

Annexation #15-01 Pre-Zoning #15-01 General Plan Amendment #15-04

ATTACHMENT 8



NORTH HIGHWAY 59 & SANTA FE DRIVE

CITY COUNCIL MEETING—OCTOBER 1, 2018

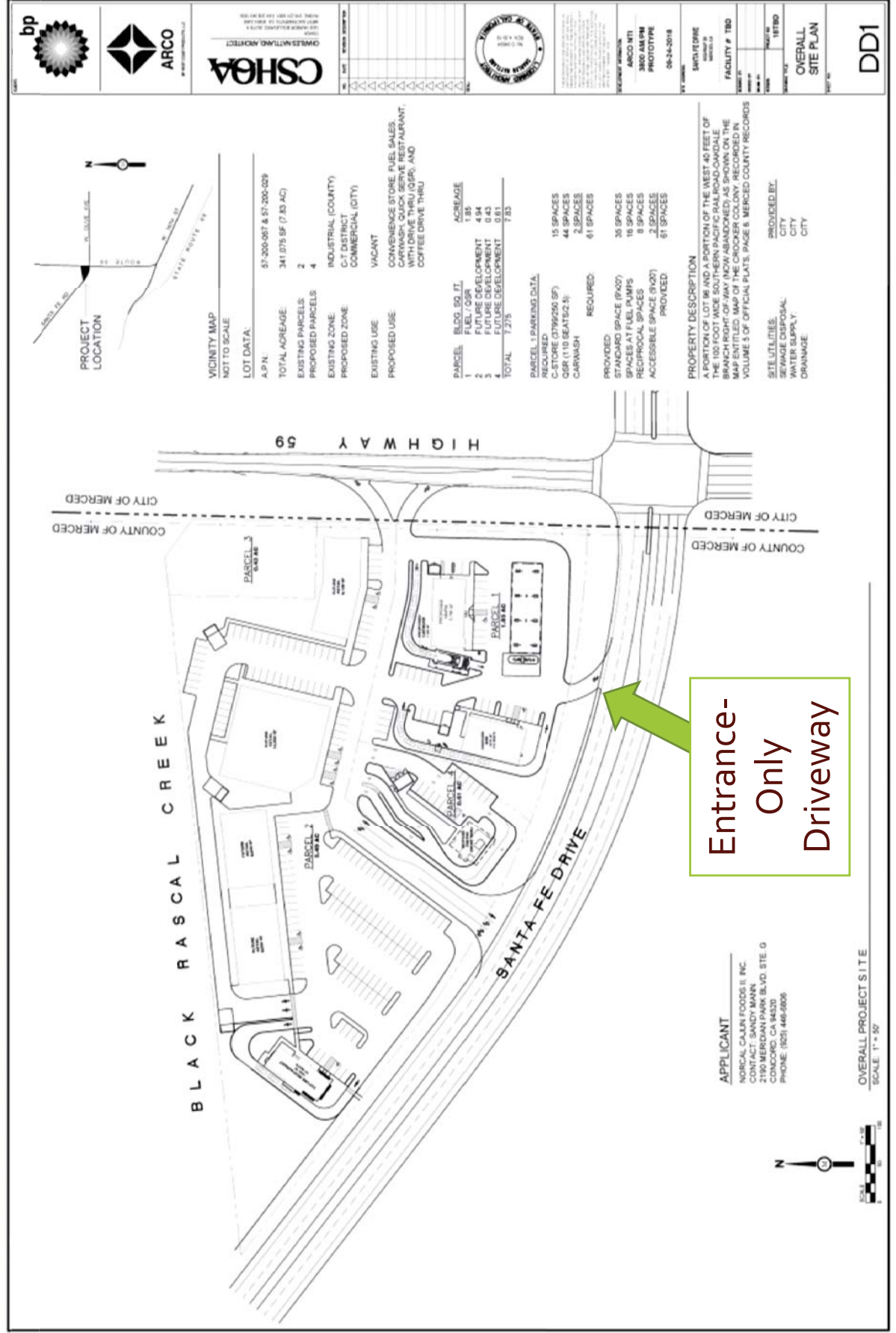
KIM ESPINOSA, PLANNING MANAGER

CONTINUED FROM SEPTEMBER 17, 2018

ANNEXATION AREA



REVISED SITE PLAN



OFF-SITE IMPROVEMENTS

- PLACE HOLDER FOR REVISED PLAN TO BE PROVIDED BY CITY

NEW CONDITIONS

- 27) The traffic signal at the western driveway and Santa Fe Drive, when warranted and required by the City Engineer, shall be synchronized with the traffic signal at the intersection of North State Highway 59 and Santa Fe Drive/Olive Avenue so as to ensure traffic stops and goes through both signals simultaneously.
- 28) The eastern driveway shall be an entrance-only drive way, allowing only right turns into the site .



