems of storm drain pipes and catch basins are laid out, sized, and costed in the plan to serve present and projected urban land uses.

It is the responsibility of the developer to ensure that utilities, including storm water and drainage facilities, are installed in compliance with City regulations and other applicable regulations. Necessary arrangements with the utility companies or other agencies will be made for such installation, according to the specifications of the governing agency and the City [(Ord. 1342 § 2 (part), 1980: prior code § 25.21(f)).] The disposal system is mainly composed of MID facilities, including water distribution canals and laterals, drains, and natural channels that traverse the area.

The City of Merced has been involved in developing a Storm Water Management Plan (SWMP) to fulfill requirements of storm water discharges from Small Municipal Separate Storm Sewer System (MS4) operators in accordance with Section 402(p) of the Federal Clean Water Act (CWA). The SWMP was developed to also comply with General Permit Number CAS000004, Water Quality Order No. 2003-0005-DWQ.

Solid Waste

The City of Merced is served by the State Route 59 Landfill and the State Route 59 Compost Facility, located at 6040 North Highway 59. The County of Merced is the contracting agency for landfill operations and maintenance, as the facilities are owned by the Merced County Association of Governments. The City of Merced provides services for all refuse pick-up within the City limits and franchise hauling companies collect in the unincorporated areas. In addition to these two landfill sites, there is one private disposal facility, the Flintkote County Disposal Site, at State Route 59 and the Merced River. This site is restricted to concrete and earth material.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
P. Utilities and Service Systems. Would the Project:				
1) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
2) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	

3) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
4) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
5) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

1) Less Than Significant Impact

The City's current water and wastewater system is capable of handling this project within the City of Merced. There are existing sewer and water lines along E Yosemite Ave and Parsons Ave, which would be extended to go through the project site. No significant environmental impacts would result from connecting to the line. This potential impact is less than significant.

2) **Less Than Significant Impact**

No new water facilities are needed for this project. The existing water system is sufficient to serve the development. Potential impacts are less than significant.

3) **Less Than Significant Impact**

Refer to item 1 above.

4) **Less Than Significant Impact**

The City of Merced uses the State Route 59 Landfill. Sufficient capacity is available to serve the future project. According to the *Merced Vision 2030 General Plan* DEIR, the landfill has capacity to serve the City through 2030. Potential impacts are less than significant.

5) **Less Than Significant Impact**

All construction on the site would be required to comply with all local, state, and federal regulations regarding solid waste, including recycling. Potential impacts are less than significant.

Q. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Q. <u>Tribal Cultural Resources</u> Would the project:				
1) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
i. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓

Impact Analysis

1) **No Impact**

As stated in the Cultural Resources Section of this Initial Study, improvements associated with the project include site excavation, grading, paving, and construction of buildings. The areas of the project subject to demolition and construction facilities are likely to have been subject to ground disturbance in the past. No tribal resources are known to have occurred or have been identified at the project site or in the vicinity of the project site. However, as noted in the Cultural Resources Section, implementation of Mitigation Measures CUL-1 and CUL-3 would protect previously unrecorded or unknown cultural resources, including Native American artifacts and human remains, should these be encountered during project construction.

In addition, Assembly Bill (AB) 52 provides for consultation between lead agencies and Native American tribal organizations during the CEQA process. Since AB 52 was enacted in July 2015, the City has not been contacted by any California Native American tribes requesting that they be notified when projects are proposed in Merced. No tribes have

requested consultation pursuant to Public Resources Code section 21080.3.1. Therefore, it is assumed that no Tribal Cultural Resources would be adversely affected by the project. As a result, no impact would occur.

R. Wildfire

SETTING AND DESCRIPTION

Both urban and wildland fire hazard potential exist in the City of Merced and surrounding areas, creating the potential for injury, loss of life, and property damage. Urban fires primarily involve the uncontrolled burning of residential, commercial, or industrial structures due to human activities. Wildland fires affect grassland, brush or woodlands, and any structures on or near these fires. Such fires can result from either human made or natural causes.

Urban fires comprise the majority of fires in the City of Merced. The site is surrounded by urban uses. The City of Merced Fire Department has procedures in place to address the issue of wildland fires, so no additional mitigation would be necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
R. Wildfire. If located in or near stat responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

Impact Analysis

1) Less Than Significant Impact

The storage project does not include the construction of new roadways or changes to existing roads. All new roads installed for the residential portion of this project are require to comply with applicable MMC standards. The project would also be required to comply with all applicable requirements of the California Fire Code. As such, the project would not impact an adopted emergency response plan or emergency evacuation plan. This impact would be less than significant.

2) Less Than Significant Impact

According to the California Department of Forestry and Fire Protection, the project site is not located in any fire hazard zone. The areas surrounding the project site are mostly developed, urban land.

There is a low potential for wildland fires within these parameters. Additionally, the California Building Code and the California Fire Codes work together to regulate building construction and related items such as the care of vacant lots and the storage of flammable liquids.

To provide effective fire prevention activities for low hazard occupancies, the Fire Department conducts seasonal hazard removal programs (primarily weed abatement). The City of Merced employs a weed abatement program, which requires property owners to eliminate flammable vegetation and rubbish from their properties. Each property within the City is surveyed each spring and notices are sent to the property owners whose properties have been identified to pose a fire risk. Since inception of this program in 1992, grass or brush related fires within the City have been greatly reduced. A "bulky item" drop off station has been opened near Highway 59 and Yosemite Avenue. Further, staging areas, building areas, and/or areas slated for development using spark-producing equipment are cleared of dried vegetation or other materials that could serve as fuel for combustion; impacts are considered less than significant.

3) Less Than Significant Impact

The project would be required to repair/replace any missing or damaged infrastructure along their property frontage. However, the on-going maintenance of roadways would fall to the City. All other infrastructure or utilities exist in the area. No additional infrastructure or on-going maintenance would be required that would cause an impact to the environment. This impact is less than significant.

4) No Impact

The project site and surrounding area is relatively flat with no risk of downslope or downstream flooding or landslides. Therefore, there is no impact.

S. Greenhouse Gas Emissions

SETTING AND DESCRIPTION

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. A portion of the solar radiation that enters the atmosphere is absorbed by the earth's surface, and a smaller portion of this radiation is reflected back toward space. Infrared radiation is absorbed by GHGs; as a result, infrared radiation released from the earth that otherwise would have escaped back into space is instead trapped, resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on Earth.

GHGs are present in the atmosphere naturally, are released by natural sources and anthropogenic sources, and are formed from secondary reactions taking place in the atmosphere. The following GHGs are widely accepted as the principal contributors to human-induced global climate change and are relevant to the project: carbon dioxide (CO_2), methane, and nitrous oxide.

Emissions of CO_2 are byproducts of fossil fuel combustion. Methane is the main component of natural gas and is associated with agricultural practices and landfills. Nitrous oxide is a colorless GHG that results from industrial processes, vehicle emissions, and agricultural practices.

Global warming potential (GWP) is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to CO_2. The GWP of a GHG is based on several factors, including the relative effectiveness of a gas in absorbing infrared radiation and the length of time the gas remains in the atmosphere (i.e., its atmospheric lifetime). The reference gas for GWP is CO_2; therefore, CO_2 has a GWP of 1. The other main GHGs that have been attributed to human activity include methane, which has a GWP of 28, and nitrous oxide, which has a GWP of 265 (IPCC 2013). For example, 1 ton of methane has the same contribution to the greenhouse effect as approximately 28 tons of CO_2. GHGs with lower emissions rates than CO_2 may still contribute to climate change, because they are more effective than CO_2 at absorbing outgoing infrared radiation (i.e., they have high GWPs). The concept of CO_2-equivalents (CO_2e) is used to account for the different GWP potentials of GHGs to absorb infrared radiation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
S. <u>Greenhouse Gas Emissions.</u> Would the project:				
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

1) **Less -than-Significant Impact**

The San Joaquin Valley Air Pollution Control District (SJVAPCD) is responsible for protecting public health and welfare through the administration of federal and state air quality laws and policies. In December 2009, SJVAPCD adopted the *Final Staff Report Addressing Greenhouse Gas Emissions Impacts under the California Environmental Quality Act* (SJVAPCD 2009). SJVAPCD also developed guidance for land-use agencies to address GHG emission impacts for new development projects. Projects complying with an approved GHG emission reduction plan or GHG mitigation program would have a less-than-significant individual and cumulative impact related to GHG emissions. Projects implementing best performance standards and reducing project-specific GHG emissions by at least 29 percent compared to the business-as-usual condition would have a less-than-significant individual and cumulative impact on global climate change under this guidance. However, models used to estimate GHG emissions now include some of the statewide measures that previously would have been used to evaluate this 29 percent reduction performance standard, so this particular method of comparison is out of date.

To establish the context in which to consider the project's GHG emissions, this analysis used guidance from the adjacent Sacramento Metropolitan Air Quality Management District (SMAQMD) to determine significance. In 2014, SMAQMD adopted a significance threshold for GHG emissions consistent with the goals of Assembly Bill (AB) 32: 1,100 metric tons (MT) CO_2e per year for construction-related and operational emissions (SMAQMD 2014). This significance threshold was developed to assess the consistency of a project's emissions with the statewide framework for reducing GHG emissions.

The impacts associated with GHG emissions generated by the project are related to the emissions from short-term construction and operations. Off-road equipment, materials transport, and worker commutes during construction of the project would generate GHG

emissions. Emissions generated by the project during operations are related to indirect GHG emissions associated with residential uses.

GHG emissions associated with construction of the project are short-term and will cease following completion of construction activity. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. This impact would be less than significant with mitigation.

2) **Less-than-Significant Impact**

In 2006, California enacted AB 32, the California Global Warming Solutions Act of 2006 (California Health and Safety Code Section 38500 et seq.). AB 32 establishes regulatory, reporting, and market mechanisms to achieve reductions in GHG emissions and establishes a cap on statewide GHG emissions. It requires that statewide GHG emissions be reduced to 1990 levels by 2020.

In 2008 and 2014, the California Air Resources Board (ARB) approved the Climate Change Scoping Plan (Scoping Plan) and the first update to the Climate Change Scoping Plan: Building on the Framework, respectively (ARB 2008; ARB 2014). In 2016, the state legislature passed Senate Bill SB 32, which established a 2030 GHG emissions reduction target of 40 percent below 1990 levels. In response to SB 32 and the companion legislation of AB 197, ARB approved the Final Proposed 2017 Scoping Plan Update: The Strategy for Achieving California's 2030 GHG Target in November 2017 (ARB 2017). The 2017 Scoping Plan draws from the previous plans to present strategies to reaching California's 2030 GHG reduction target. The project would comply with any mandate or standards set forth by an adopted Scoping Plan Update effecting construction activities and operations.

In 2012, the City of Merced adopted the *Merced Climate Action Plan* to address the reduction of major sources of GHG emissions. The climate action plan established an emissions target of 1990 levels by 2020, commensurate with the State of California's target (City of Merced 2012). To meet this goal, the City adopted values, goals, and strategies to reduce emissions. Goals of the plan include:

- enhanced mobility of all transportation modes;
- sustainable community design;
- water conservation and technology;
- protection of air resources;
- waste reduction;
- increased use of renewable energy sources;
- building energy conservation; and,
- public outreach and involvement.

The project would be consistent with the goals of the *Merced Climate Action Plan*.

As mentioned above, the project would not exceed emissions thresholds adopted by SMAQMD and would be consistent with the applicable requirements of the *Merced Climate Action Plan*. Therefore, the project would not conflict with any applicable plans,

policies, or regulations adopted for the purpose of reducing GHG emissions. This impact would be less than significant. This impact would be less than significant.

T. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
T. <u>Mandatory Findings of Significance.</u> Would the Project:				
1) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
2) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects?)			✓	
3) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

1) **No Impact**

As previously discussed in this document, the project site does not provide habitat for fish or wildlife, as the project site is an urban infill site and does not have the potential to adversely affect biological resources or cultural resources, because such resources are lacking on the project site. Thus, there would be no impact.

2) **Less-Than-Significant Impact**

The Program Environmental Impact Report conducted for the *Merced Vision 2030 General Plan, the General Plan Program EIR* (SCH# 2008071069), has recognized that future development and build-out of the SUDP/SOI will result in cumulative and unavoidable impacts in the areas of Air Quality and Loss of Agricultural Soils. In conjunction with this

conclusion, the City has adopted a Statement of Overriding Considerations for these impacts (Resolution #2011-63) which is herein incorporated by reference.

The certified General Plan EIR addressed and analyzed cumulative impacts resulting from changing agricultural use to urban uses. No new or unaddressed cumulative impacts will result from the project that have not previously been considered by the certified General Plan EIR or by the Statement of Overriding Considerations, or mitigated by this Expanded Initial Study. This Initial Study does not disclose any new and/or feasible mitigation measures which would lessen the unavoidable and significant cumulative impacts.

The analysis of impacts associated with the development would contribute to the cumulative air quality and agricultural impacts identified in the General Plan EIR. In the case of air quality, emissions from the proposed project would be less than significant. The nature and extent of these impacts, however, falls within the parameters of impacts previously analyzed in the General Plan EIR. No individual or cumulative impacts will be created by the Project that have not previously been considered at the program level by the General Plan EIR or mitigated by this Initial Study.

3) **Less-Than-Significant Impact**

Development anticipated by the *Merced Vision 2030 General Plan* will have significant adverse effects on human beings. These include the incremental degradation of air quality in the San Joaquin Basin, the loss of unique farmland, the incremental increase in traffic, and the increased demand on natural resources, public services, and facilities. However, consistent with the provisions of CEQA previously identified, the analysis of the proposed project is limited to those impacts which are peculiar to the project site or which were not previously identified as significant effects in the prior EIR. The previously-certified General Plan EIR and the Statement of Overriding Considerations addressed those cumulative impacts; hence, there is no requirement to address them again as part of this project.

This previous EIR concluded that these significant adverse impacts are accounted for in the mitigation measures incorporated into the General Plan EIR. In addition, a Statement of Overriding Considerations was adopted by City Council Resolution #2011-63 that indicates that the significant impacts associated with development are offset by the benefits that will be realized in providing necessary jobs and homes for residents of the City. The analysis and mitigation of impacts have been detailed in the Environmental Impact Report prepared for the *Merced Vision 2030 General Plan*, which is incorporated into this document by reference.

While this issue was addressed and resolved with the General Plan EIR in an abundance of caution, in order to fulfill CEQA's mandate to fully disclose potential environmental consequences of projects, this analysis is considered herein. However, as a full disclosure document, this issue is repeated in abbreviated form for purposes of disclosure, even though it was resolved as a part of the General Plan.

Potential impacts associated with the Project's development have been described in this Initial Study. All impacts were determined to be less than significant.

4. ENVIRONMENTAL DETERMINATION

On the basis of this initial environmental evaluation:

X I find that the project would not have a significant effect on the environment, and that a NEGATIVE DECLARATION HAS BEEN PREPARED for public review.

