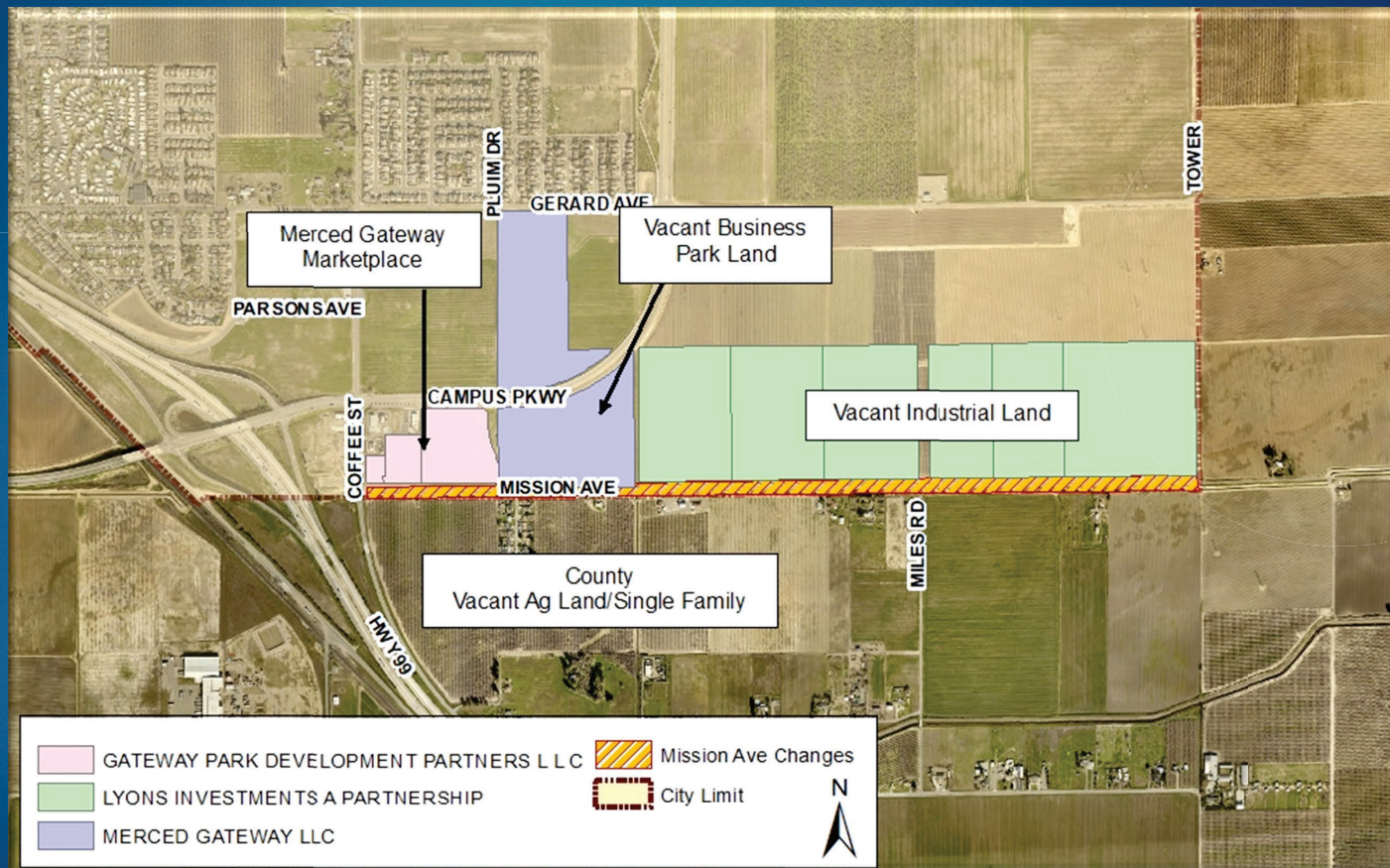


General Plan Amendment #22-03

MISSION AVENUE

City Council 5/1/2023

Project Site – Mission Avenue



Mission Avenue from Coffee Street east to the City Limits at Tower Road.

Roadway Classifications

Road Classification	Right-of-Way	No. of Lanes
Expressway	150 ft.	4-6
Major Arterial	128 ft.	4-6
Arterial	128 ft.	4-6
<i>Divided Arterial</i>	<i>118 FT.</i>	<i>4-6</i>
Minor Arterial	94 ft.	2-4
<i>Major Collector</i>	<i>68-74 ft.</i>	<i>2-4</i>
Collector	68 ft.	2
Local	51-62 ft.	2
Transitway	Varies	2-3

Proposed R-O-W is 74 ft. (Major Collector)

Mission Avenue



- Mission Avenue is a dead-end west of Coffee St.
- Plum Drive would be extended south to connect to Mission Ave. with the Merced Gateway Marketplace project.
- Miles Rd./Kibby Rd. would be extended to connect Mission Avenue and Gerard Ave. in the future.

Design Assessment

- ▶ KD Anderson & Associates performed a Design Assessment for this segment of Mission Avenue.
- ▶ The assessment determined that if this section of Mission Avenue was reduced to a two-lane collector, it would continue to operate at LOS C.
- ▶ Level of Service (LOS) D is considered an acceptable level of service per the *Merced Vision 2030 General Plan*.