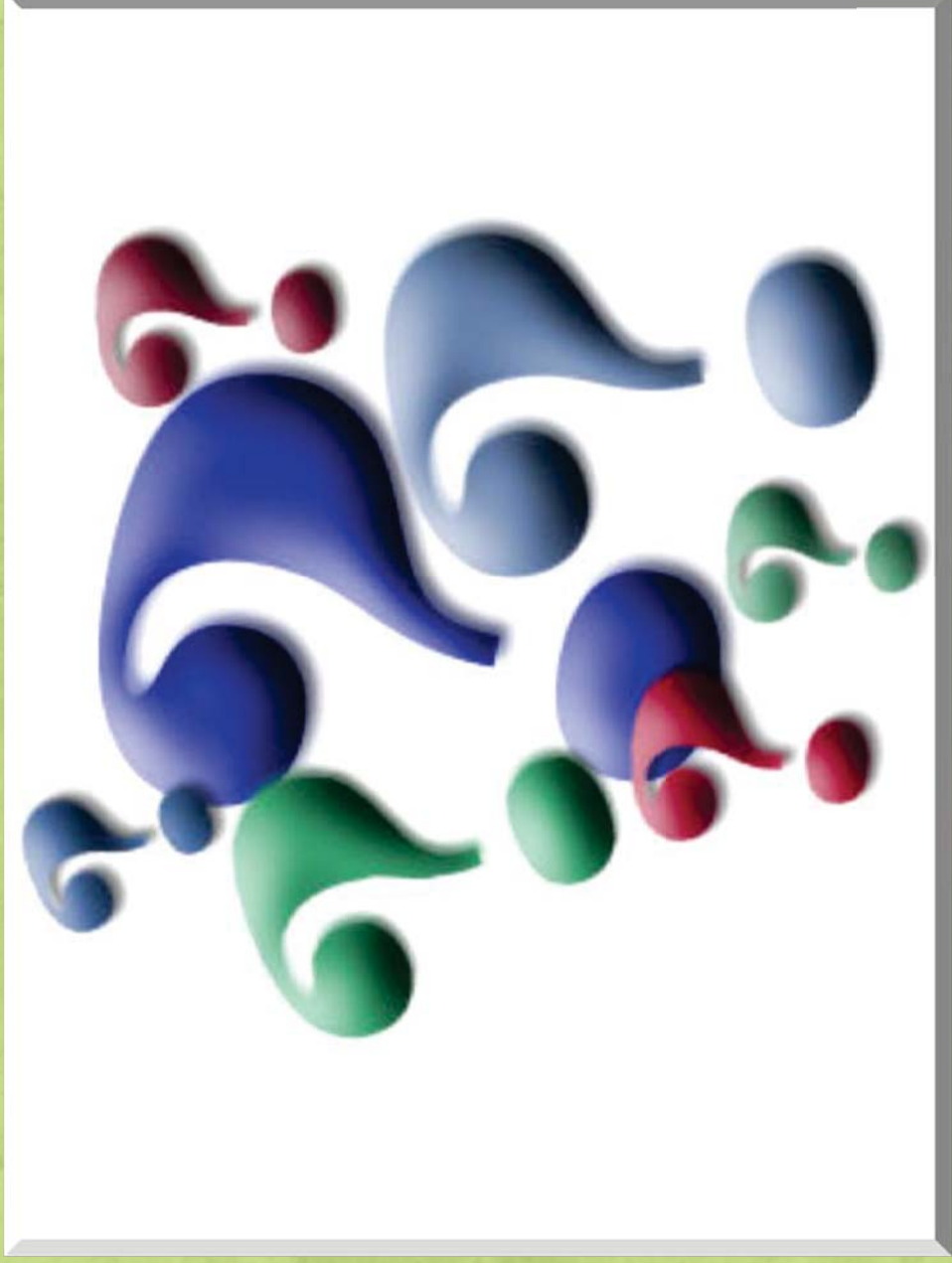
City Council Action



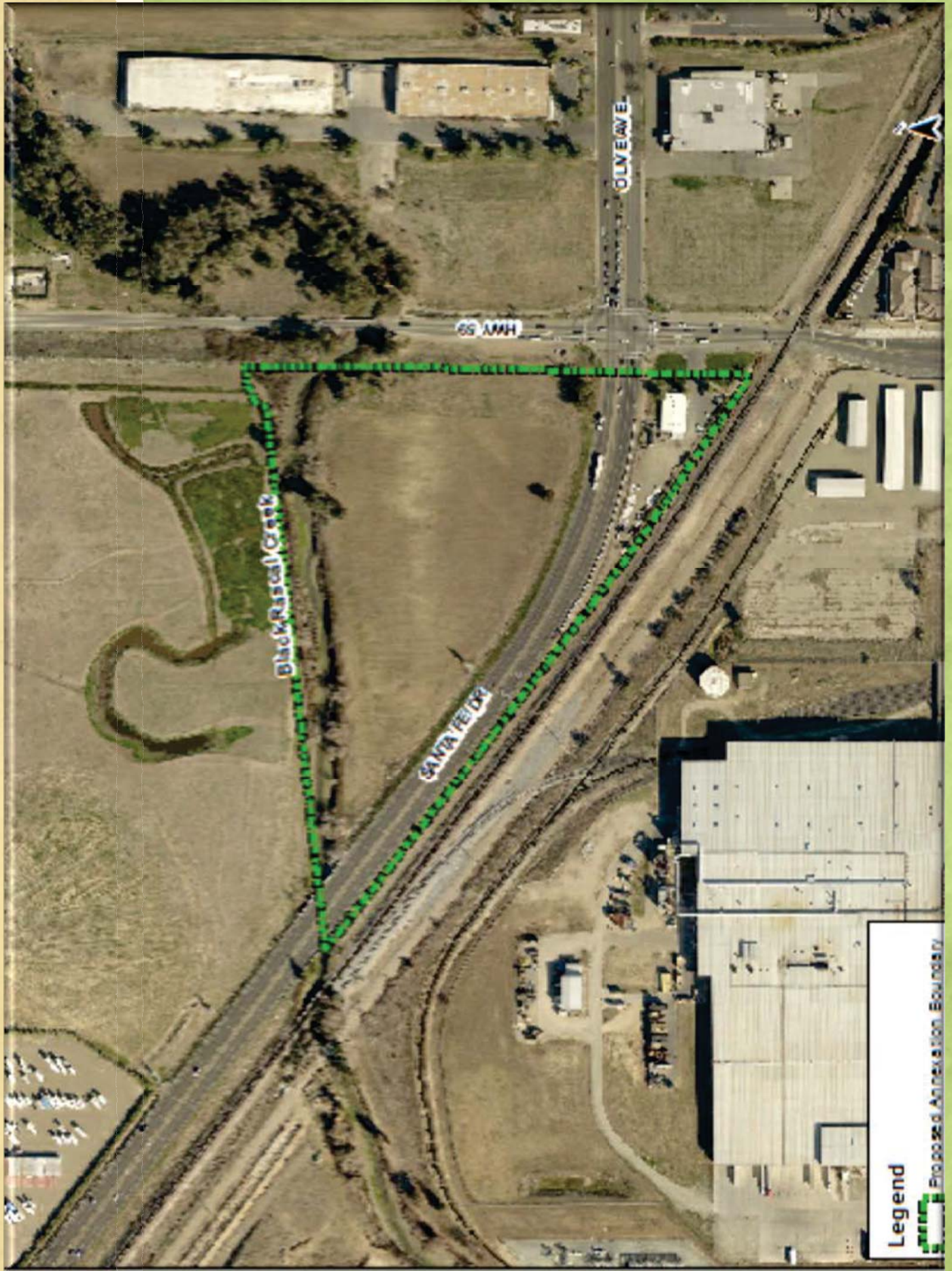
After the public hearing, take action on the following items:

- Resolution #2018-60 Approving Mitigated Negative Declaration and General Plan Amendment.
- Resolution #2018-61 to LAFCO for annexation of property.
- Introduction of Ordinance #2494 approving the Pre-zoning.
- Introduction of Ordinance #2495 approving the Pre-Annexation Development Agreement between the City of Merced and Lou Ann Bianchi.

Questions



The following slides were presented to the Council on
September 17, 2018.