August 28, 2025

Valeria Renteria, Associate Planner

Jonnie J. Hanson Lan, AICP
Acting Planning Manager
City of Merced

5. PREPARERS OF THE INITIAL STUDY

LEAD AGENCY

City of Merced
Planning & Permitting Division
678 West 18th Street
Merced, CA 95340
(209) 385-6929
Valeria Renteria, Associate Planner

ATTACHMENTS:

A) Location Map
B) Site Plan/ Floor Plans/ Elevations
C) Appendix A - Combined Studies for Air Quality, Green House Gas Emissions
D) Appendix B - Vehicle Miles Traveled and Level of Services Studies

YOSEMITE AVE SUBDIVISION

TENTATIVE MAP

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER — 006-050-068 / 006-050-072
2. TOTAL EXISTING PARCELS — 2
3. PROPOSED PARCELS — 28 RESIDENTIAL LOTS, 1 COMMERCIAL LOT
4. EXISTING GENERAL PLAN LAND USE DESIGNATION — COMMERCIAL OFFICE
5. EXISTING ZONING CLASSIFICATION — RP-D(20) "RESIDENTIAL PLANNED DEVELOPMENT"
6. CURRENT USE — VACANT PARCEL
7. PROPOSED LAND USE — RESIDENTIAL & BUSINESS PARK
8. BUILDING TABULATION:

RESIDENTIAL:	
RESIDENTIAL LOTS	3.27± AC
ROAD/HARDSCAPE	1.15± AC
OPEN SPACE	0.43± AC
TOTAL SITE ACREAGE	4.85± AC
BUSINESS PARK:	
STORAGE FACILITIES	1.73± AC
ROAD/HARDSCAPE	1.12± AC
LANDSCAPE	0.17± AC
TOTAL SITE ACREAGE	3.02± AC

9. UTILITIES:

WATER	MERCED IRRIGATION DISTRICT
GAS & ELECTRIC	MERCED IRRIGATION DISTRICT
SANITARY SEWER	CITY OF MERCED
STORM DRAIN	CITY OF MERCED
TELEPHONE	TBD

10. PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
11. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.
12. PLACEHOLDER STREET NAMES FOR THIS PROJECT ARE SHOWN ON THIS TENTATIVE MAP.
13. GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION AND CITY APPROVAL DURING FINAL DESIGN.
14. BASE TOPOGRAPHIC INFORMATION WAS CREATED BY HARBISON INTERNATIONAL INC., DATED 11/6/2023.
15. DOMESTIC WATER WILL BE PROVIDED BY CITY OF MERCED.
16. PROJECT WASTEWATER WILL BE TREATED BY UTILIZING THE MERCED WASTEWATER TREATMENT FACILITY.
17. NO EXISTING UNDERGROUND FEATURES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, DUMP SITES, ARE PRESENT ON THE PROJECT SITE.
18. NO GRADE DIFFERENTIALS OF SIX INCHES OR MORE WILL EXIST AFTER THE SUBDIVISION.
19. NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.
20. THE PROJECT SITE IS LOCATED IN ZONE X (SEE FLOOD ZONE NOTE).

FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X - OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) IN THE CITY OF MERCED.

PANEL NO: 06047C0429G
EFFECTIVE DATE: 12/02/2008

LEGAL DESCRIPTION

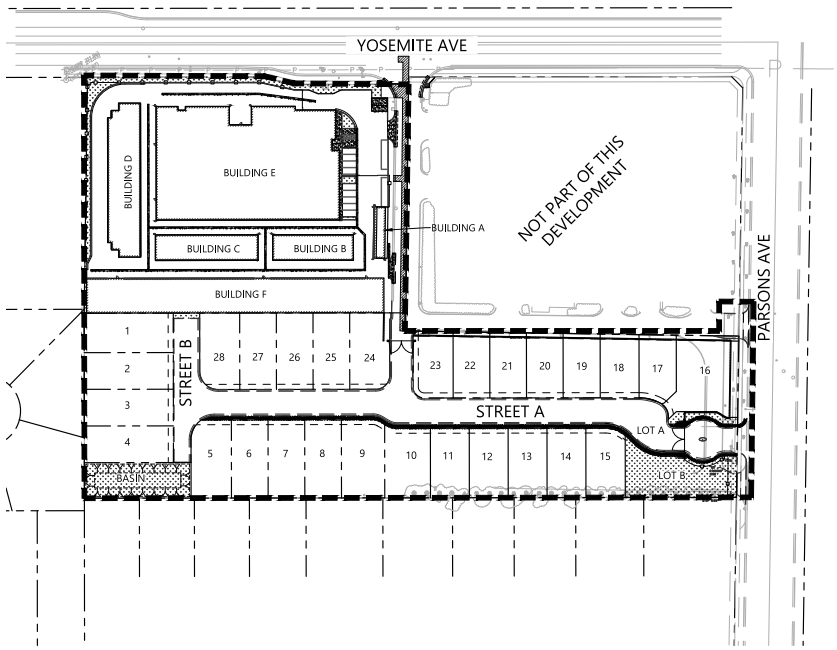
APN 006-050-068:
PARCEL 2, AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS", RECORDED JANUARY 26, 2001 IN VOLUME 87 OF PARCEL MAPS, PAGES 45 AND 46 AND BEING A DIVISION OF REMAINDERS A AND B AS SHOWN ON "OAKMONT VILLAGE UNIT NO. 5", RECORDED IN VOLUME 46 OF OFFICIAL PLATS AT PAGES 37 THROUGH 39, MERCED COUNTY RECORDS.

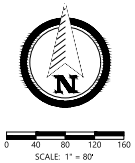
EXCEPTING THEREFROM,

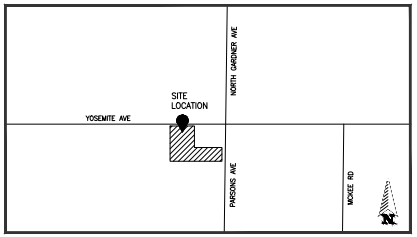
BEING A PORTION OF PARCEL 2 AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS", RECORDED IN VOLUME 87 OF PARCEL MAPS, AT PAGES 45 AND 46, MERCED COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2, THENCE S. 00 DEG. 52'42" W. 10.00 FEET ALONG THE EAST LINE OF SAID PARCEL 2, THENCE S. 89 DEG. 56'07" W. 155.37 FEET, THENCE N. 77 DEG. 48'29" W. 47.11 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE N. 89 DEG. 56'07" E. 201.56 FEET ALONG SAID NORTH LINE TO POINT OF BEGINNING, AS GRANTED TO THE CITY OF MERCED, A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 22, 2001 IN VOLUME 4251 OFFICIAL RECORDS, PAGE 317, MERCED COUNTY.

APN 006-050-072:
PARCEL 2 AS SHOWN ON "PARCEL MAP FOR MERCED MEDICAL INVESTMENTS GROUP" RECORDED DECEMBER 23, 2008 IN BOOK 110 OF PARCEL MAPS, PAGES 14, 15, AND 16, MERCED COUNTY RECORDS.







VICINITY MAP
N.T.S.

BENCHMARK:

DESCRIPTION: CHISELED SQUARE, TOP FACE OF CURB ALONG NORTH OF PROPERTY.
ELEVATION: 212.11'
DATUM: USGS

SHEET INDEX

C1.0	COVER SHEET
C2.0	TOPOGRAPHIC PLAN
C3.0	SITE PLAN
C3.1	SECTIONS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN

CONTACT INFORMATION

APPLICANT: YOSEMITE 1380, LLC
755 E YOSEMITE AVE SUITE J
MERCED, CA 95340
CONTACT: ERIC GONSALVES
(209) 480-0585
ERIC@CIRRUSCOMPANY.COM

CIVIL ENGINEER: YCG CIVIL ENGINEERING
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YCG CIVIL ENGINEERING
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CALIFORNIA
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REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

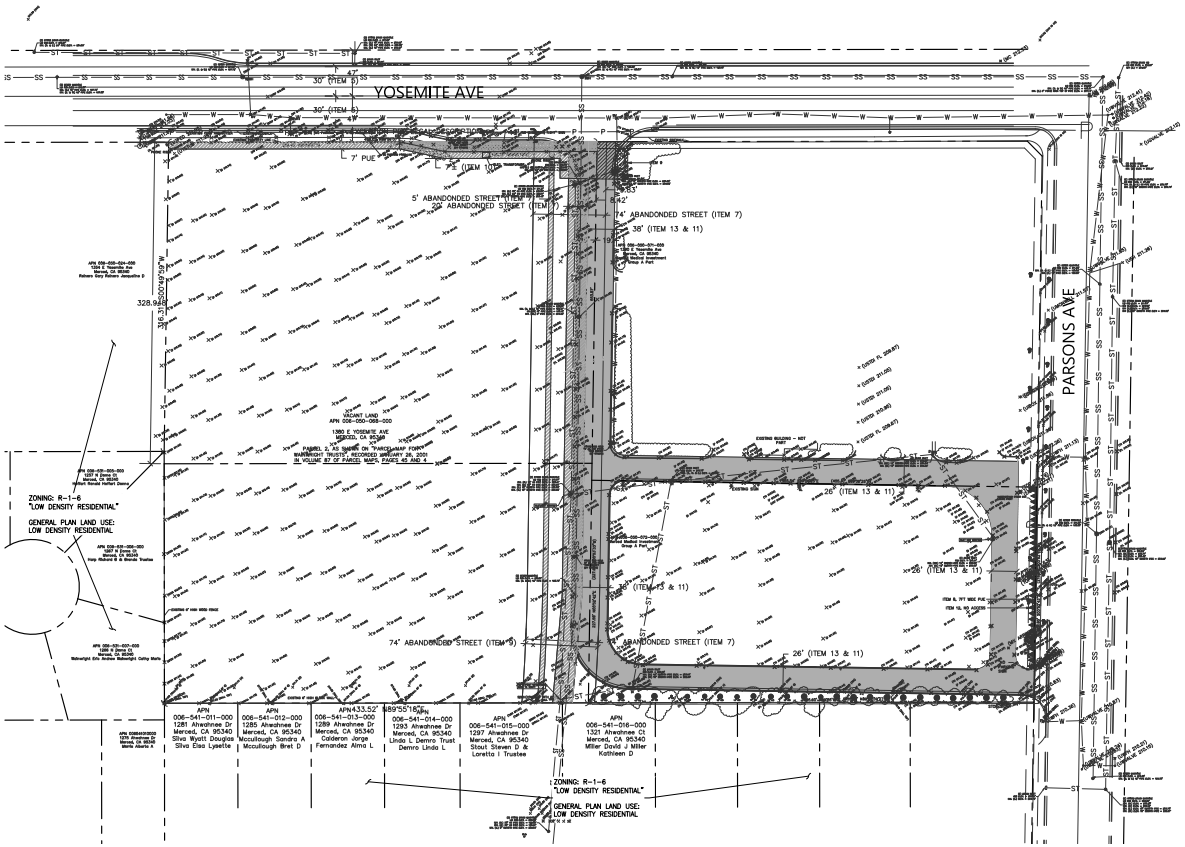
SHEET TITLE:
COVER SHEET
SCALE: AS SHOWN

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT # 23148
DATE: 09/02/2025
SHEET # C1.0

Attachment I

Z:\SHARED_PROJECTS\23148-YOSEMITE AVE-MERCED\DWG\TMAP\-PHASE\23148-COVER.DWG 8/26/2025 12:33 PM



LEGEND:

( )	DATA PER PARCEL 2 AS SHOWN ON "PARCEL MAP FOR MERCED MEDICAL INVESTMENTS GROUP" RECORDED DECEMBER 23, 2008 IN BOOK 110 OF PARCEL MAPS, PAGES 14, 15, AND 16, MERCED COUNTY RECORDS.
N45°53'08"E	MEASURED BEARING AND DISTANCE
BELL MH	PACIFIC BELL MAN HOLE
BLD	BUILDING
BFP	BACK FLOW PREVENTOR
DI	DROP INLET
UTR	ELECTRICAL SERVICE OT TRANSFORMER
EB	ELECTRICAL BOX IN GROUND
FH	FIRE HYDRANT
FIRE	FIRE SYSTEM SERVICE
PP	POWER POLE
PH	PHONE VAULT
PB	PHONE BOX
	EXISTING CURB AND GUTTER
	PROP. LINE EASEMENT. LINE
	DIFFERENT CROSS HATCHED AREAS REPRESENTS EASEMENTS AS CALLED OUT ON THIS SHEET
	ITEM 13 & 11 PER TITLE REPORT
	ABUTTERS RIGHT TO ACCESS IS REVOKED PER ITEM 12
SL	CITY STREET LIGHT
SMH	CITY SEWER MAN HOLE
TB	TELEPHONE BOX
WB	WATER UTILITY BOX
WM	WATER METER
GUY	GUY WIRE
	EXISTING TREE
SDMH	STORM DRAIN MANHOLE
SMH	SANITARY SEWER MANHOLE
WV	WATER VALVE
	WATER METER
FH	FIRE HYDRANT
SL	STREET LIGHT
	STREET SIGN
	CHAIN LINK FENCE
	BLOCK WALL

SUBJECT TO THE FOLLOWING ITEMS:

THE NUMBERING OF THE FOLLOWING ITEMS IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY TRANSCOUNTY TITLE COMPANY AS ORDER NO. 22-00810-TAF DATED MAY 23, 2023.

7. AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP RECORDED JANUARY 26, 2001 IN BOOK 87 AT PAGE(S) 45 AND 46 OF PARCEL MAPS. FOR: 74 FOOT ROAD ABANDONMENT, AND INCIDENTAL PURPOSES AFFECTS:

AREAS SHOWN ON SAID MAP.

8. AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP REFERRED TO IN THE LEGAL DESCRIPTION FOR: PUBLIC UTILITIES, AND INCIDENTAL PURPOSES AFFECTS: EASTERLY 7 FEET

9. AN EASEMENT FOR PUBLIC FACILITIES, AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED AUGUST 22, 2001 IN BOOK 4251 AT PAGE 304 AS SERIES NO. 36524 OF OFFICIAL RECORDS. GRANTED TO: THE CITY OF MERCED AFFECTS: AREAS AS DESCRIBED HEREIN

11. AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP REFERRED TO IN THE LEGAL DESCRIPTION FOR: MUTUAL ACCESS, AND INCIDENTAL PURPOSES AFFECTS: AREA AS SHOWN ON SAID MAP.

12. ABUTTER'S RIGHTS OF INGRESS TO AND EGRESS FROM PARSONS AVENUE HAVE BEEN DEDICATED OR RELINQUISHED AS SHOWN ON THE MAP REFERRED TO IN THE LEGAL DESCRIPTION.

AFFECTS: AREAS NOT DESIGNATED AS EXISTING DRIVEWAYS AS SHOWN ON SAID MAP.

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT", EXECUTED BY MERCED MEDICAL INVESTMENT GROUP, A GENERAL PARTNERSHIP AND STEVE ENAD, ELVIN G. ENAD, ADRIAN CARREON, GIL ODORIO AND KOTA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 23, 2009 AS SERIES NO. 2009-055555 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SUBJECT TO THE FOLLOWING ITEMS:

THE NUMBERING OF THE FOLLOWING ITEMS IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 1015-6722218 DATED OCTOBER 30, 2021.

5. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK O, PAGE 273 OF OFFICIAL RECORDS.

IN FAVOR OF: MERCED COUNTY

AFFECTS: NORTH 30 FEET

10. AN EASEMENT FOR PUBLIC FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 2001 AS INSTRUMENT NO. 2001-36525 OF OFFICIAL RECORDS.

IN FAVOR OF: THE CITY OF MERCED, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

13. THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT", RECORDED NOVEMBER 23, 2009 AS INSTRUMENT NO. 2009-55555 OF OFFICIAL RECORDS.