Mission Avenue Street Section

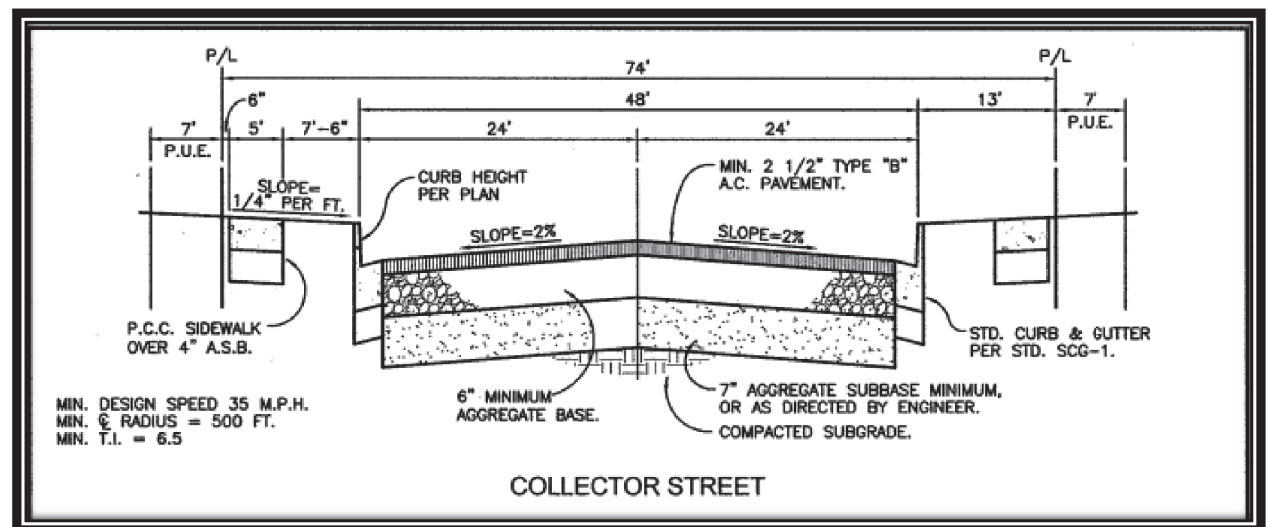
- ▶ 12-foot-wide travel lane (one in each direction)
- ▶ A 7-foot-wide parking area
- ▶ A 5-foot-wide bicycle lane
- ▶ A 7 1/2 - foot-wide park strip
- ▶ A 5-foot-wide sidewalk
- ▶ 6 inches between sidewalk and property line

74-foot Collector (37-foot half-width)



This development is required to install the northern half of Mission Avenue (Condition #5).

Collector Street Standard



Vacation of Right-of-Way

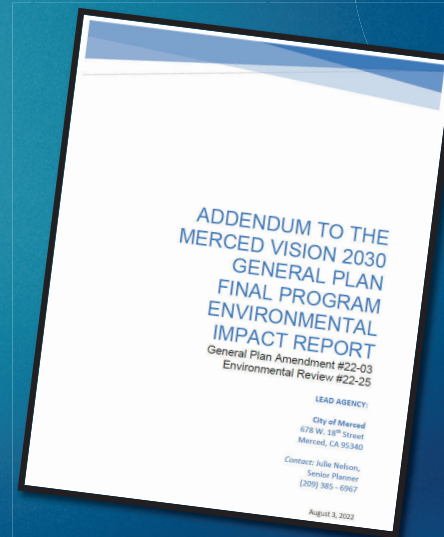
- ▶ Sufficient Right-of-Way was dedicated with a Parcel Map for the Merced Gateway Shopping Center to construction a Divided Arterial.
- ▶ Right-of-Way was also dedicated by the Lyon's property for a Divided Arterial.
- ▶ If the proposed General Plan Amendment is approved, a vacation of the excess right-of-way shall be initiated (Condition #6).
- ▶ The area vacated would be returned to the property owners who dedicated the land.
- ▶ The area vacated by Merced Gateway Marketplace and would be required to be landscaped to match the rest of the shopping center landscaping (Condition #7 of Planning Commission Resolution #4111).

Neighborhood Impact

- ▶ Traffic in the area would continue to have access to Mission Avenue.
- ▶ Local traffic could continue to use Mission Avenue to Coffee Street or use Plum Drive once constructed.
- ▶ The amount of traffic on this segment of Mission Avenue would remain low enough that it is not expected to cause any impacts to the surrounding area.
- ▶ Staff received a few phone calls from property owners in the area inquiring about the project, but no one has voiced opposition.

Environmental Review

- ▶ An Addendum to the Environmental Impact Report prepared for the *Merced Vision 2030 General Plan* was prepared and administratively approved in accordance with the requirements of CEQA.



Past Actions

- ▶ The Planning Commission reviewed this project on January 18, 2023.
- ▶ The Commission voted to recommend approval to the City Council.
- ▶ Prior to the City Council considering the project, it was amended to extend the change in the roadway classification of Mission Avenue from Coffee Street to the eastern City Limits at Tower Road (extended).
- ▶ On March 6, 2023, the City Council tabled the matter to allow the Planning Commission to consider the revised project.
- ▶ The Planning Commission considered the revised project on April 5, 2023.
- ▶ Eric Pluim, applicant, and John Kinsey, representing the property owner to the east, spoke in support.
- ▶ One neighbor spoke to request additional information, but was neither in support of or opposed to the project.

City Council Action

- ▶ Adopt a Resolution approving:
 - ▶ Environmental Review #22-25 (Addendum to EIR)
 - ▶ General Plan Amendment #22-03
-
- ▶ Other Options:
 - ▶ Approve subject to modifications as conditions by City Council; or,
 - ▶ Deny; or,
 - ▶ Refer back to staff for reconsideration of specific items (to be addressed in the motion); or,
 - ▶ Continue to a future meeting (date and time to be specified in the motion).

Questions?