GENERAL PLAN DESIGNNATIONS

BLACK RASCAL BP

OLIVE

69

Black Rascal Creek

Open Space
Change to

THOROUGHFARE COMMERCIAL

Industrial

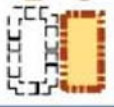
SANTA FE

SANTA FE

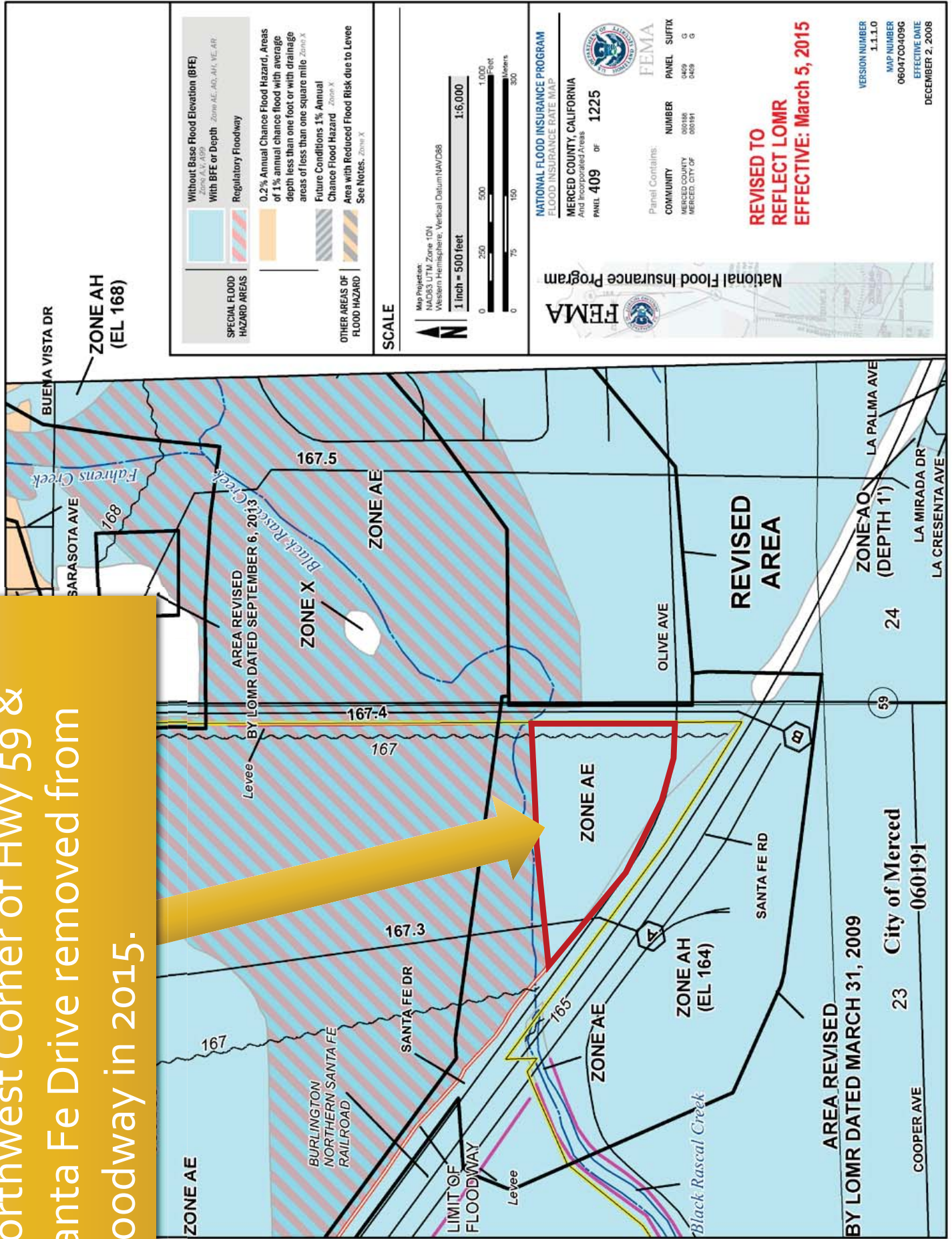
Legend

Proposed Annexation Boundary

City Limit

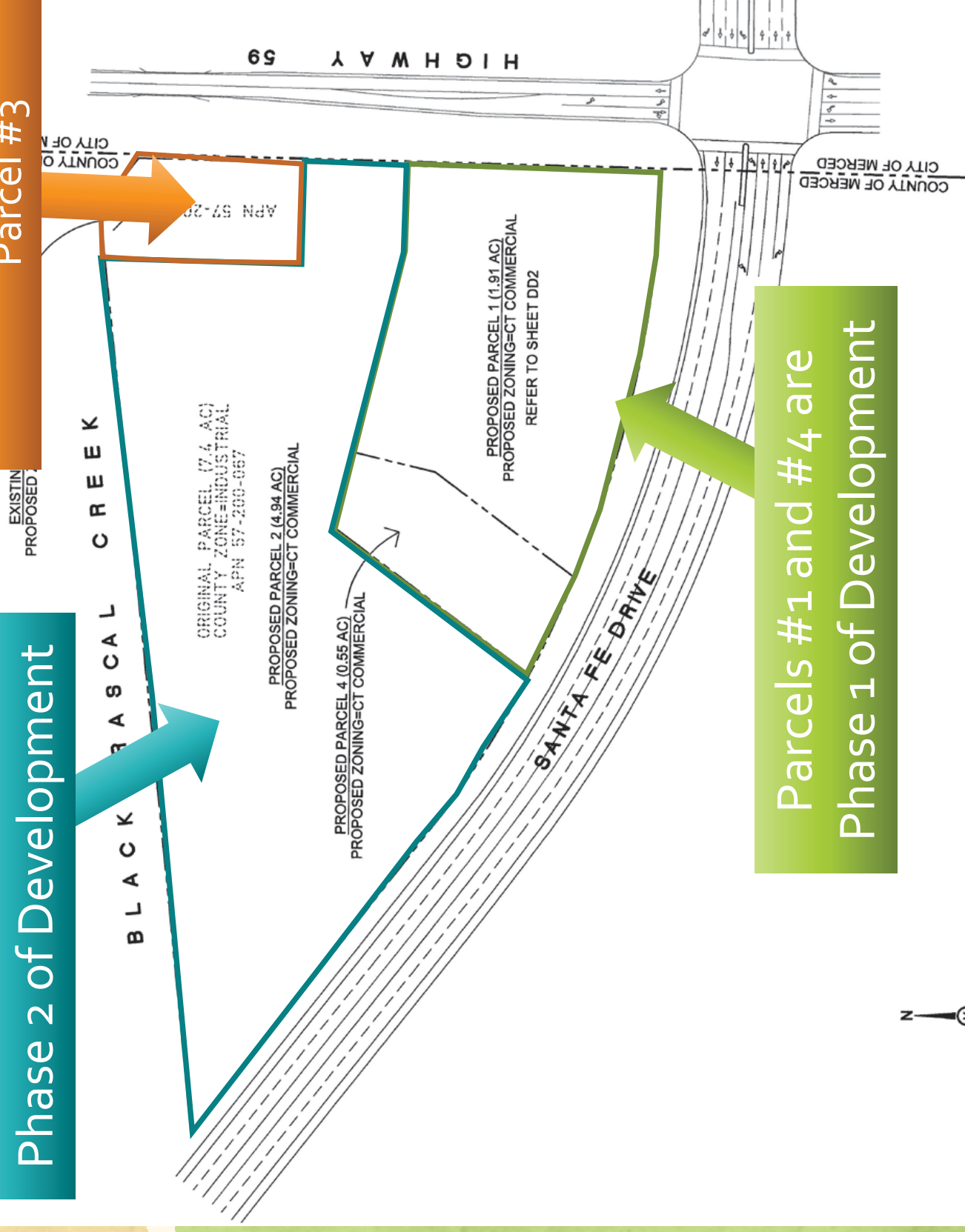


Northwest Corner of Hwy 59 & Santa Fe Drive removed from Floodway in 2015.



Parcel #2 would be
Phase 2 of Development

No Development Proposed on
Parcel #3



PROPOSED TENTATIVE MAP
SCALE: 1" = 50'



DESIGN FIRM

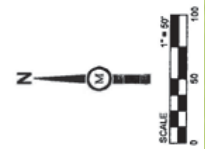
MILESTONE ASSOCIATES
 CONTACT: JULIO TINAJERO
 1000 LINCOLN ROAD, STE. 1202
 YUBA CITY, CA 95991
 PHONE: (530) 795-4700

APPLICANT

NORCAL CALUM FOODS II, INC.
 CONTACT: SANDY MANN
 2180 MERIDIAN PARK BLVD, STE. G
 CONCORD, CA 94520