AS THE TIME OF RECORDING THIS DOCUMENT "MERCED MEDICAL INVESTMENT GROUP, A GENERAL PARTNERSHIP" HAD NO RECORD INTEREST

ZONING INFORMATION

EXISTING ZONING: RP-D(20)
"RESIDENTIAL PLANNED DEVELOPMENT"

GENERAL PLAN LAND USE: COMMERCIAL OFFICE

NOTE: THE EXISTING ZONING DOES NOT MATCH THE GENERAL PLAN DESIGNATION. PROPERTY MAY REQUIRE RE-ZONEING TO MATCH GENERAL PLAN USE AS "COMMERCIAL OFFICE"

GENERAL NOTES

1. BOUNDARY/TOPOGRAPHIC SURVEY PERFORMED BY BY HARBISON INTERNATIONAL INC., DATED 11/6/2023.
2. NO MONUMENTS FOUND DURING SITE SURVEY. NO MONUMENTS SET. THE STATE OF CALIFORNIA REQUIRES A RECORD OF SURVEY WHEN SETTING NEW MONUMENTS. THIS WORK WAS NOT PART OF THE SCOPE OF SERVICE FOR THIS ALTA/ACSM LAND TITLE SURVEY.
3. NO PARTY WALLS TO ADJACENT PROPERTY OBSERVED DURING SITE SURVEY
4. NO EARTH MOVING OR BUILDING CONSTRUCTION WERE OBSERVED DURING SITE SURVEY
5. NO STREET RIGHT-OF-WAY MODIFICATIONS, STREET CONSTRUCTION, SIDEWALK REPAIR WERE OBSERVED DURING SITE SURVEY.
6. NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED DURING SITE SURVEY
7. NO WETLAND AREAS WERE OBSERVED ON THIS SITE

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0 30 60 90 120
SCALE: 1" = 60'

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REVISIONS

NO.	DESCRIPTION	DATE

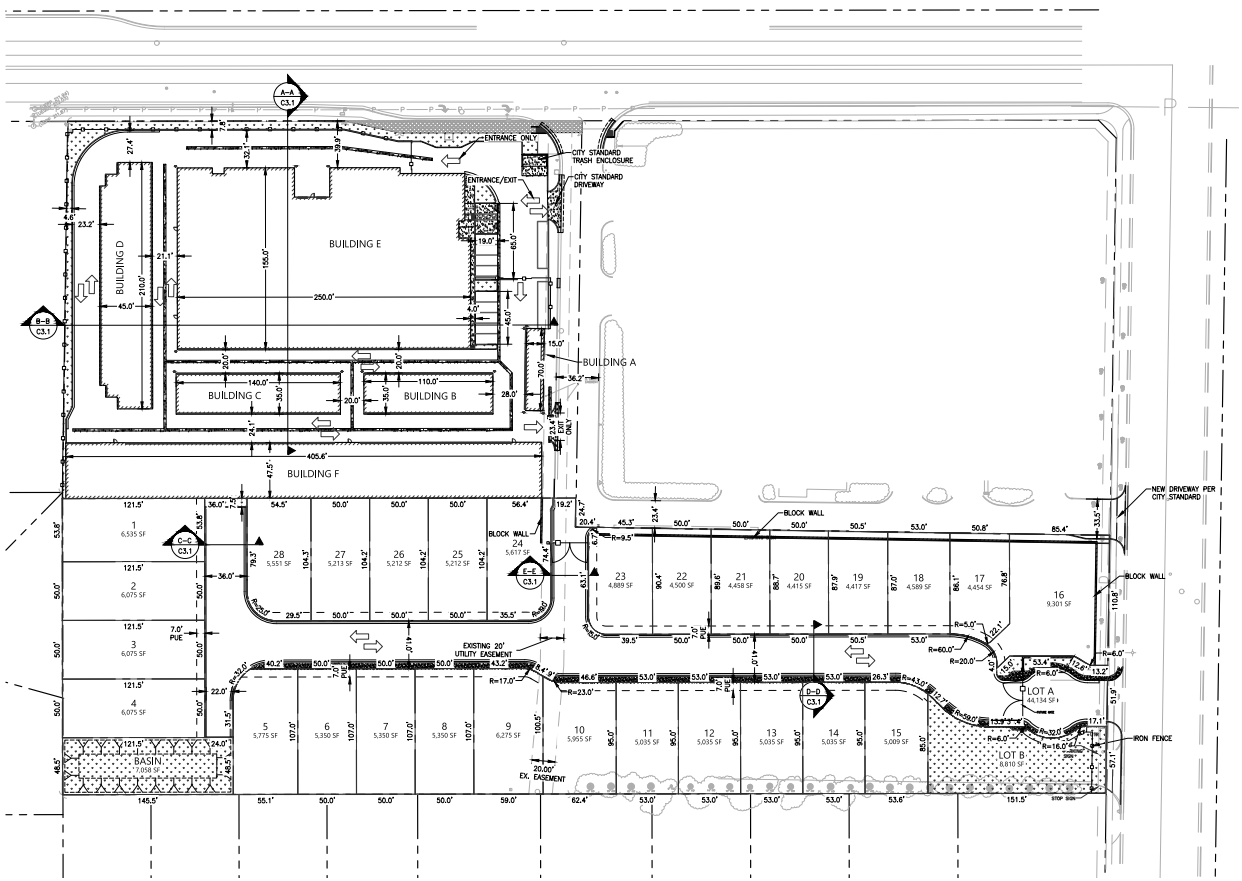
TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE:
TOPOGRAPHIC PLAN
SCALE: 1" = 60'

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT # 23148
DATE: 09/02/2025
SHEET # C2.0



LEGEND:

- PROPOSED FIRE LANE
- PROPOSED VEHICLE PATH
- PROPOSED FENCE OR WALL
- 7' PUBLIC UTILITY EASEMENT (PUE)

SECTION SHEET

NOTES:

1. ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS UNLESS OTHERWISE REQUIRED BY THE CITY. ON-SITE IMPROVEMENTS SHALL BE PER ALTERNATE DESIGNS.
2. FIRE LANES SHALL BE MARKED WITH RED CURB AND "NO PARKING FIRE LANE" IN 3" RED LETTERS EVERY 50 FEET ON CENTER.
3. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
4. IF THERE ARE SUSPECTED HUMAN REMAINS, THE MERCED COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
5. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
6. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
7. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
8. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
9. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
10. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
11. PROPOSED FIRE LANE IS DESIGNED PER CITY OF MERCED FIRE DEPARTMENT ACCESS ROADWAYS REQUIREMENTS.
12. FOR STANDARD DRAWINGS VISIT HTTPS://WWW.CITYOFMERCED.ORG/DEPARTMENTS/ENGINEERING/STANDARD-DESIGNS/STANDARD-DESIGNS-PDF-FORMAT

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SCALE: 1" = 50'

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REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE:
SITE PLAN
SCALE: 1" = 50'

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT # 23148
DATE: 09/02/2025
SHEET # C3.0

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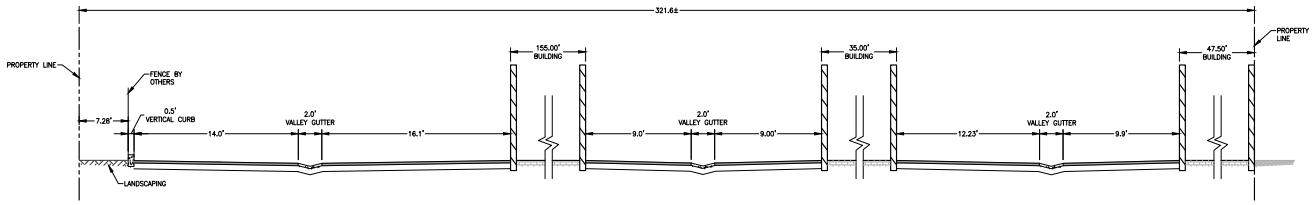
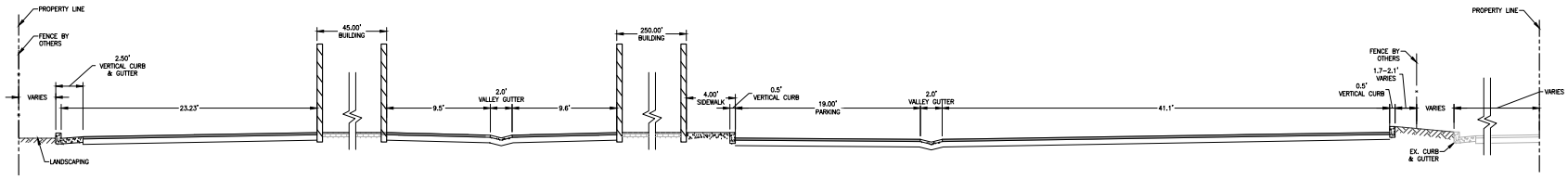


A SECTION A-A
NTS



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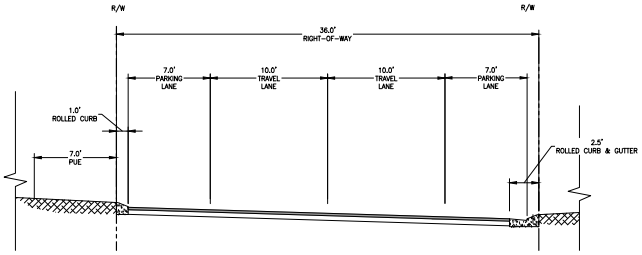

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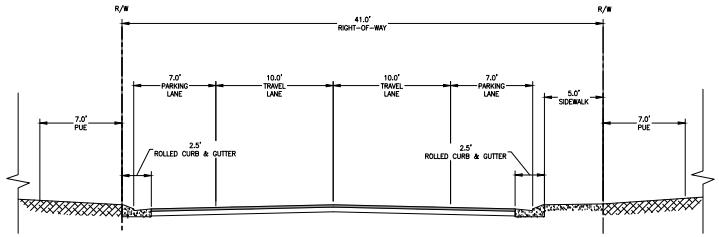
NTS



D SECTION D-D
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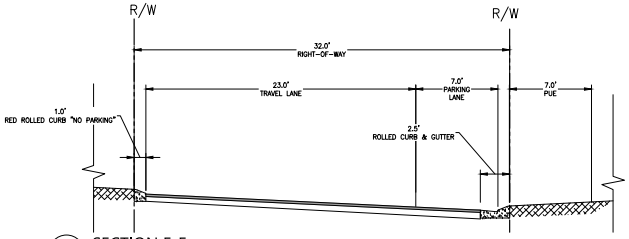

E SECTION E-E
NTS

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REVISIONS

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TENTATIVE MAP
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1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE:
SECTIONS
SCALE: 1" = 50'

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT # 23148
DATE: 09/02/2025
SHEET # C3.1

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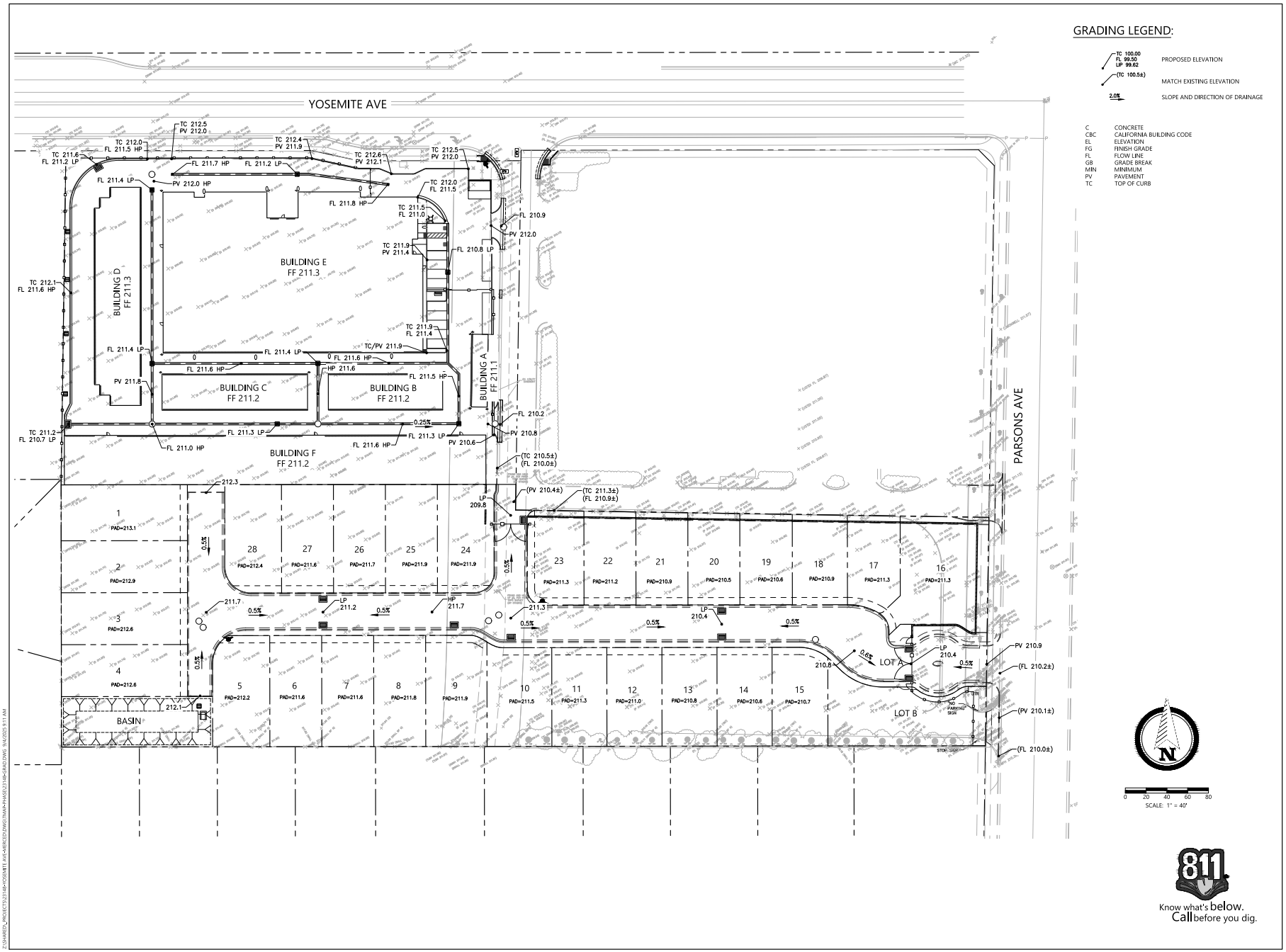

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TENTATIVE MAP
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1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE:
GRADING PLAN
SCALE: 1" = 40'

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT # 23148
DATE: 09/02/2025
SHEET # C4.0
SHEET X OF XX

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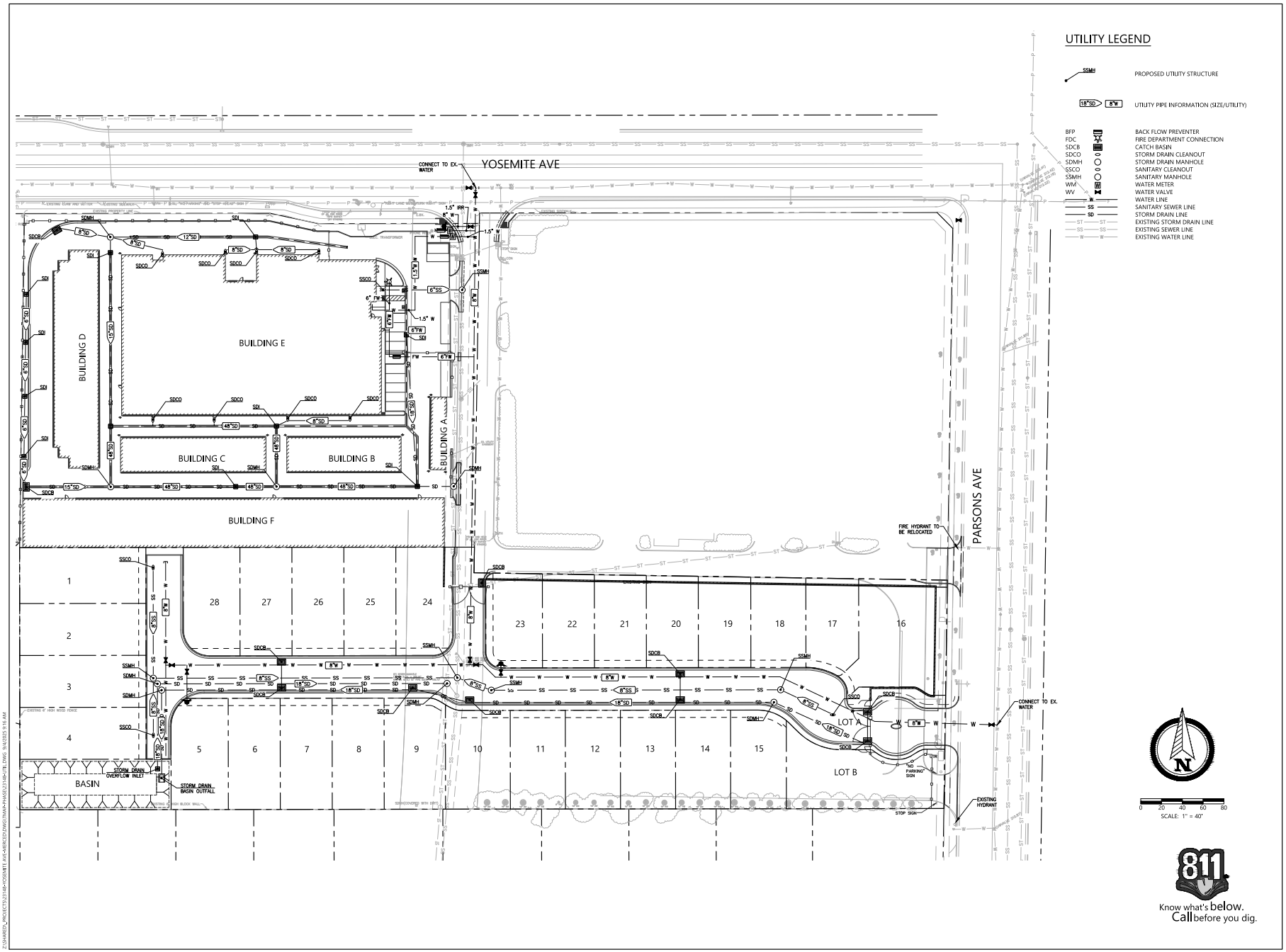

UTILITY LEGEND

SSMH	PROPOSED UTILITY STRUCTURE
18"SD 8"W	UTILITY PIPE INFORMATION (SIZE/UTILITY)
BFP	BACK FLOW PREVENTER
FDC	FIRE DEPARTMENT CONNECTION
SDCB	CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY CLEANOUT
SSMH	SANITARY MANHOLE
WM	WATER METER
WV	WATER VALVE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
ST	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE

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SHEET TITLE:
UTILITY PLAN
SCALE: 1" = 40'

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT # 23148
DATE: 09/02/2025
SHEET # C5.0

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18.16.080 - Information required.