 PHONE: (925) 446-6806

OVERALL PROJECT SITE

SCALE: 1" = 50'



PARCEL	BLDG. SQ. FT.	ACREAGE
1	FUEL / QSR	1.85
2	FUTURE DEVELOPMENT	4.94
3	FUTURE DEVELOPMENT	0.43
4	FUTURE DEVELOPMENT	0.61
TOTAL	7,275	7.83

PARCEL 1 PARKING DATA:

REQUIRED:	
C-STORE (3799/250 SF):	15 SPACES
QSR (110 SEATS/2.5):	44 SPACES
CARWASH	2 SPACES
REQUIRED:	61 SPACES
PROVIDED:	
STANDARD SPACE (9'x20')	35 SPACES
SPACES AT FUEL PUMPS	16 SPACES
RECIPROCAL SPACES	8 SPACES
ACCESSIBLE SPACE (9'x20')	2 SPACES
PROVIDED:	61 SPACES

PROPERTY DESCRIPTION

A PORTION OF LOT 96 AND A PORTION OF THE WEST 40 FEET OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD-OAKDALE BRANCH RIGHT-OF-WAY (NOW ABANDONED) AS SHOWN ON THE MAP ENTITLED, MAP OF THE CROCKER COLONY, RECORDED IN VOLUME 5 OF OFFICIAL PLATS, PAGE 6, MERCED COUNTY RECORDS

SITE UTILITIES:

SEWAGE DISPOSAL: CITY

WATER SUPPLY: CITY

DRAINAGE: CITY

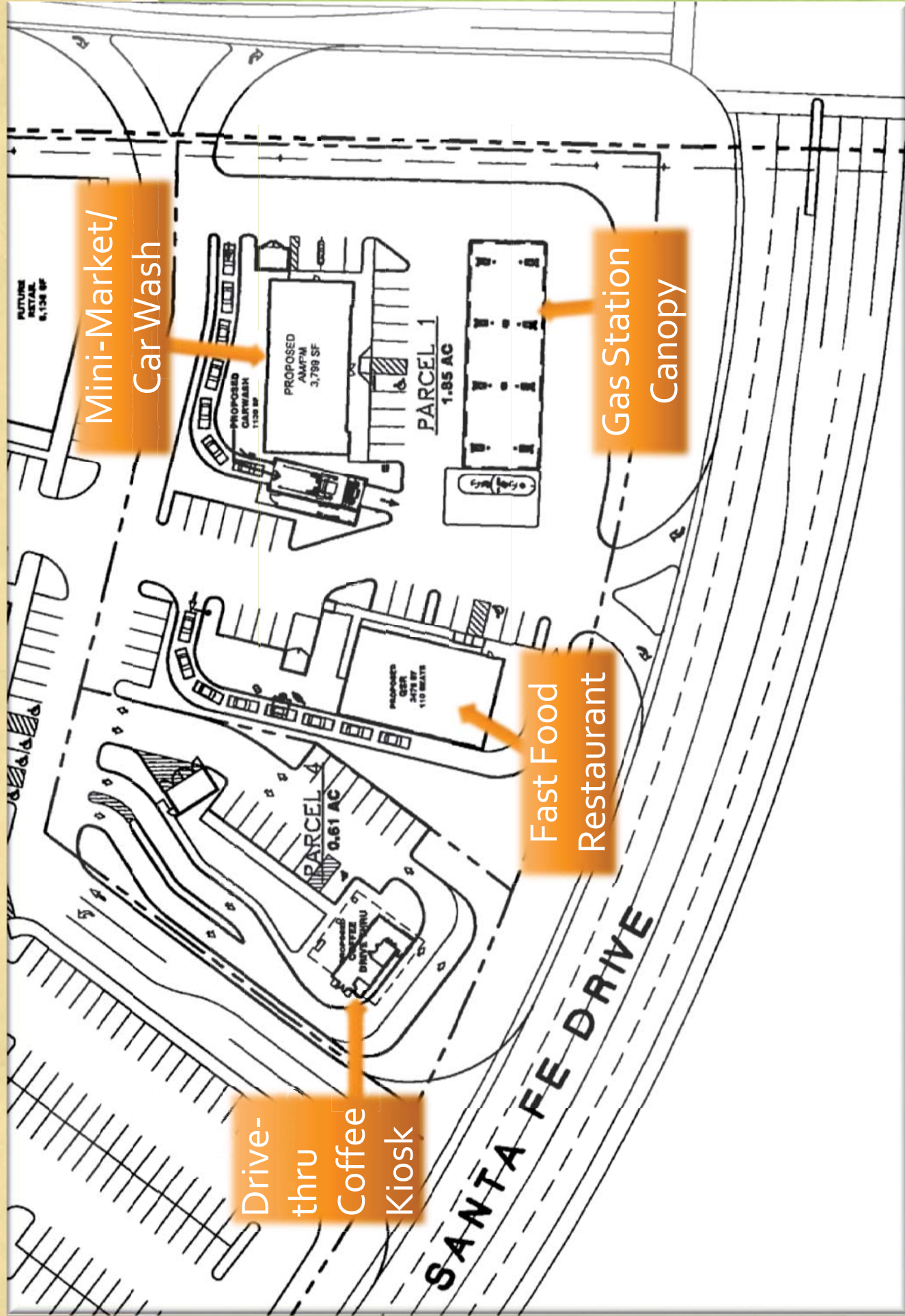
PROVIDED BY:

CITY

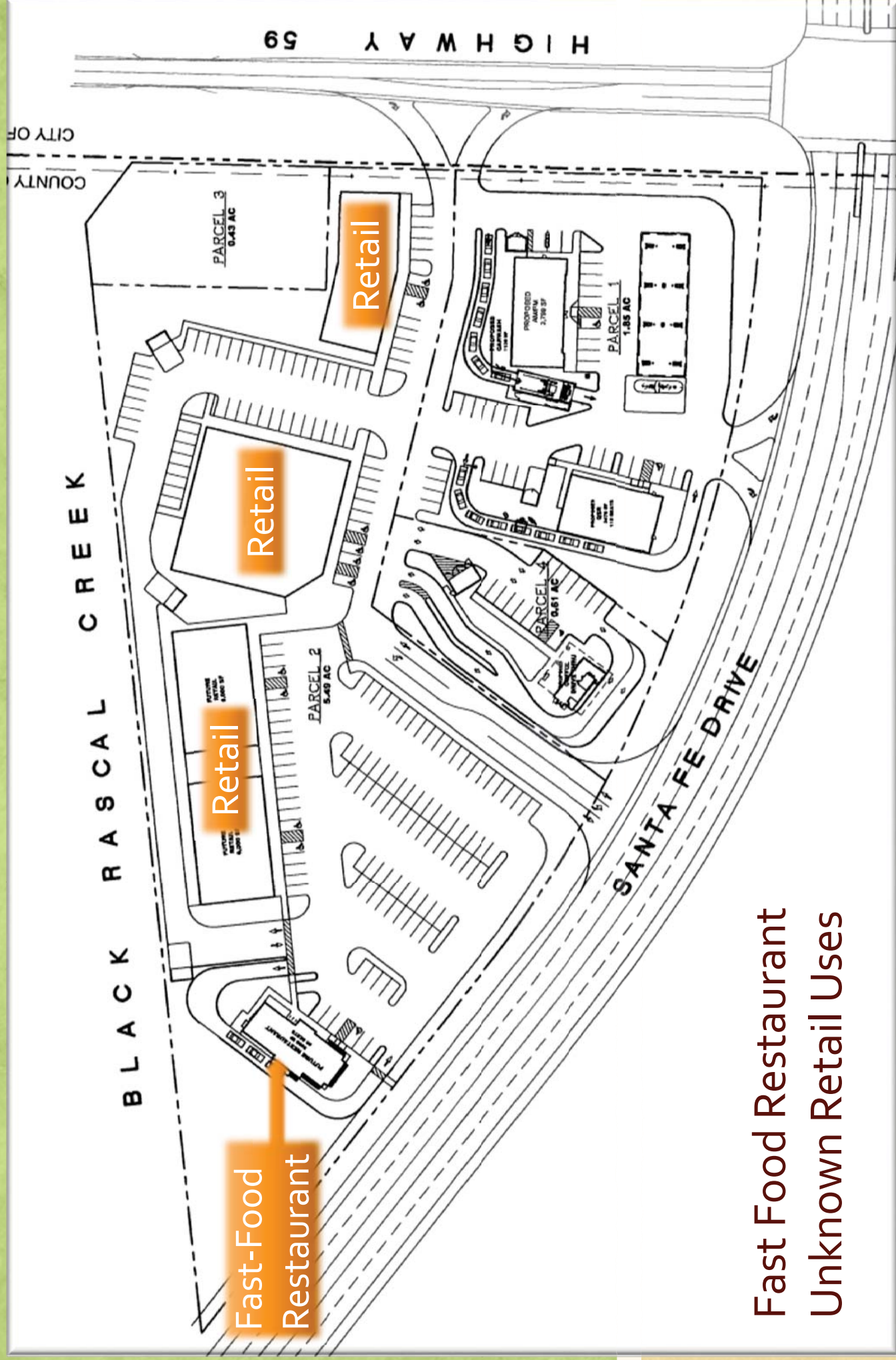
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CITY