Every tentative map shall be clearly and legibly reproduced. The following information shall be shown on, or accompanying, the map:

1. A key or location map on which is shown the general area including adjacent property, subdivisions and roads;
2. The tract name, date, north point, scale and sufficient legal description to define location and boundaries of the proposed subdivision;
3. Name and address of recorded owner or owners;
4. Name and address of the subdivider;
5. Name and business address of the person who prepared the map;
6. Acreage of proposed subdivision to the nearest tenth of an acre;
7. Contours at six-inch intervals to determine the general slope of the land and the high and low point thereof;
8. The locations, names, widths, approximate radii of curves and grades of all existing and proposed roads, streets, highways, alleys and ways in and adjacent to the proposed subdivision or subdivision to be offered for dedication;
9. Proposed protective covenants;
10. Location and description of all easements;
11. Locations and size of all existing and proposed public utilities;
12. Proposed method of sewage and stormwater disposal;
13. Location and character of all existing and proposed public open space in and adjacent to the subdivision and a statement of intention with regard to park land dedication or payment of a fee in lieu thereof;
14. Lot layout, approximate dimensions and area in square feet of each irregular lot and lot numbers;
15. City limit lines occurring within the general vicinity of the subdivision;
16. Classification of lots as to intended land use, zone, and density;
17. Approximate bearings and distances to quarter-section bounds within the general vicinity of the subdivision;
18. Proposed public improvements;
19. Statement as to whether the subdivision is to be recorded in stages;
20. Existing use and ownership of land immediately adjacent to the subdivision;
21. Preliminary title report issued not more than sixty days prior to filing of the tentative map;
22. The outline of any existing buildings and indication of any to remain in place and their locations in relation to existing or proposed street and lot lines;

23. Location of all existing trees and indication of those proposed to remain in place, standing within the boundaries of the subdivision;

24. Location of all areas subject to inundation or storm water overflow, the location, width and direction of flow of all watercourses and indicate flood zone classification;

25. Elevations of sewers at proposed connection.

(Ord. 1533 § 1, 1984: Ord. 1358 § 3, 1980: Ord. 1342 § 2 (part), 1980: prior code § 25.32(c)).

18.16.090 - Required statement.

A statement shall be presented by the subdivider in written form accompanying the map and shall contain justification and reasons for any exceptions to provisions of this title, the standard drawings or for any amendments to or variation from the zoning law, which may be requested in conjunction with the subdivision proposed.

(Ord. 1533 § 2, 1984: Ord. 1342 § 2 (part), 1980: prior code § 25.33).

18.16.100 - Public hearing—Generally.

The planning commission shall review the tentative map at a public hearing to determine whether it is in conformity with the provisions of law and of this title and upon that basis, within the time allowed in the Subdivision Map Act.

(Ord. 1358 § 4, 1980: Ord. 1342 § 2 (part), 1980: prior code § 25.34(a)).

March 12, 2025

Dear Merced Planning Commission,

I am writing to recommend the development of condensed single story senior living homes at 1380 Yosemite Ave, rather than two story condensed homes. This development would be adjacent to the medium-to-upper class low density neighborhood known as Oakmont Estates. I believe this approach would better align with the character of the area and meet the needs of the community, while preserving its unique qualities. The current neighborhood is defined by its low density spacious environment where residents value privacy, tranquility, and aesthetic harmony of single story homes.

Introducing two story condensed homes could dramatically alter the character of the area, leading to a higher population density, increased traffic, and a lose of the open suburban feel that makes this community so desirable. On the other hand, single story senior living homes would provide much needed housing options for other residents while maintaining the neighborhood's quite residential atmosphere. This type of development would have a lower visual impact preserving the overall spaciousness that defines the community.

Additionally, single story homes are more suitable for seniors offering ease of mobility and greater accessibility. Furthermore, this approach respects the existing architectural style and low density nature of the neighborhood. Senior living homes would integrate well with the surrounds, serving as a thoughtful addition to the community without overwhelming its character. I strongly encourage you to consider the benefits of single story senior living homes over two story condensed housing. This would not only preserve the neighborhoods unique charm, but also provide valuable housing for seniors, while minimizing disruption to the areas peaceful environment.

Thank you for you time and consideration,
Mr. and Mrs. David Miller

City of Merced Planning Commission

General Plan Amendment #24 – 02

March 18, 2025

To whom it may concern,

I want to go on record as saying that I am in support of this project but I believe there are some unanswered questions and some items that need to be addressed before moving forward. The current project as submitted should be in no way be approved by the planning commission. To move forward and adopt this zoning change as it is submitted would be a detriment to the surrounding communities to the south and east.

As a current resident of Oakmont Village #8 the lots in this area range from 8,025 square feet to the largest one being 15,692 square feet. There are only single story homes in this development. This project states that lots 1 thru 17 will be single or two story homes and that lots 18-41 will be 2 story homes. This project should not be allowed to build two story homes on lots 1 thru 17 that back up to existing single story R-1-6 low density residential lots.

As seen on Attachment E the color map dated 4/30/24 they clearly show a greenbelt of landscape with trees around the entire project with the exception of lots 18 and 19 that would be two story homes and back up to Parsons Avenue. Their map clearly shows the fence line backing up to the sidewalk. The rear setback for these two lots would be 5 feet. That means that the continuous greenbelt with trees would not be there and a two story home would be 5 feet from the sidewalk. Currently there is a in ground concrete box for street lighting and one labeled electric. In order to main optimum public standards I believe they should have to conform to what the subdivisions closest to them have done in the past and maintain a continuous green belt. On the color map it shows a green belt all the way around the two projects. The storage units do address in writing the required landscaping that the developer would have to adhere to. The

residential area does not address in writing exactly what they would or would not be providing as far as landscaping and if they are planning to keep the 25 redwood trees between this project and Oakmont Village #8. This creates a very grey area that could be construed as deceptive.

In the description of the project they state they will put in a 12 to 14 foot high block wall between the residential lots and the storage units and also between the resident to the east. No where do they address any possible changes in the rear fence between the homes to the south.

I would love to see the size of these lots be increased and the number of lots decreased to allow for a more harmonious transition between the two developments. This developer needs to work with the surrounding residents and make concessions that will for all parties involved.

Janet L. Wainwright

To whom it may concern,

We would like to express our opposition to the application of the General Plan Amendment #24-02, S Utilization Plan Revision #3 to Planned Development #20, Minor Use Permit #24-13, Site Plan #551 Vesting Tentative Subdivision Map #1332 and Environmental Review Checklist @24-25, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner.

We vehemently oppose the General Plan Amendment designation from Commercial Office (CO) to Business Park for 2.72 and from CO to High Medium Density (HMD) residential for the remaining 4.48 acres. We vehemently oppose Site Plan Revision of the land use designation within P-D #20 from Commercial Office to Self-Storage for 2.72 acres and CO to Residential for the remaining 4.48 acres. We vehemently oppose the Minor Use Permit that would be for interface review to allow commercial development adjacent to or across from Low Density Residential (R-1-6) Zone as well as the Site Plan Review Permit that would allow the development of a self-storage facility (approximately 500 storage units). We oppose the vesting of the subdivision map that would divide the lot proposed for the self-storage from the residential lots to create the 41 single-family lots.

We oppose the application that involves the request to establish a self-storage facility and to create a residential subdivision consisting of 41 lots on the two parcels that total approximately 8.05 acres. These parcels are generally located on the southwest corner of East Yosemite Avenue and Parsons Avenue. Specifically, the property is described as Lots A and B, as shown on the map entitled “Oakmont Village Unit No. 5” recorded in Volume46, Page 38 of Merced County Records, also known as Assessor’s Parcel Number (APN) 006-050-068 and006-050-072.

When we built our home on Ahwahnee Court in 2017, we chose that area because we loved the location and had an expectation that the vacant lot “Oakmont Village Unit NO.5” was designated exclusively for CO, not an overcrowded 41 unit HMD tract and an unsightly 500 unit self-storage. The development of such projects would cause an otherwise quaint family friendly slice of Merced to be a noise ridden construction zone adding non-stop traffic to streets already at max automobile traveling capacity. This pleasant neighborhood is the place we sought to invest not only our heart and soul into but the bulk of our retirement capital as well. Us, alongside all the neighbors we have spoken to, do not want these projects to ruin the lives we built in this community. We have lived most of our lives in Merced, invested heavily in this community, and paid taxes here for decades. We feel that moving forward with these projects is a betrayal to not only ourselves but our community as well.

Please take our opposition into consideration of this matter and do not capitulate to the greedy interests of Yosemite 1380 LLC. The owners of that business knew the property was zoned for commercial office use when they purchased it, and they should not be given special privileges to

disturb this property because of their connections. We will be contacting our local, state, and federal representation to express our opposition to these projects as well as encouraging our neighbors to do the same.

Regards,

Ladislao and Kelly Rodriguez

[redacted]

[redacted]

There will be a Planning Commission meeting on Wed., March 19th, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 678 W. 18th St. in Merced. Yosemite 1380 LLC, property owners, are seeking a General Plan Amendment to two parcels which will have a detrimental/harmful or adverse impact on numerous single-family, low density residential homes in the Oakmont subdivision. The application involves a request to establish a self-storage facility and to create a High Medium Density (HMD) subdivision consisting of 41 single-family residential lots, appr. 2,160 sq. ft. to 5,374 sq. ft. Although the developer has yet to submit building designs for the 41 residential lots, the plan is that 17 of the lots would be single-story homes and the remaining 24 would be two-story homes. (See Site Plan-SP1 The Cirrus Company-24-048 04/30/2024) and (Initial Study #24-25 Page 1 of 48 paragraph 2). The proposed buildings range in height, between 16 and 27 feet. The entire document(s) regarding this case is available at https://www.cityofmerced.org/home/showpublisheddocument/22408/638765982153707159

There are many issues of concern which need to be addressed.

- SELF-STORAGE UNITS: The proposed change from Commercial Office (CO) to Business Park (BP) for 2.72 Acres creates many problems. What will the hours of operation be IF this facility is approved? If it is a 24-hour accessible storage building, it will bring traffic and related activity through our neighborhood for all days of the week and night. It also gives "unsavory" people a cover to be in the neighborhood claiming they have a storage unit. This would not happen if the (CO) commercial office zoning remains in place.
- COMMERCIAL OFFICE TO HIGH MEDIUM DENSITY RESIDENTIAL: Initial Study #24-25, Page 30, "The existing land use designations for this site does not allow for residential uses such as single-family homes, duplexes or high-density residential uses which include the former and multi-family residential." The proposed land use amendment would transition the southern 4.48 acres of the proposed site into 41 lots designated (HMD) Residential. The existing planned development standards would be revised to allow the uses and residential density currently allowed under the (HMD) Residential. However, the "Planned Development would allow the developer to create and then propose unique development standards throughout the site, for the 41 separately identified lots located within the southern portion of the subject site." The concerning issue for the subdivision is that 24 two-story homes on significantly smaller lot sizes are proposed to be plunked adjacent to an area of single-family homes. The developer has yet to submit substantive building designs for the 41 residential lots. However, the objectionable self-storage facility has drawings, elevations, etc. available.

- ENTRANCE/EXIT: As proposed (Site Plan 1) there is only one road for entering and exiting via Parsons Avenue which is where the (HMD) high medium density homes are planned. Is that adequate? Is it adequate in the event of an emergency? Can our local fire trucks maneuver easily? Each lot is supposed to have two parking spaces located within a garage. Does that mean visitors will be parking on the street? How will that impact accessibility? The absence of substantive design and the developers' apparent unrestricted capacity to create and then propose "unique" standards creates a strong impression of predatory development.

- FLOOD ZONE: Ahwahnee Drive was inundated several times with water during heavy downpours. The homes are built significantly higher than the road so they did not flood. How will flood water be handled? How and where will water be diverted?

- ENVIRONMENTAL IMPACT: The Environmental Impact Report [EIR (SCH# 2008071069)] were certified in January 2012. As a resident living in view of these empty lots, I have had the opportunity to view Swainson's hawks. How will they be affected?

- NEIGHBORING PROPERTY VALUES: A home is often the largest asset people have. The Oakmont subdivision has attracted many buyers who want privacy, safety and a quiet low-density environment. Oakmont will be negatively impacted. We have great concern for the substantial devaluation of our property should this zoning change be approved. Will the developer compensate property owners for this? Of greatest concern are the people who bought a home on the northern side of Ahwahnee Court. Was this information revealed to them by anyone before they purchased their home? They will have a concentrated development of two story buildings looking right down into their back yards—losing all sense of privacy—in a subdivision that does not have two-story homes.

CONCLUSION: Based upon these significant and serious issues, I oppose both
1) the seven day a week self-storage facility and

2) the extreme density (for Merced) two-story homes right next to Oakmont. Please leave the zoning as is: Commercial Office.

SUBMITTED BY LINDA SCHUTT [redacted]

March, 9 2025

Dear Merced Planning Commission,

We are writing to express our strong opposition for the proposal to re-zone the commercial property at 1380 Yosemite Ave Merced, CA from currently low-density office spaces to medium or high-density residential use. This change would significantly disrupt the character of our predominantly retired, upper class community where residents value peace, privacy, and a quiet low-density environment. The introduction of a higher density residential development into our neighborhood would result in increased traffic, noise, and overcrowding. All of which would negatively impact our quality of life. Our community is home to individuals who have invested in this area for its tranquility and exclusivity. The proposed change threatens to undermine the atmosphere we have worked hard to preserve. Furthermore, such a development could lead to a decrease in property values, as a high-density residential area typically does not align with the preferences of potential buyers who are drawn to quiet, more spacious neighborhoods. The loss of our community's character would be detrimental to both residents and the overall appeal of the area. While growth is important, we believe it should be carefully considered and implemented in a way that preserves the integrity of existing neighborhoods. The proposed rezoning is not in the best interest of our community, and would disrupt the peaceful, upscale environment that defines this area. We urge the planning commission to reject this rezoning proposal and preserve the current zoning, which better aligns with the character and values of our neighborhood. Thank you for your consideration.

Sincerely,

The residents of Oakmont Estates

Upon short notice of the proposed change to the zoning on 1380 Yosemite Ave from commercial to medium and high density residential, we were unable to contact all residents of the Oakmont Estates. Attached is a list of signatures from the people whom we were able to contact in our neighborhood who strongly oppose the change.

Petition to stop rezoning at 1380 F Yosemite Ave

name	ADDRESS
[illegible]	1321 Ahwahnee Ct
Kathy Mullen	1321 Ahwahnee Ct
[illegible]	1321 Ahwahnee Ct
[illegible]	1321 Ahwahnee ct
[illegible]	1339 Ahwahnee ct
[illegible]	1339 Ahwahnee Ct
[illegible]	1371 Ahwahnee Ct
Benton	1359 Ahwahnee Ct
[illegible]	1337 Ahwahnee Ct
Diana Perez	1337 Ahwahnee Ct
Jennifer Spares	1337 Ahwahnee Ct
[illegible]	1290 Ahwahnee Dr.
[illegible]	1290 Ahwahnee Dr.
Carlos Diaz	1278 Ahwahnee Dr.
MICHELLE POLLVAS.	1278 Ahwahnee Dr.
[illegible]	1281 Ahwahnee Dr.
[illegible]	1281 Ahwahnee Dr.
Sandra McCullough	1285 Ahwahnee Dr.
Theresa Walker	1359 Ahwahnee ct
Peter Otrat	1297 Ahwahnee Dr. Merced
[illegible] / VIKAS GARCHA	1294 AHWAHNEE DR., MERCED 95340
[illegible] / KASTURI LAL	1394 Tamarack Creek, Merced

Petition to stop rezoning at 1380 E Yosemite Ave

Name	Address
Carol L. Cole	1323 Donna Ct.
[illegible]	1379 Donna Ct
[illegible]	1339 Donna Ct
[illegible]	1377 Donna Ct.
Jacqueline Spiel	1377 Donna ct.
Margaret Franklin	1384 Donna ct.
[illegible]	1356 Donna Ct
Lorraine K. Withers	1356 Donna Ct.
Tyson Pedrotti	3487 Cascade Creek Ave.
Laena Nashes	3493 Cascade Creek Ave
TREVOR HIRST	1355 AHWAHNEE CT.
Linda Hirst	1355 Ahwahnee ct.
Rick, Lori Romney	1398 El portal Dr.
Ronald Cutler	3506 Joerg Ave
Peter Ives	3451 Cascade Creek Ave
Melissa Gonzalez	1327 Indian Ridge Ct.
Bruce Sano	1355 INDIAN RIDGE CT.
[illegible] Sano	1355 Indian Ridge Ct
[illegible]	1379 Indian Ridge ct
[illegible]	3452 Cascade Creek Ave
[illegible]	345 Cascade Creek Ave
[illegible] Pistoresi	1375 Moraine Dome Ct
GLADYS HALL	3444 CASCADE CREEK AVE
RODNEY HALL	3444 CASCADE CREEK AVE

Petition to stop rezoning at 1380 F Yosemite Ave

name	ADDRESS
Lalo RODRIGUEZ	1370 Ahwahnee CT.
Kelly RODRIGUEZ	1370 Ahwahnee CT.
Monique Drew	1255 Ahwahnee Dr.
JORGE SILVERMAN	1255 AHWAHNEE DR
[illegible]	1235 AHWAHNEE DR.
Russell VARA	1164 Inspiration Pt Ct
[illegible]	1154 Inspiration Pt Ct
[illegible]	1144 Inspiration Pt Ct
[illegible]	1175 INSPIRATION PT Ct.
[illegible]	1186 Merced Lake
[illegible]	1257 PANORAMA Pt. Ct.
Frank AYALA	2197 El Portal Drive
Nancy Ayala	2197 El Portal Drive
Sandra NAVA	1359 Silhouette CT
GERALD DOVER	1320 SILHOUETTE CT
ROBERT DINUZZO	1282 AHWAHNEE DR.
Carol Dinuzzo	1282 Ahwahnee Dr.
Linda Dobbs	1283 Oakmont Ct
Mike Dobbs	1283 Oakmont Ct
Michelle Hemphill [illegible]	1395 Donna Ct.
[illegible]	1395 Donna Ct
MARTHA MARTINEZ	1356 TAMARACK CREEK CRT
ROSENDO MARTINEZ	1356 TAMARACK CREEK CT.

Petition to stop rezoning at 1380 E Yosemite Ave

Name	Address
Arthur Hurtado	3459 Cascade Creek Ave Merced
William Villanueva	1134 Inspiration Point Ct
KRISEIN CULLEN	1245 AHWAHNEE DR
Brandon Bethel	1245 Ahwahnee DR
	1390 E Yosemite Ave. St. C.
	1390 E. Yosemite Ave St C.
	1390 E. Yosemite Ave Ste. C.
	1281 Ahwahnee Dr.
	1281 Ahwahnee Dr.
Kathleen S. Kuhn	1274 Ahwahnee Drive
	1274 AHWAHNEE DR.
	1224 Ahwahnee Dr.
Carlos Sanchez	1204 Ahwahnee Ct
Gary Masengale	3540 Joerg Ave
Debbie Lisap	3540 Joerg Ave
Genevieve & Tim Garcia	1216 North Dome Ct.
DALVIN DRAKE	1236 NORTH DOME CT
	1257 North Dome ct
Dana C. Villanueva	1237 N. Dome Ct.
Alvin Espinola	1227 N Dome CT.
Joyce Cordova	1217 N Dome CT.
Charity Woodward	3574 Joerg Ave
Terri Parker	3582 Joerg Ave
Mary Hastower	1265 Ahwahnee Dr
Amy Burningham	3738 Whitewater Way

Petition to stop rezoning at 1380 E Yosemite Ave

Name	Address
Genevieve McClead	1353 Tamarack Creek Ct
Mae Newman	1341 tamarack creek ct
Skip Newman	" "
Raymond Libby	3422 CASCADE CK
Josephine Libby	3422 Cascade Creek Ave
Adrian Hurtado	3459 Cascade creek Ave
Karina Tovar	3459 Cascade Creek Ave
Melvin Chambers	3465 Cascade Creek Ave
Stephanie Raymond	1324 Ahwahnee Ct.
Tom Clendenin	1377 Ahwahnee Ct.
Debbie Clendenin	1377 Ahwahnee Ct.
Courtney Miller	1343 Villa Dr.
Danny Miller	1343 Villa Dr.

Robert & Carol Dinuzzo
1282 Ahwahnee Drive
Merced, CA 95340
car24rosa@gmail.com
March 10, 2025

Planning Commission
City of Merced

Subject: Strong Opposition to Rezoning of Commercial Property to High-Density Residential Use

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of the property at 1380 Yosemite Ave, Merced, CA from commercial to high-density residential use. This decision is not in the best interest of our community, and I urge you to reject this proposal for the following reasons:

1. **Infrastructure Strain**: Our local roads, schools, and utilities are already operating at or near capacity. The influx of new residents will significantly burden these essential services, leading to congestion, overcrowded schools, and potential water and sewer system failures.

2. **Traffic and Safety Concerns**: Increased residential density will undoubtedly lead to more traffic congestion, worsening already problematic conditions. This raises serious safety concerns for pedestrians, cyclists, and motorists alike.

3. **Loss of Commercial Viability and Economic Impact**: Rezoning this property will remove valuable commercial space that could provide jobs, goods, and services to our community. Converting it into residential use undermines economic development and limits opportunities for local businesses.

4. **Decline in Property Values**: The introduction of high-density housing in an area not suited for such development could negatively impact property values for current homeowners. This is unfair to long-term residents who have invested in their homes and neighborhoods, with the understanding that this property was zoned for something entirely different than what is being proposed.

5. **Community Character and Quality of Life**: The proposed rezoning is incompatible with the surrounding areas and would fundamentally alter the character of our community. High-density developments bring increased noise, parking shortages, and a reduction in green space, all of which degrade our quality of life.

I strongly urge the Planning Commission to consider the long-term consequences of this rezoning and to prioritize responsible, community-focused development. I request that you reject this proposal and explore alternative solutions that balance growth with sustainability and resident interests.

Thank you for your attention to this critical matter. I look forward to your response and to participating in any upcoming hearings regarding this issue.

Sincerely,
Robert & Carol Dinuzzo

March 12, 2025

Public Hearing General Plan Amendment #24-02, Site Plan Revision #3 to Planned Development #20, Minor Use Permit #24-13, Site Plan #551, Vesting Tentative Subdivision Map #13332 and Environmental Review Checklist #24-25 and Notice of Intent to Adopt a Negative Declaration

Dear Merced City Planning Commission,

We are in opposition to the approval of the above General Plan Amendment for the following reasons:

1. We received the notice on March 5th for the hearing scheduled for March 19th. This was NOT WITHIN the required 20 day notice time period.
2. The proposal wants to change to Business Park (BP) and High Medium Density (HMD) residential. This is NOT consistent with the surrounding R-1-6 lots on all four sides of the site. The residential community immediately to the West and South are all single story in the highly desirable Oakmont Village. 2 story houses should not be allowed on this site. These proposed changes will lower the value of our neighborhood homes.
3. The lot sizes and roads per Site Plan drawing on page 53 are much smaller than the surrounding neighborhoods. Starting with access to the residential area from Parsons Ave. The entrance is too small to allow the Merced City Fire ladder truck easy access to the proposed 2 story houses in the event of a fire. Is this supposed to be a gated community? Looks like gates on the drawing. The main road appears to be only 35' wide and the roads to the 2 story houses appear to be only 20' wide. These narrow roadways will be a disaster just like the Moraga Subdivision on Yosemite Ave. to the East. The proposed lot sizes vary from 2,160 to 5,374 sf. The existing lots to South and West in Oakmont Village are 6,360 to 13,860 sf.
4. According to the city's own report and I quote "This Project is not consistent with the Merced Vision 2030 General Plan but generates less than 500 daily trips." The traffic study was conducted on only one day, November 19, 2024. This hardly represents a true study of the existing traffic on Yosemite Ave and Parson Ave.
5. We purchased the property in 2009 as our last home only to see a developer come in and try to rezone and ruin the continuity of our community. They purchased the site in 2022 knowing that it was zoned C-O and now want to change to Business Park and High Medium Residential. These proposed changes will lower the value of our neighborhood homes.

Tom & Debbie Clendenin

[redacted]

Trevor and Linda Hirst
[redacted]

Subject: Strong opposition to proposed rezoning,
high-density housing and commercial development

To: City of Merced Planning Commission

We are writing to express our strong opposition to the proposed rezoning and housing development between the Yosemite Surgery Center and Ahwahnee Ct in our community of Oakmont. As concerned residents of Ahwahnee Ct who will be directly impacted by the proposal, we believe this project would have serious negative impacts on our community's infrastructure, quality of life, and property value.

Impact on Community Character and Property Values

The character of our neighborhood is one of the main reasons we chose to live here. The zoning of the land behind the house as office space was another reason we chose our home. The proposed rezoning and development will fundamentally alter the feel of our home by crowding us in, increasing light and noise pollution and introducing a level of overcrowding that is inconsistent with the existing residential setting. The proposed development squeezes nearly double the number of existing homes along the shared boundary, and features two-story homes, which will tower over the existing single-story residences, resulting in a loss of privacy for current homeowners. Close-packed housing developments have been shown to negatively affect property values, causing financial harm to long-standing homeowners who have invested in this community. Existing homeowners should not bear the financial burden of a decision that benefits developers.

Traffic and Infrastructure Concerns

Our current infrastructure around Yosemite Avenue is already strained, with congestion at the junction of Yosemite and Parsons avenue increasing dramatically at rush hour over the past few years. Yosemite narrows to a single lane road there on the way to the UC and adding this housing complex and commercial facility will only exacerbate these issues, making daily commutes longer, causing problems at the junction and increasing the risk of accidents. Current infrastructure is inadequate for this proposed development. The single lane road at Yosemite is currently in very poor condition and cannot handle more traffic. This is one of only two access routes to the UC campus from town and the route already cannot handle any more traffic in that direction. Regarding the specific proposed

development plan, a single narrow road is planned as the entryway into the housing area. This does not provide adequate parking or space to handle the number of cars that will enter and exit at that point as is currently the case in the Moraga development where parking congestion in similar streets has become extremely problematic.

Environmental Concerns

The proposed site for this development includes mature pine trees (approximately 20 years old) along the shared boundary that block sound from Yosemite Avenue, provide shade and cooling to the yard and – most importantly – privacy. The proposed development appears to include the removal of these trees. This will result in inadequate shade (which negatively impacts power use) and, in concert with two story buildings, will exacerbate loss of privacy in existing homes, dramatically affecting quality of life. Removal of these well-established mature trees will very negatively impact our property in a way that will take at least 15 years to replace.

Conclusion

We strongly urge City Planners to reject this rezoning proposal. The proposed development is highly inappropriate for the current area, and damage the higher value nature of the local area. Squeezing this high-density house development into a relatively small space is clearly not in the best interest of our community where there are several larger more open spaces available for development very close by, including the opposite corner of Yosemite and Gardner where space considerations are less of a problem.

We appreciate your attention to this critical issue and request that our concerns, along with those of our neighbors – a large number of whom have signed a petition opposing this proposal – be taken into serious consideration.

Yours sincerely,

Trevor P. Hirst

Linda S. Hirst

RE: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

April 8, 2025

Planning Commissioners,

I am writing to formally oppose General Plan Amendment 24-02, which proposes the rezoning and development of dense housing and a storage facility along a primary corridor in Merced.

This proposed amendment stands in direct conflict with the principles and long-term vision laid out in the *Merced Vision 2030 General Plan*, which seeks to foster a vibrant, connected, and livable city. The plan emphasizes the importance of "Gateway Corridors" and encourages development that enhances the aesthetic and functional character of these key areas. Specifically, the stretch in question should be considered a prime candidate for mixed-use commercial development that reflects the vitality of Merced's future, not reduced to high-density housing and passive-use storage facilities.

Merced Vision 2030 encourages *"smart growth that maximizes economic opportunity and community livability while minimizing environmental impact."* A storage facility, by nature, generates minimal foot traffic, economic activity, or community interaction. Likewise, dense residential development, without complementary commercial or recreational spaces, risks becoming isolated and underutilized. This location has potential to host commercial enterprises such as cafes, retail shops, recreational facilities, and family entertainment centers that would serve both current residents and the growing population.

This corridor also boasts a unique geographical asset—on clear days, residents and visitors can view the Sierra Nevada. The existing General Plan recognizes the value of Merced's natural surroundings as a foundation for thoughtful, place-based planning. Any development here should be designed to *enhance* public enjoyment of the region's natural beauty—not disregard it.

Additionally, as one of the few major connectors between the city and UC Merced, this area holds immense potential to serve as an economic bridge. Investing in a more thoughtful development plan—one that includes public spaces, sustainable businesses, and welcoming architecture—would help solidify Merced's identity as a growing university town with a strong, integrated community fabric.

I respectfully urge the Commission to reject General Plan Amendment 24-02 and to open further discussion around development alternatives that align more closely with the community-centered and economically vibrant goals outlined in the Merced Vision 2030 General Plan. Thank you for your time and commitment to responsible urban planning.

Jessica Duffy
Merced Resident

April 7, 2025

City of Merced, Planning Commission
c/o Valeria Renteria – Associate Planner
678 West 18th Street
Merced, CA 95340

RE: Opposition to General Plan Amendment #24-02, PD-20 Zone Change from Commercial Office to Business Park and Medium High Density Residential

Dear Honorable Commissioners:

I am writing to express my strong opposition to the proposed Zone Change from Commercial Office to Business Park and Medium High Density Residential as proposed in General Plan Amendment #24-02, PD-20.

I am a Merced resident of almost 10 years and serve in a senior executive role at the University of California, Merced. I have witnessed significant growth in the City of Merced through this time and I welcome the many benefits that thoughtful and strategic development can provide to our community. The proposed rezoning of the project site to allow for high density residential development and mini storage is a short-sighted proposal that does not address the development gaps that exist in the site's area, nor does it provide a strong basis for the economic growth that the City is striving for as addressed in the City's General Plan.

The project site is in a highly advantageous location given its proximity to single family homes, schools, churches, and other commercial businesses. It is highly accessible via all modes of transportation and exposure will only increase as development takes place north of Yosemite.

Frankly, a mini storage facility at this site and additional medium density housing less than one mile from two recently built apartment buildings on the same road is a waste, and the result of a lack of planning vision with regard to diversity of development types. This site would bring superior value to the community by being developed for commercial use – as it is currently zoned. Such uses can establish and/or expand services the City is currently underproviding, such as medical offices and day care centers.

It is also important to note that regardless of what may be developed under this "Office Commercial" zoning, future offices in this location could offer a larger increase in new jobs to the community than either an apartment complex or mini storage would generate. Additionally, these businesses can bring marketable amenities to the City which supports the recruitment of employees to the area, and attraction of prospective students to the local colleges.

Finally, with new businesses comes increased tax revenues that directly benefit the City. It can be assumed that an active commercial center that welcomes high foot traffic will provide more funds flowing back to the City through collected taxes than compared to a desolate mini storage.

I recognize that there are needs for housing expansion, and support those efforts. I also recognize that there may be some need for storage unit facilities. This specific site, however, is an inappropriate location for either of these types of uses for the reasons I have highlighted above. I implore the Planning Commission to reject this proposal and maintain the existing zoning for this site so the community can benefit from higher value development in the future.

Thank you for the opportunity to express my opposition of this project and I appreciate your time and consideration.

Sincerely,

Kelli Maxey, CPA
Merced Resident

Cc: Mr. Scott McBride, City Manager

RE: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

April 8, 2025

Dear Planning Commissioners,

Thank you for representing the interests and vision for Merced and all who live here through creating spaces that support the life, livelihoods and culture of our community. I have lived here 10 years, returning after college and growing up in Mariposa. I am grateful for your work to expand parks and greenspaces. I am pleased with many of the improvements to our community. However, smart growth requires the courage to say no to developments that only serve individuals and bring minimal benefit to homeowners, local businesses and community members**. I am writing to strongly oppose the proposed General Plan Amendment 24-02, which proposes the rezoning and development of dense housing and storage facility along a primary corridor in Merced.** This is not helpful, beautiful, economically viable, or reasonable to change a clean slate into a hot, dirty, pavement for single use.