PHASE 1

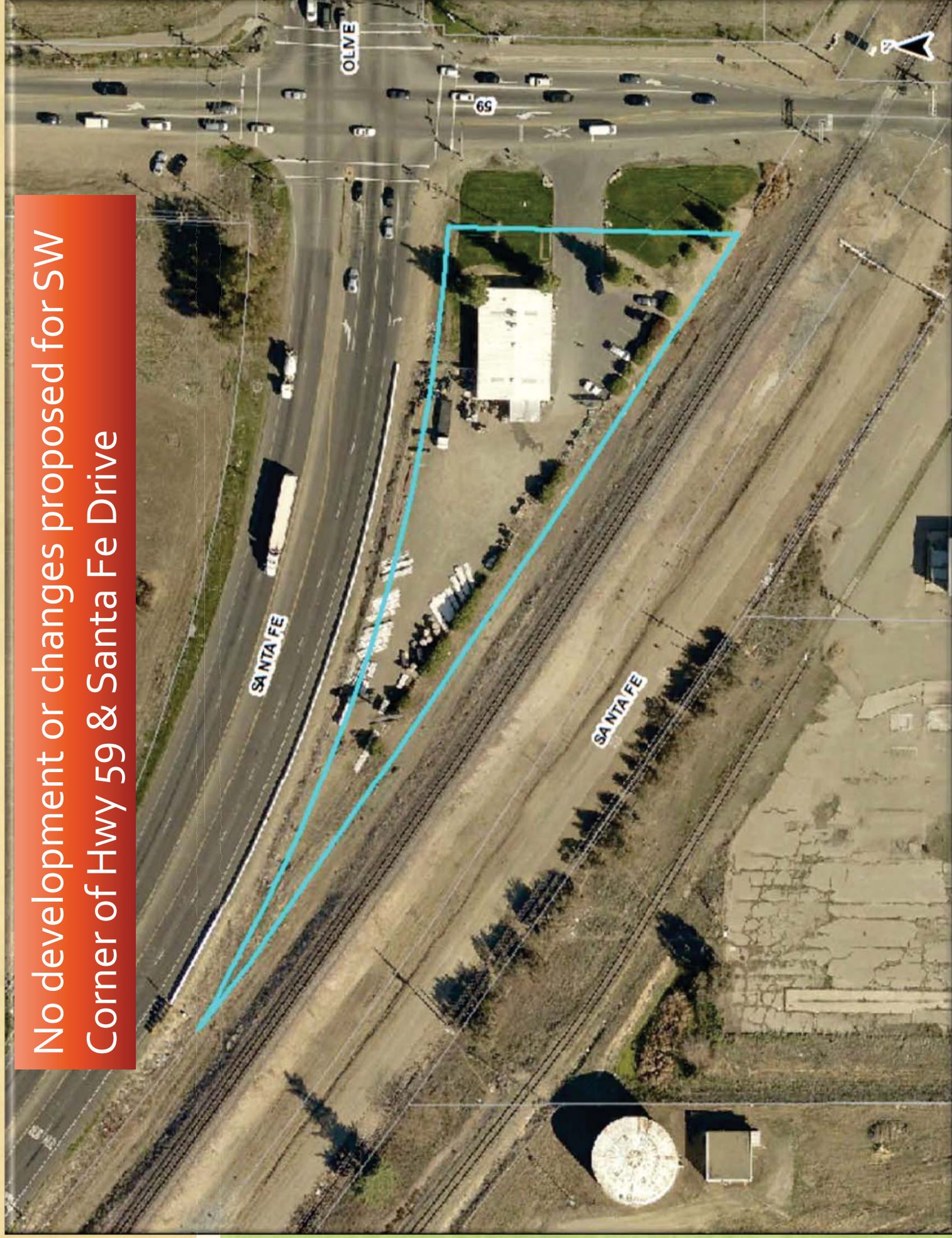


PHASE 2



Fast Food Restaurant
Unknown Retail Uses

No development or changes proposed for SW
Corner of Hwy 59 & Santa Fe Drive



C-T Zone – Allowed Uses

- Drive-Through and Drive-Up Sales
- Hotels and Motels
- Maintenance and Repair Services
- General Retail
- Restaurants
- Vehicle Rentals
- Vehicle Sales

For a complete list of allowable and conditional uses refer to Attachment 4 of the Administrative Report.

General Plan Criteria for Annexation

The Annexation would comply with the current General Plan designation of Industrial and the proposed Thoroughfare Commercial designation if the General Plan Amendment is approved.

There are 6 Criteria set forth in the General Plan to evaluate annexations against.

An evaluation of these criteria is provided in the Administrative Report.

Traffic/Circulation



Traffic Analysis prepared by Ken Anderson and Associates.

Existing Roadway Segments Plus Project Volumes and Levels of Service							
Street	From	To	Existing Daily Volume	Project Daily Volume	Total Daily Volume	Percent Increase	LOS
SR 59	Buena Vista Dr.	W. Olive Ave	13,379	1,010	14,749	7.0%	D
	W. Olive	BNSF RR	21,954	808	22,762	3.7%	F
	BNSF RR	W. 16 th St.	20,462	404	20,866	2.0%	F
Santa Fe Dr.	Beachwood Dr.	SR 59	19,733	606	20,339	3.1%	C
W. Olive	SR 59	Loughborough Dr.	25,131	2,015	27,146	8.0%	C

Off-site Intersections would operate at LOS D.

Traffic/Circulation

Western Driveway would operate at LOS F in the afternoon peak hour at full build-out of project.

After discussions with LAFCO, Merced County, and the traffic consultant, it was determined a traffic signal would be required at western driveway if/when warrants are met.

Other Mitigation Measures/Conditions

Lengthen Southbound left-turn lane.

The development shall contribute its fair share to the cost of improvements for the intersection of SR 59 and Olive Avenue.

Caltrans--Safety Project @ Highway 59 and Santa Fe/Olive Avenue.
Caltrans reviewed the traffic analysis and approved the mitigation measures proposed.

Public Improvements/City Services

Santa Fe Drive to be widened to ultimate width (128 ft. r-o-w).

All improvements (i.e., sidewalk, curb, gutter, etc.) required.

Sewer and Water lines are available to serve the site.

Storm drainage is required to be captured on site and would be metered out to the City's storm drain facilities.

The annexation area is within the required response time for Police and Fire Services and would be required to annex into the City's Community Facilities District (CFD) to help pay for costs of police and fire service.

Neighborhood Impact

The annexation area is not directly adjacent to any residential areas (residential uses are on the south side of the railroad tracks on the east side of Hwy 59)

Public Hearing Notices were sent to all property owners within 300 feet of the site.

Staff hasn't received any comments from the surrounding owners prior to the meeting.

Environmental Review

Initial Study #15-36 was prepared and a Mitigated Negative Declaration is being recommended.

The Initial Study was circulated for review prior to the meeting as required by law.

Staff received comments from the San Joaquin Valley Air Pollution Control District (SJVAPCD), LAFCO, and Merced County Planning.

All comments were addressed and mitigation measures revised as appropriate.

Corrections

**MISTAEKS
HAPPEN.**

The updated mitigation measures were not attached to Draft Resolution. These mitigation measures have been provided at the dais.

The legal description and map attached as Exhibit A to the Draft Ordinance at Attachment 14 did not show the roadway included in the annexation area. A new legal description and map have been provided.

The Planning Commission minutes excerpt was incorrect. The correct excerpt has been provided.

Planning Commission Action

The Planning Commission Held a Duly Noticed Public Hearing on June 6, 2018.

No one spoke in opposition of the project.

The developer spoke in favor of the project.

The Planning Commission voted to recommend approval of Annexation/Pre-Zoning Application #15-01, General Plan Amendment #15-04, and Environmental Review #15-36 by the following vote: 5 Ayes, 1 No, 1 Vacancy