Mini-storage is the symptom of overconsumption, but the ill of modern society is not seeking solutions for stuff. The ill is limited space for engagement, community, commerce, creativity. It is not having the green space to choose other ways of being in the world besides consumption. Mini storage facilities, with their large, dark, and often concrete structures, contribute to the urban heat island effect (UHI) by absorbing and retaining heat, particularly during the day, and then releasing it slowly at night, which can lead to higher temperatures. This night time heat source will make it more unpleasant to live near it. It's also a place where no people are—only things. That means that it is a place of minimal and limited commerce. One contract and that is limited value. However, small stores and green spaces can contribute to the economy, employ more people, serve as a place for healthy choices, act as a heat sink instead of a source, increase the beauty and quality of life of Merced community members.

There are already other spaces for storage nearby (R and Yosemite, and on 59 for example). This is an open space, a huge opportunity other cities would wish for. I want to live in a Merced that thinks about the world to come—with more than 60 days over 100 degrees F—and plans for it, mitigates the stress on people, and builds community. I would love to have a north Merced Bob Hart square, or another park, or other uses. The artist Brian Andreas writes, "if we fail this time, it will be a failure of the imagination." Please join me in imagining a higher, greener, safer, cleaner, healthier, BETTER use of this space. Please open the discussion to other opportunities and reflect the Merced Vision 2030 General Plan.

Thank you for your consideration and time.

Regards,
Leigh Bernacchi, PhD
Bellevue Ranch area, Merced, CA Resident since 2015

Robert Dinuzzo, AIA Architect
[redacted]

April 6, 2025

City of Merced, Planning Commission c/o Valeria Renteria – Assoc Planner (via e-mail)
678 West 18th Street
Merced, CA 95340

RE: Agenda Item 25-263, PD-20 Zone Change from Commercial Office to Business Park and Medium High Density Residential

Dear Planning Commissioners,

I join the many other residents of the Oakmont Village area in strongly opposing the proposed Zone Change in PD-20 from Commercial Office to Business Park and High Medium Density Residential. As a resident and licensed Architect with a long career in the design, planning and construction industry, the proposed zone change is not appropriate for this area of the community, and I wish to bring your attention to the following points:

1. Oakmont Village to the south and west is zoned R-1-6 (generally 6,000 sf lot size minimum) however the actual lot sizes range from 8,000 to 15,000 sf, creating one of the lowest density R-1-6 neighborhoods in the City. Home sizes in Oakmont Village range from 2,000 sf to over 3,200 sf. This is a stark difference to the potential house sizes in the proposed development. Many HOUSES in Oakmont are larger than some of the LOTS in the proposed development. Oakmont Village is without question, one of the most desirable neighborhoods in Merced as evidenced by the premium home values. Having an adjacent high density neighborhood will diminish the investments and cohesiveness of Oakmont residents.
2. Oakmont Village consists of ALL single story homes per the Subdivision CC&Rs. Oakmont homes bordering the new development have liveable backyards with swimming pools and patios. At a MINIMUM, Lots 1-17 in the proposed development should be LIMITED to SINGLE STORY homes, both to insure privacy to Oakmont residents as well as preserve open views to the north and east. The developer mentioned “a mix” of single and two story homes. Does this not mean there is a possibility of 1 single story and 16 two-story homes?
3. Oakmont Village consists of all well designed, high quality, mostly owner occupied homes that have properly maintained yards, landscape and streetscapes. Higher density homes are lesser quality in design and materials. Higher density homes are also primarily marketed to investors/landlords, who are driven by returns on their investment and do not maintain homes as well as homeowners, which draws tenants who lack the ability and/or desire to maintain their rented homes. Generally an out of town investor with a portfolio of

rental homes here do not take pride in ownership of their properties, being complacent with the monthly rental incomes as a priority.

4. All Oakmont residents bought or built their home with the understanding that the parcel north of Oakmont is zoned Commercial Office. Residents in any community all know having an office complex as a neighbor is much more preferred than higher density housing or a mini-storage facility. If this high density development/mini-storage facility existed BEFORE Oakmont Village, most residents would likely not have chosen to buy or build in the area.

Notwithstanding the misguided principle of placing high density homes against low density, there are many concerns and questions of the 41 lot homesites that have not been addressed. The comments and questions below are shown on the attached Site Plan.

1. Moving the Surgery Center driveway to the north will cause dangerous northbound exits from the Surgery Center (and likely the new mini storage since that driveway will be shared). The existing driveway being used was located where it is to be further away from the Yosemite Avenue intersection for safer traffic movements.
2. Oakmont is currently separated from the Surgery Center by a decorative concrete block wall. The new development should have a matching block wall to separate it from the Surgery Center as well but is not mentioned in the Conditions. Wood fencing deteriorates and is hard to maintain.
3. There is existing greenscape between the current Surgery Center driveway and the Oakmont subdivision wall (redwood trees) which was a likely condition of development of the Surgery Center. There is no greenscape shown on the current plans, which means the driveway will be against the subdivision with a fully exposed wall/fence. With no greenspace, this will foster vandalism and tagging.
4. There is a subdivision block wall between Parsons Avenue and Oakmont. The new development should have a matching block wall at Lots 18 and 19 as well as bordering the new Dog Park. This should be addressed in the Conditions.
5. There is extremely little street parking. Space for street parking is shown only on the "main" street in the development. There is NO space for street parking on the side streets. It appears there is only enough space for 16 cars, which is unrealistic for 42 homes.
6. Developer stated that an HOA would be formed that would enforce parking and other rules of the development. That is unrealistic given that a certain percentage of these homes will NOT be owner occupied, and enforcing actions on an absent landlord or negligent tenant would be fruitless. This would also apply to building maintenance, yard care, noise, crime, etc.
7. Developer stated that greenspace would be maintained between the Surgery Center and the housing by having trees inside the housing lots. Placing the responsibility of maintaining trees on to homeowners or tenants is unrealistic. Also the proposed setbacks of 3'-6" does not allow for tree growth.
8. Developer stated that the existing tree line between Oakmont and the Surgery Center would be maintained and even added to towards the west. This is unrealistic in that the trees (if left) would be in the backyards of the new Lots 11-17, which is making the assumption that the new homeowners/tenants will maintain or even want those trees in their yards.

9. City and Developer stated that the Fire Department has reviewed this. How can other subdivisions be required to have a certain radius "end bulb" at dead end streets for required turnaround of emergency vehicles? How will refuse trucks pick up trash in narrow, dead-end streets? Will the streets be required to have a heavy vehicle pavement section? (Thickened pavement to withstand fire and refuse trucks).

To summarize, as a resident and as a design professional, I am not opposed to growth and adding much needed housing to our growing City as long as it is done smartly and without haste. However, as a resident of Oakmont Village, I AM opposed to this inappropriate placement of high density housing against an established low density neighborhood. As you know, there are currently many other General Plan Zone Changes in process to create even more high density neighborhoods from previously designated Commercial, Office and low density zones. If the decision making and approval process allows this developer to continue against the wishes of the surrounding Oakmont community, he will no doubt lose no sleep in walking away with huge profits afterwards while our neighborhood is left with diminished home values and lower quality of life.

Please consider a NO vote for this Zone Change application.

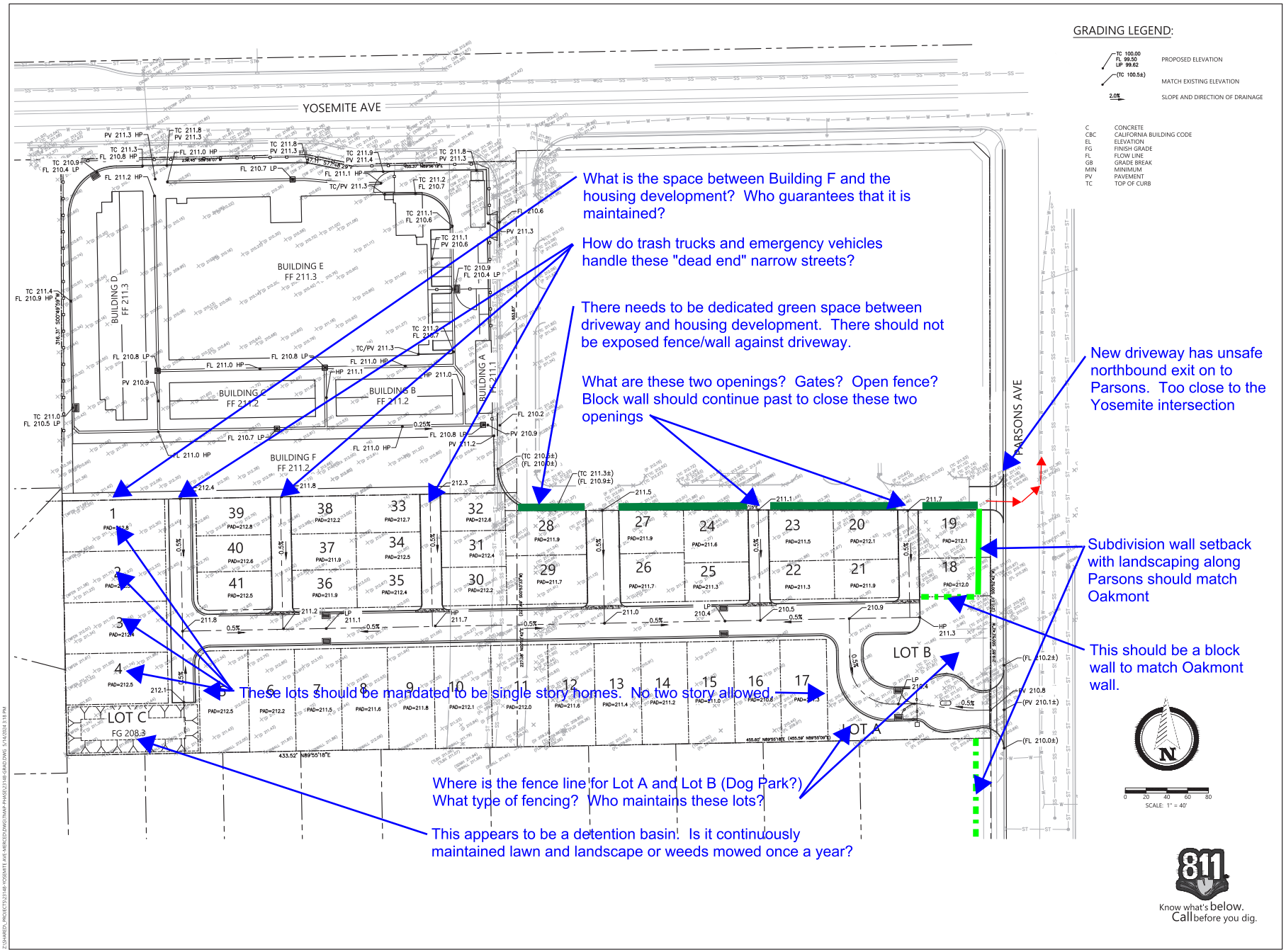
Sincerely,

Robert Dinuzzo, AIA

Architect

Cc: Mr. Scott McBride, City Manager (via e-mail)

Mr. Frank Quintero, Deputy City Manager (via e-mail)



YCG CIVIL ENGINEERING
WASHINGTON
OREGON
CALIFORNIA
INFO@YCG.IO
WWW.YCG.IO

REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
MERCED CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE:
GRADING PLAN
SCALE: 1" = 40"

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT # 23148
DATE: 4/22/2024
SHEET # C4.0
SHEET X OF XX

Z:\SHAREDY_PROJECTS\23148-YOSEMITE AVE-MERCED\DWG\TMAP-PHASE\23148-GRAD.DWG 5/14/2024 3:18 PM

City of Merced Planning Commission
678 West 18th St.
Merced, CA 95340

April 7, 2025

RE: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

Dear Honorable Commissioners:

I am writing to urge the Planning Commission to take one of the following actions on the subject project during its April 9, 2025 public hearing:

1. Deny the subject vesting tentative map, site plan review permit, and minor use permit; and withold recommendation to City Council on the subject General Plan Amendment and Site Utilization Plan Revision; or,
2. Direct staff to return to Planning Commission with the subject applications organized as one project for consideration of recommendation to City Council.

As a Merced resident and former Community Development Director for Merced County, I am acutely aware of the need to balance development interest with long term plans. In this instance, the conversion of a prime development site should be given more thorough review by the community, especially in light of the agenda and process issues described below.

Legal Issue: Considering Multiple Actions as a Single Project

The City appears to be inappropriately "splitting" Planning Commission and City Council actions for this project. Such an approach would open the project and the City to challenge under the California Environmental Quality Act (CEQA), alongside the broader legal principle that interrelated actions should be considered collectively to ensure transparency and accountability.

Documents within the Planning Commission agenda packet – most notably, the CEQA Initial Study – describe and depict the mini storage and residential components of the project site as one development. The use permit, tentative map, general plan amendment, and PD/zoning amendments are clearly interdependent as they are designed to achieve a common objective (*Plan for Arcadia, Inc. v. City Council of Arcadia*, 1974 and *County of Ventura v. City of Moorpark*, 2018).

As all aspects of the subject property development are interrelated, the City Council should be the final decision authority with regard to all aspects of the project(s). Furthermore, general plan and zoning amendments are considered legislative acts of the City Council, and all interrelated parts of legislative acts should be considered by City Council during a public hearing.

At a practical level, it would be inefficient to leave one half of the project open to appeal of a Planning Commission decision, only to return to the City Council on appeal with the same set of issues and project-wide considerations.

Finally, the project's placement on the consent calendar seems to be in error, and may give rise to additional legal issues if not heard as a public hearing during the upcoming Planning Commission hearing.

Good Planning: Consider Long Term Development, and Investments Made

The subject site is located in a prime location: on one of Merced's major thoroughfares, with multi-modal connection to multiple neighborhoods, near some of the busiest transit stops in the City, and in proximity to major jobs and services (e.g. colleges, hospital, offices).

Planning Commission, and subsequently the City Council, should consider whether redesignation of this land for purposes of a mini storage is in the best long-term interests of the community. Consider the benefits if this were a commercial center with amenities complementary of other centers along Yosemite Avenue. Imagine the potential benefits to nearby businesses and residents, easily accessing the City's commercial centers from Merced College to the UC Campus. The Planning Commission and City Council are empowered with the *discretion* to make these decisions. I urge the commission to exercise that power with the long-term in mind.

The City is currently making a major investment in improving Yosemite Avenue to allow for better pedestrian and bicycle flow – to connect these major uses in North Merced. Planning Commission and City Council should be making decisions that align with this investment rather than conflict with it by modifying its long-term plans for the benefit of an auto-oriented, non-active use. The proposed project would be a break in the planned "chain" of businesses and amenities along Yosemite Avenue.

The residential location, orientation, and design are questionable, at best. Its presence seems to be an afterthought, crammed in to generate some utilization of the site after development of the mini storage. Should we be "hiding" smaller homes on smaller lots? Relegating our neighbors to be tucked away behind a 12-foot masonry wall? Good planning practice and City policies say otherwise.

Redesignation of Prime Development Space in Advance of General Plan Update

The City is in the initial stages its Comprehensive General Plan Update. Consideration of prime commercial sites such as the subject property would be a critical component of the General Plan Update. It is within the Planning Commission's purview to suggest that amending land use at this time would be detrimental to good long-term planning efforts that are on the horizon. Those long-term decisions can absolutely be delegated from the Commission to the community through participation in the General Plan Update.

Thank you for the opportunity to review this project, thank you for your time, and thank you for your consideration of community input.

Sincerely,

Steve Maxey
Merced Resident

cc:
Scott McBride – City Manager

April 8, 2025

Subject: General Plan Amendment #24-02 / Site Utilization Plan Revision #3 to Planned Development #20 / Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13 – Yosemite Avenue Self Storage and Residential Project

Dear Commissioners,

I am writing to express my strong opposition to the proposed General Plan Amendment 24-02, which I understand seeks to rezone land along a primary corridor in Merced for the development of dense housing and a mini storage facility. As a resident/stakeholder in Merced, I have significant concerns about the potential negative impacts this amendment would have on our community's character, infrastructure, and overall quality of life. I urge you to carefully consider these concerns and reject this proposed amendment.

The proposed development of dense housing along a primary corridor raises several critical issues. Firstly, it is likely to exacerbate existing traffic congestion on what is already a heavily utilized roadway. Increased residential density will inevitably lead to a higher volume of vehicles, causing further delays, bottlenecks, and potentially impacting emergency response times. Secondly, the introduction of high-density housing in this location may strain existing infrastructure, including water and sewer systems, potentially leading to service disruptions and the need for costly upgrades that could burden existing residents. Furthermore, the character of this primary corridor, often serving as a key visual gateway to our city, risks being negatively altered by the introduction of dense residential blocks, potentially diminishing the aesthetic appeal and overall sense of place.

The inclusion of a mini storage facility in this proposal adds another layer of concern. While such facilities may serve a purpose, locating one along a primary corridor detracts from the visual appeal and potentially limits opportunities for more economically vibrant or community-serving developments. Primary corridors should ideally be reserved for uses that enhance the city's image, attract visitors, and contribute to a dynamic and engaging environment. A mini storage facility, by its nature, is a low-intensity use that does not typically generate significant economic activity or contribute positively to the streetscape. Combining it with dense housing in this location appears to be a less than optimal use of valuable land along a key thoroughfare.

In conclusion, I believe that General Plan Amendment 24-02, with its proposal for dense housing and a mini storage facility along a primary corridor, is not in the best long-term interests of Merced. The potential for increased traffic congestion, strain on infrastructure, and negative impacts on the city's character outweigh any perceived benefits.

I respectfully request that the Planning Commission carefully consider these concerns and vote against the approval of General Plan Amendment 24-02. I encourage you to prioritize land use decisions that promote sustainable growth, preserve the unique character of our city, and enhance the quality of life for all Merced residents.

Thank you for your commitment and service to Merced as members of the Planning Commission at this exciting time of growth and development.

Sincerely,

Tracy Proietti
Merced resident/Business owner

GENERAL PLAN AMENDMENT #24-02
SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20
VESTING TENTATIVE SUBDIVISION MAP #1332
SITE PLAN REVIEW #551
MINOR USE PERMIT #24-13

NEW SELF-STORAGE FACILITY AND SINGLE-FAMILY RESIDENTIAL SUBDIVISION

S/W CORNER OF E. YOSEMITE AVE & PARSONS AVE

CITY-SCALE CONTEXT

Dove Court
Single -Family Residences
White Dove Avenue
Church
Pointer Co
Swan Co
Single-Family Residences
South C
East Yosemite Avenue
illage Cou
Single -Family Residences
Medical offices
Pebble Beach Plac
Subject Site 8.05 acres
Poppy Hills Court
a Court
North Dome Court
Presidio Court
Ahwahnee Drive
Ahwahnee Court
Single -Family Residences
Parsons Avenue
Bob Carpenter Park
e Court
Billie Court
Silhouette Court

HOW WE GOT HERE…

- MARCH 19, 2025 – PROJECT WAS FIRST PRESENTED TO PLANNING COMMISSION AND CONTINUED
- APRIL 9, 2025 – PLANNING COMMISSION DIRECTED STAFF TO PREPARE RESOLUTIONS OF DENIAL
- MAY 7, 2025 – RESOLUTIONS OF DENIAL ADOPTED BY THE PLANNING COMMISSION
- MAY 8, 2025 – APPLICANT APPEALED PLANNING COMMISSION'S DECISION
- JULY 7, 2025 – CITY COUNCIL HEARD THE APPEAL AND DIRECTED STAFF TO HELP COORDINATE A MEETING WITH THE APPLICANT AND NEIGHBORS WITHIN 20 DAYS.
    - MEETING WITH APPLICANT AND NEIGHBORS TOOK PLACE JULY 22, 2025

BACKGROUND

- SUBJECT SITE (8.05 AC) ANNEXED INTO THE CITY IN 1980 AS PART OF THE SOUTHWEST YOSEMITE AND PARSONS ANNEXATION (ANNEXATION NO. 137). THIS ANNEXATION INCORPORATED APPROXIMATELY 121.24 ACRES OF LAND INTO THE CITY LIMITS.
- THE SUBJECT SITE HAS A CURRENT LAND USE DESIGNATION OF COMMERCIAL OFFICE (PRIMARILY FOR OFFICE USE)
- THE SUBJECT SITE HAS REMAINED VACANT FOR MANY DECADES.

ENTITLEMENTS

RECOMMENDATION TO CITY COUNCIL

- **GENERAL PLAN AMENDMENT #24-02** FROM COMMERCIAL OFFICE (CO) TO BUSINESS PARK (BP) AND LOW MEDIUM DENSITY RESIDENTIAL (LMD)
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20** TO CHANGE THE APPROVED DEVELOPMENT STANDARDS

ENTITLEMENTS

PLANNING COMMISSION FINAL ACTION

- **MINOR USE PERMIT #24-13** FOR INTERFACE REVIEW TO ALLOW COMMERCIAL DEVELOPMENT ADJACENT TO A LOW-DENSITY RESIDENTIAL ZONE
- **SITE PLAN REVIEW PERMIT #538** TO ALLOW THE DEVELOPMENT OF 500 STORAGE UNITS
- **VESTING TENTATIVE SUBDIVISION MAP #1332** DIVIDE THE SELF-STORAGE FROM THE RESIDENTIAL AND CREATE THE 28 RESIDENTIAL LOTS

STREET VIEW – YOSEMITE AVE.

- Existing public improvements - does not have street trees

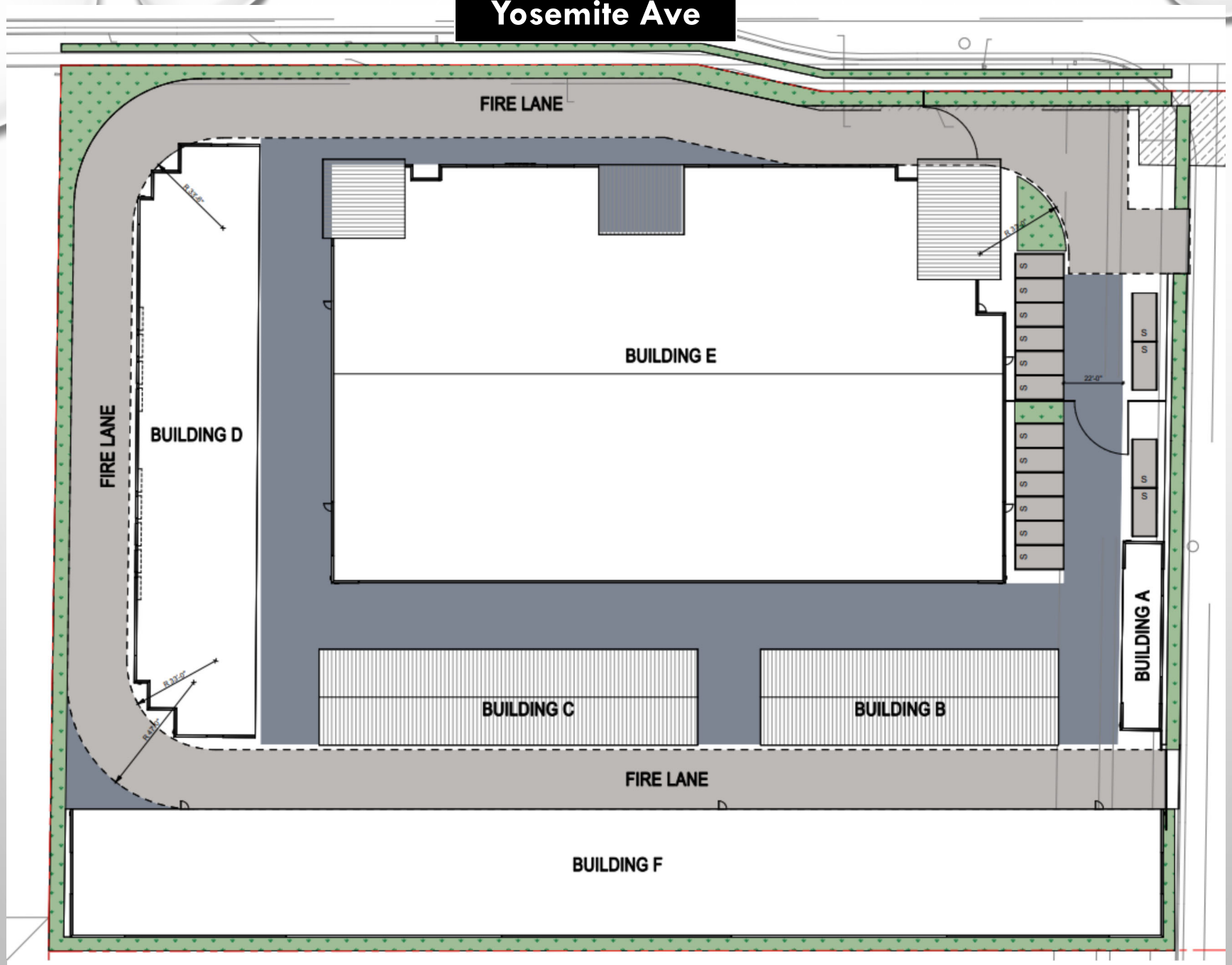
STREET VIEW – PARSONS AVE.

- EXISTING PUBLIC IMPROVEMENTS WITH LANDSCAPING

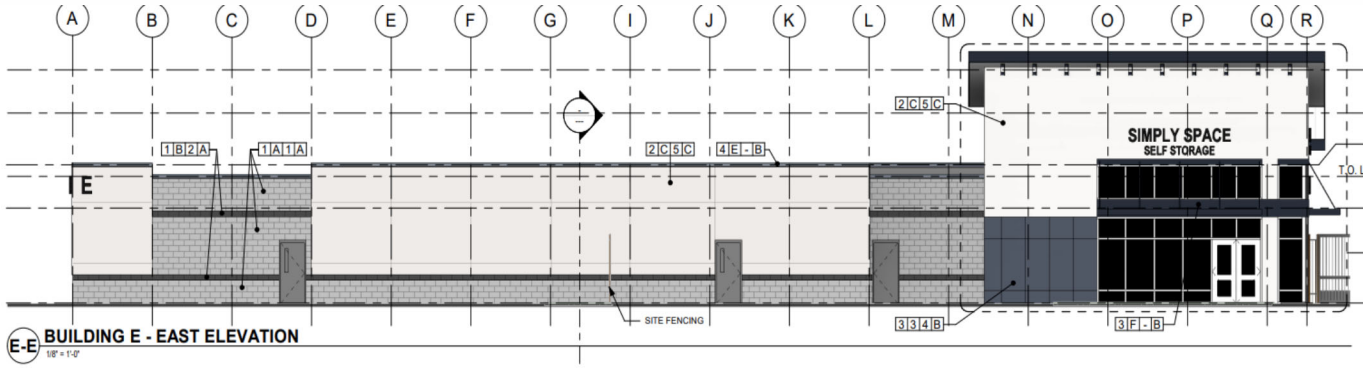
PROPOSED DESIGN

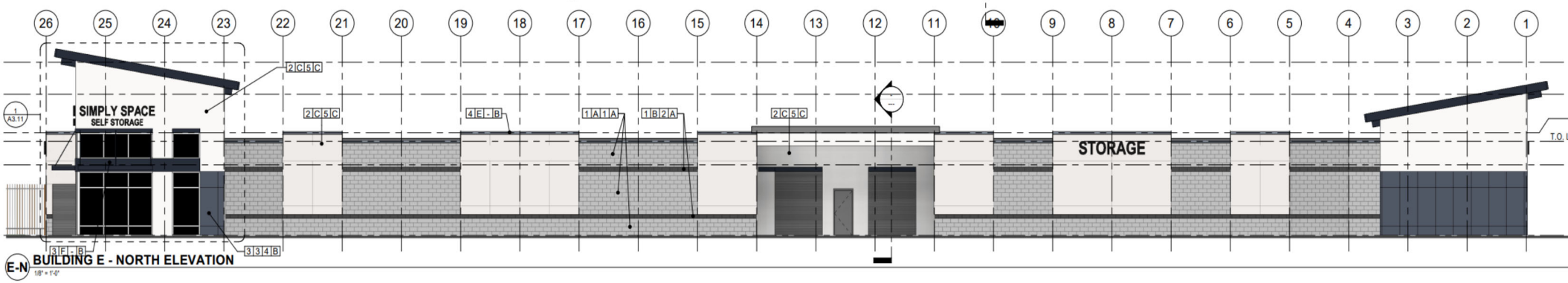
- ENTRANCE FROM YOSEMITE AVE TO SELF-STORAGE

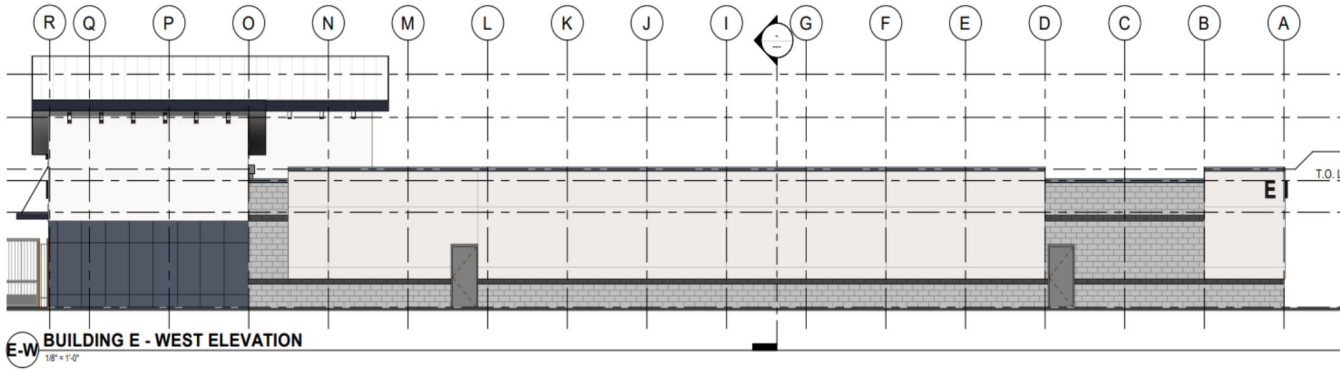
Yosemite Ave



- 500 Storage Units
- Zero-Lot Line (setbacks) along East, South & West Property Lines
- Perimeter fenced with gate access from E. Yosemite Avenue

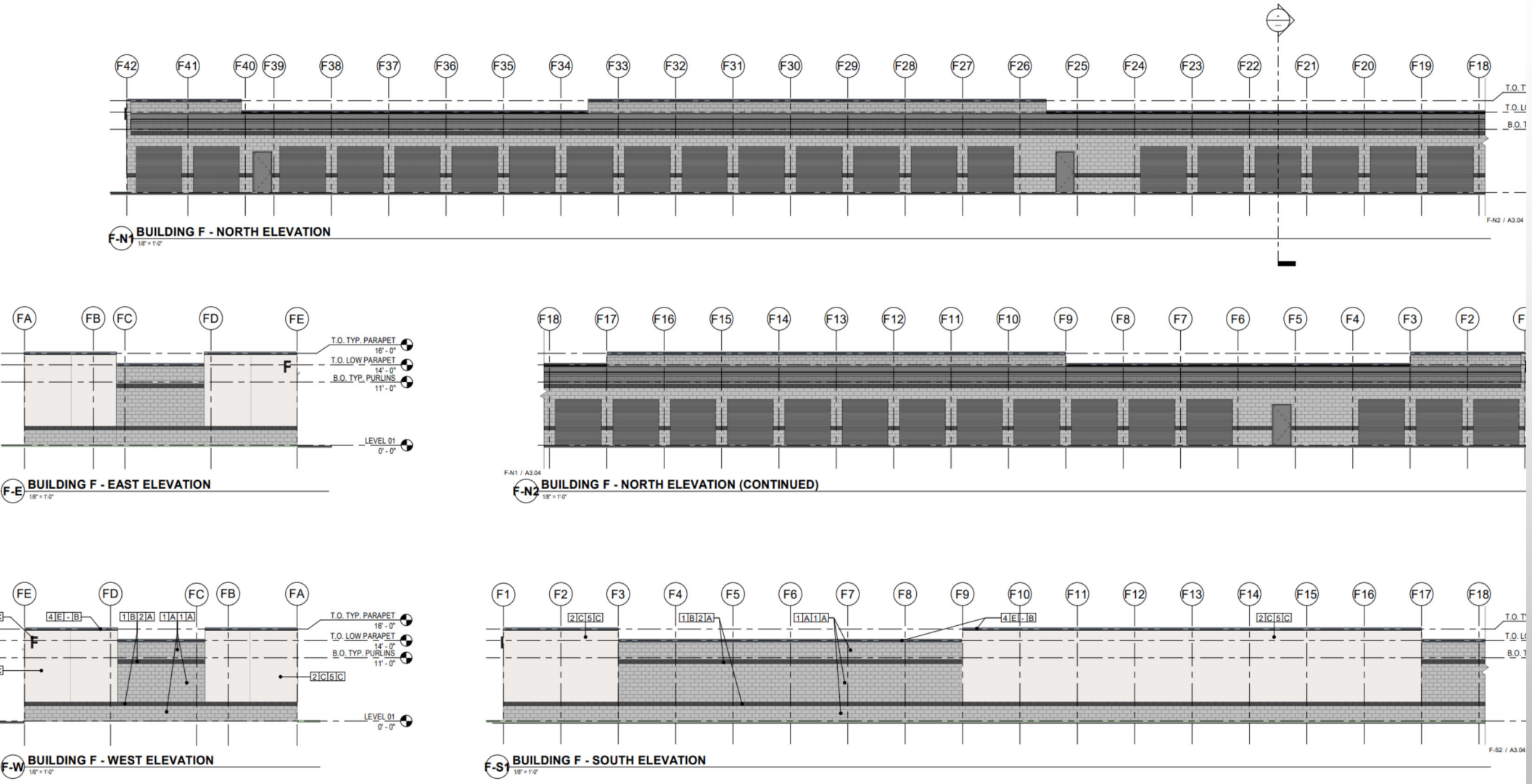






Frontage along E. Yosemite Avenue

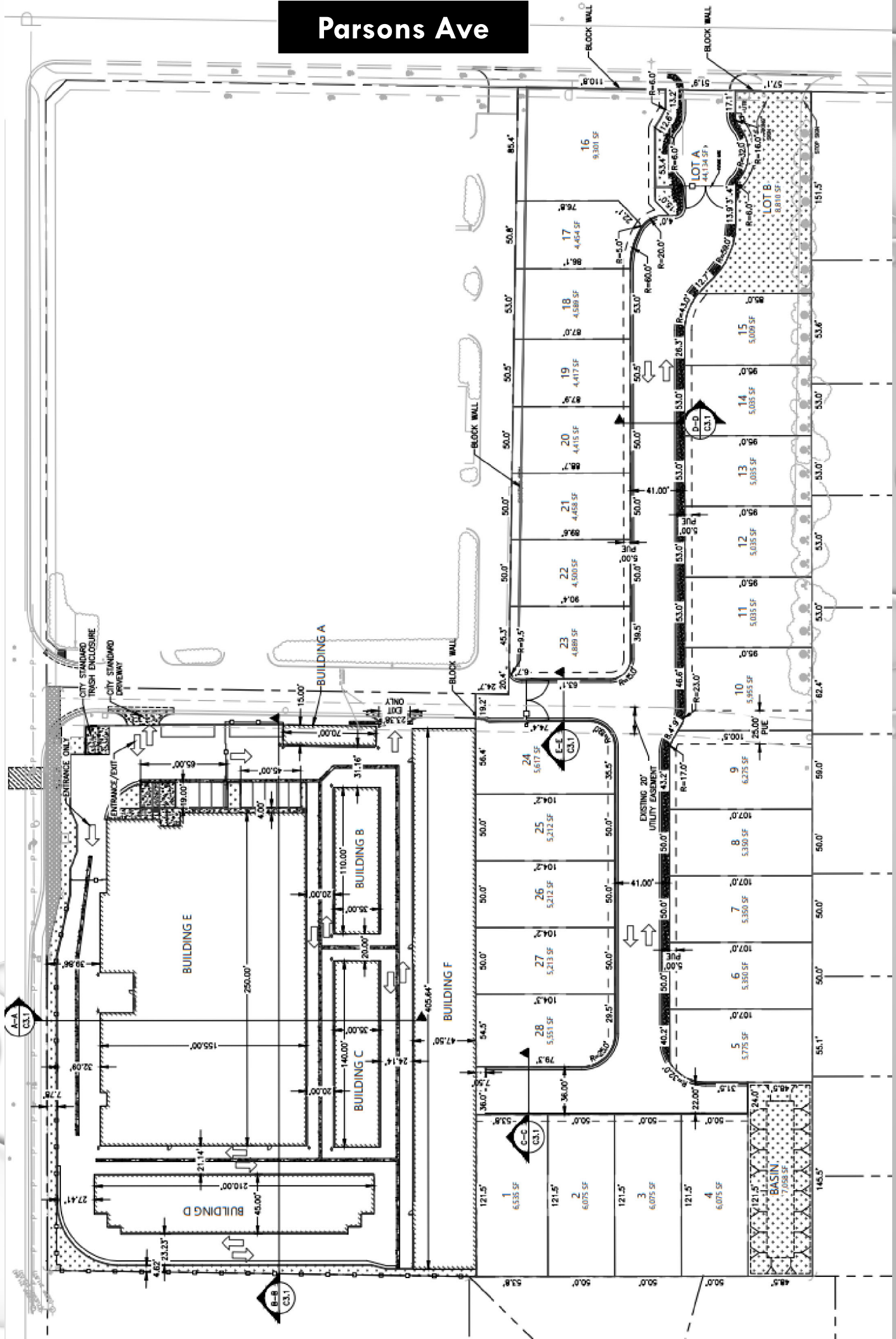
Office space and storage units with stucco finish with stone veneer accents and large storefront windows

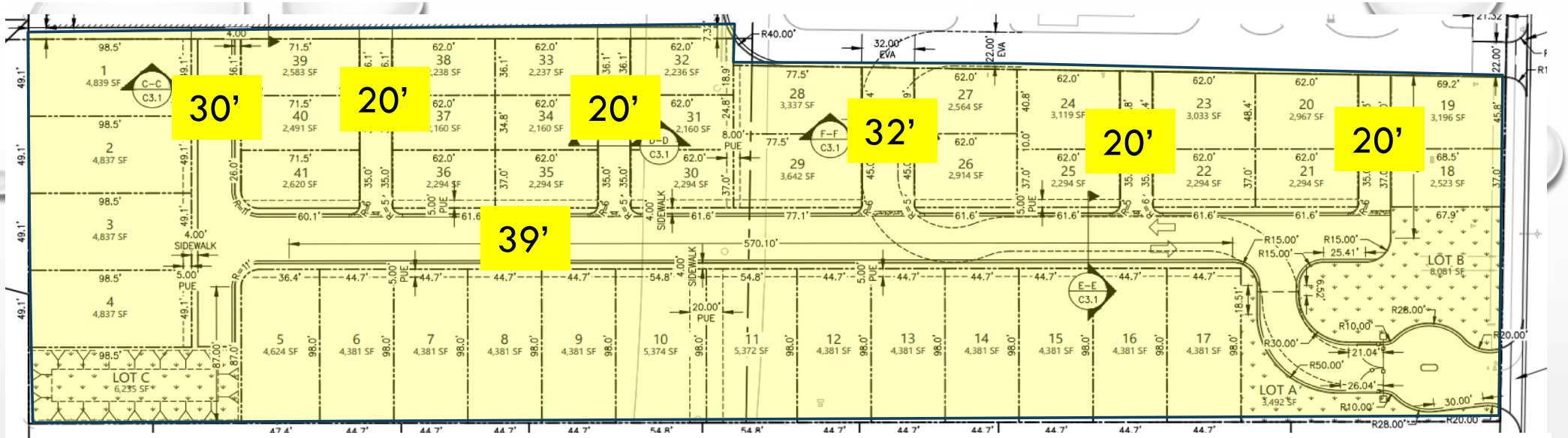


- Elevations for storage units along east, south and west property lines
- Storage unit access through roll-up garage doors
- Block wall 12-14 feet tall along the back of buildings A and F

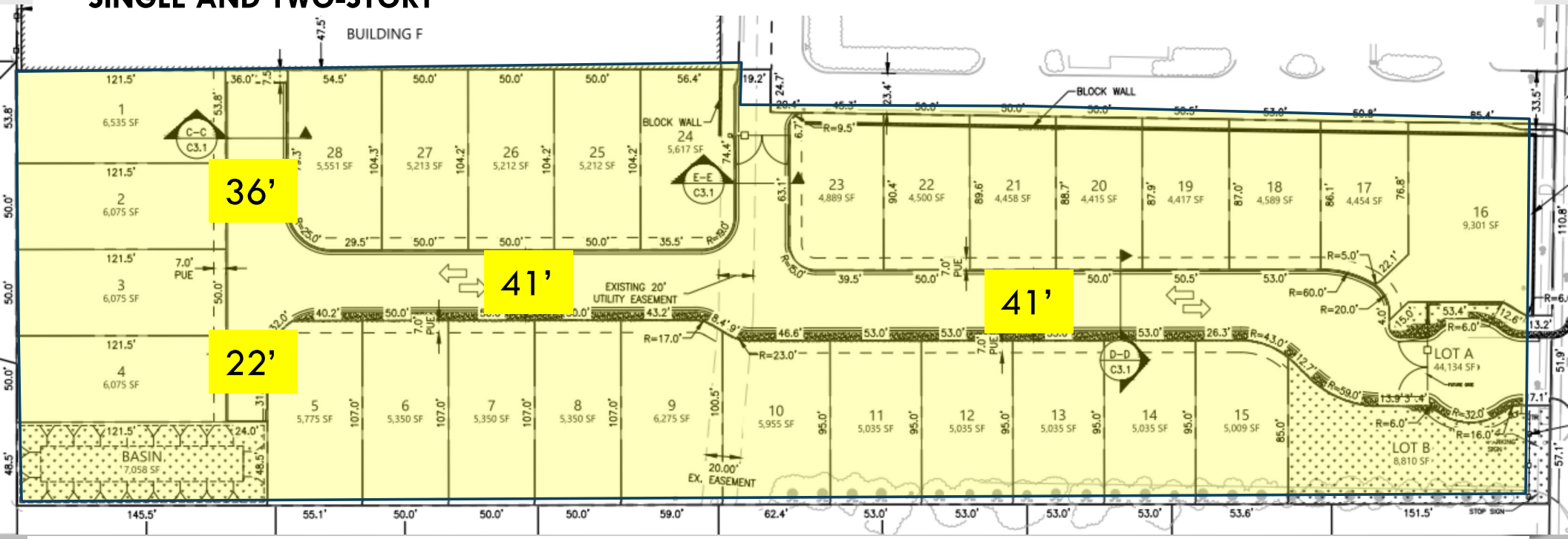
DEVELOPMENT STANDARDS FOR E YOSEMITE AVENUE X PARSONS AVENUE SELF-STORAGE

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	**10 Feet**
Interior yard/side and rear setbacks for all primary and secondary structures (from east, west, and south property lines)	**Zero-Lot Line**


Parsons Ave
Yosemite Ave
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
LOT A
LOT B
BASIN
BLOCK WALL
CITY STANDARD TRASH ENCLOSURE
CITY STANDARD DRIVEWAY
ENTRANCE ONLY
ENTRANCE/EXIT
EXISTING 20' UTILITY EASEMENT
PUE
A-A C3.1
B-B C3.1
C-C C3.1
D-D C3.1
E-E C3.1



- **PREVIOUSLY PROPOSED, 41-UNIT SUBDIVISION WITH HMD GENERAL PLAN DESIGNATION, MIX OF SINGLE AND TWO-STORY**



- **NEW PROPOSED 28-UNIT RESIDENTIAL SUBDIVISION WITH A LMD GENERAL PLAN DESIGNATION**

SINGLE STORY LOTS 1-15, LOTS 16-28 WOULD BE A MIX OF SINGLE AND TWO-STORY

Development Standards for E Yosemite Avenue x Parsons Avenue Residential Subdivision Lots 1-15

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	**10 feet**
Interior yard/side setbacks for all primary and secondary structures	**4 feet**
Rear Setbacks	**15 feet**
Fence height (Side Yard)	**6 feet**

Lots 1-15 to be all single story

Development Standards for E Yosemite Avenue x Parsons Avenue Residential Subdivision Lots 16-28

	P-D #20
Exterior yard/front setbacks for all primary and secondary structures	10 Feet
Interior yard/side setbacks for all primary and secondary structures	4 feet
Rear Setbacks	15 feet
Fence Height (Side Yard)	6 feet

Lots 15-28 to be a mixture of single and two story with a max height of 32'

NEIGHBORHOOD IMPACT

- THERE MAY BE SOME VIBRATION AND NOISE DURING CONSTRUCTION.
- THE APPROXIMATE 14-FOOT-TALL CMU BLOCK BUILDING WALL BETWEEN THE SELF-STORAGE AND RESIDENTIAL USES WOULD REDUCE IMPACTS REGARDING NOISE AND LIGHTING (ALSO REQUIRED LIGHTING TO BE SHIELDED) AND SHIELD STORAGE BUILDINGS.
- TRAFFIC STUDY INDICATED NO QUANTITATIVE VMT ANALYSIS IS REQUIRED BASED ON THE MCAG GUIDELINES, WITH 373 TRIPS PER DAY (TOTAL PROJECT) FALLING BELOW 500 DAILY TRIPS PER DAY.

STORAGE FACILITIES NEXT TO RESIDENTIAL

CONDITIONS (RESOLUTION #4153)

- **CONDITION #22:** PARKING LOT LIGHTS AND BUILDING LIGHTS SHALL BE SHIELDED TO NOT "SPILL OVER" ONTO ADJACENT PARCELS.
- **CONDITION #24:** SELF-STORAGE MAY OPERATE DAILY BETWEEN 7 A.M. AND 7 P.M. ONLY.
- **CONDITION #28**: LOTS 1-15 AS SHOWN ON THE MAP AT ATTACHMENT F OF THE STAFF REPORT SHALL BE SINGLE-STORY.
- **CONDITION #41**: ALL UNDEVELOPED AREAS SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS.
- **CONDITION #43**: THE DEVELOPER SHALL ESTABLISH AN HOA GOVERNING THIS PROJECT. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STREETS AND LANDSCAPING WITHIN THE DEVELOPMENT AS WELL AS SWEEPING/CLEANING OF ALL INTERIOR STREETS.

PUBLIC NOTICING

PUBLIC HEARING NOTICES WERE MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE PROJECT SITE AND PUBLISHED IN THE MERCED COUNTY TIMES 3 WEEKS PRIOR TO THE HEARING ON AUGUST 29.

1. **Mailing.** Notice shall be mailed or delivered at least ten days (or as otherwise provided by CEQA) before the scheduled hearing to the following recipients:

3. **Publication and Posting.** If notice is mailed or delivered as described in Subsection 1 above, the notice shall also be published at least once in a newspaper of general circulation in Merced at least 10 days before the scheduled hearing and posted to the City's website.

White Dove A
Poin
Swa
S Gardner A
E Yosemite Ave
Pebble Bea
Poppy Hills
Presidio
North Dome Ct
Parsons Ave
Ahwahnee Dr
Ahwahnee Ct
Billie Ct
Oakmont Ct
Silhouette Ct

RECOMMENDATION TO CITY COUNCIL

APPROVE/DISAPPROVE/MODIFY:

- **GENERAL PLAN AMENDMENT #24-02** FROM COMMERCIAL OFFICE (CO) TO BUSINESS PARK (BP) AND HIGH MEDIUM DENSITY RESIDENTIAL (HMD)
- **SITE UTILIZATION PLAN REVISION #3 TO PLANNED DEVELOPMENT #20** TO CHANGE THE APPROVED DEVELOPMENT STANDARDS

PLANNING COMMISSION ACTION

APPROVAL/DISAPPROVE/MODIFY:

- **ENVIRONMENTAL REVIEW #24-25** (NEGATIVE DECLARATION)
- **VESTING TENTATIVE SUBDIVISION MAP #1332**
- **SITE PLAN REVIEW PERMIT #551**
- **MINOR USE PERMIT #24-13**
- APPROVALS ARE CONTINGENT UPON CITY COUNCIL APPROVAL OF GPA AND SUP REVISION TO PD