

**RESOLUTION NO. 2017-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF MERCED, CALIFORNIA,  
FOR GENERAL PLAN AMENDMENT #17-01  
TO AMEND THE LAND USE DESIGNATION  
FROM HIGH-MEDIUM DENSITY  
RESIDENTIAL (HMD) TO NEIGHBORHOOD  
COMMERCIAL (CN) FOR A 4.54 ACRE  
PARCEL GENERALLY LOCATED AT THE  
NORTHWEST CORNER OF YOSEMITE  
AVENUE AND MANSIONETTE DRIVE AND  
TO AMEND THE PUBLIC SERVICES AND  
FACILITIES ELEMENT TO REFLECT A  
CHANGE TO THE TEXT ON PAGE 5-6 AND  
THE MAP AT FIGURE 5.2 ON PAGE 5-5 OF  
THE *MERCED VISION 2030 GENERAL PLAN*  
RELATED TO THE LOCATION OF THE  
CENTRAL POLICE STATION**

WHEREAS, the City is processing an application for a General Plan Amendment for a 4.54 acre parcel located at the northwest corner of Yosemite Avenue and Mansionette Drive, and more fully described in the legal description attached as Exhibit "A" and shown on the map attached as Exhibit "B," both of which are incorporated herein by this reference; and

WHEREAS, the General Plan Amendment also includes an amendment to the text on Page 5-6 and the map at Figure 5.2 on Page 5-5 of the *Merced Vision 2030 General Plan* related to the location of the Central Police Station. These changes are shown on Exhibit "C" and Exhibit "D," both of which are attached and incorporated herein by this reference; and

WHEREAS, in accordance with CEQA a staff level Addendum to the Environmental Impact Report for the *Merced Vision 2030 General Plan* was prepared and a peer review done to confirm the findings; and

WHEREAS, the Planning Commission of the City of Merced held a noticed public hearing on April 19, 2017, at which time all those interested in the matter were provided the opportunity to speak or provide written or oral testimony regarding the application; and

WHEREAS, after hearing all of the evidence and testimony and after exercising its independent judgment and review, the Planning Commission adopted Resolution #3081, attached hereto as Exhibit "E," and incorporated herein by reference, recommending that the City Council approve General Plan Amendment #17-01; and

WHEREAS, the City Council held a noticed public hearing on May 15, 2017, at which time all those interested in the matter were provided the opportunity to speak or to provide written or oral testimony regarding the application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCED AS FOLLOWS:

SECTION 1. GENERAL PLAN AMENDMENT ADOPTION. The General Plan of the City of Merced is hereby amended by approving General Plan Amendment #17-01, which changes the General Plan designation of a 4.54 acre parcel located at the northwest corner of Yosemite Avenue and Mansionette Drive from High-Medium Density Residential (HMD) to Neighborhood Commercial (CN) and to change the text on Page 5-6 and map on Page 5-5 (Figure 5.2) as shown in Exhibits "C" and "D" attached hereto.

PASSED AND ADOPTED by the City Council of the City of Merced at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2017, by the following vote:

AYES: Council Members:

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

APPROVED:


\_\_\_\_\_  
Mayor

ATTEST:  
STEVE CARRIGAN, CITY CLERK

BY: \_\_\_\_\_  
Assistant/Deputy City Clerk

(SEAL)

APPROVED AS TO FORM:

 4-19-2017  
City Attorney Date

**EXHIBIT "A"**

**DESCRIPTION**

All that portion of Remainder D as shown on "Final Map for Mansionette Estates Unit 2", recorded in Volume 55 of Official Plats at pages 12, 13 and 14, Merced County Records, being more particularly described as follows:

**COMMENCING** at the northwest corner of said Remainder D;

Thence South 00°42'36" West, 283.54 feet along the west line of said Remainder D to **TRUE POINT OF BEGINNING**;

- (1) thence North 89° 56' 09" East, 612.97 feet parallel with the north line of said Remainder D to the east line of said Remainder D;
- (2) thence South 00° 42' 17" West, 352.11 feet along the said east line of Remainder D;
- (3) thence along a curve concave to the northwest through a central angle of 89° 13' 31", having a radius of 15.00 feet, and whose long chord bears South 45° 19' 03" West, 21.07 feet to the south line of said Remainder D;
- (4) thence South 89° 55' 48" West, 583.00 feet along the said south line of Remainder D;
- (5) thence North 44° 40' 48" West, 21.36 feet along the southwest line of said Remainder D;
- (6) thence North 00° 42' 36" East, 351.77 feet along the west line of Remainder D to the **TRUE POINT OF BEGINNING**.

Containing 224747 square feet, more or less.

# General Plan Amendment #17-01 - Changes to General Plan and Site Utilization Plan Land Use Designations

Change General Plan designation from High-Medium Density Residential (HMD) to Neighborhood Commercial (CN).

SUBJECT SITE

Change Site Utilizaition Plan (SUP) land use designation from "Police Station" to "Neighborhood Commercial."

YOSEMITE

DONNA

EXHIBIT B



strategies for combating crime in their neighborhoods. Neighborhood Watch programs are located throughout the City and have been highly successful.



Criminal activity and calls for police service will increase due to population growth alone. By 2030, officer responses to incidents could increase from nearly 65,000 in 2009 to over 130,000 annually if current population trends hold true. To cope with this anticipated workload, additional officers, equipment, and facilities will need to be added. Police districts may be revised or added. The Central Station will be relocated in the future to a site in North Merced near Mansionette Drive and Yosemite Avenue.

**Note: Strike-through text to be deleted.**

### **5.2.3 Water**

Under the water rights of the Merced Irrigation District (MID), the City of Merced received its water from the Merced River via Lake Yosemite until 1917. Since then, the City has relied on groundwater as its primary water source, but groundwater is recharged almost entirely through agricultural application of surface water from the Merced River.

In 2010, the City's water supply system consisted of four elevated storage tanks with a combined storage capacity of

approximately 1.6 million gallons, and 21 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 Department of Health Services pressure requirements, which call for a minimum of 20 psi at every service connection (in 2010) under the annual peak hour condition and maintenance of the annual average day demand plus fire flow, whichever is stricter. All of Merced's wells are now equipped with emergency standby diesel generators.



Through the Capital Improvement Program, the City plans to increase water wells to match the requirements of development, generally one well per square mile. The City continues to monitor any ground water contamination and the cleanup of contamination upon detection. Water treatment includes fluoridation and chlorination at each well site.

### Merced Water Supply Plan

Increasing urban demand and population growth, along with an increasing shift by farmers from surface water to groundwater and prolonged drought, have resulted in

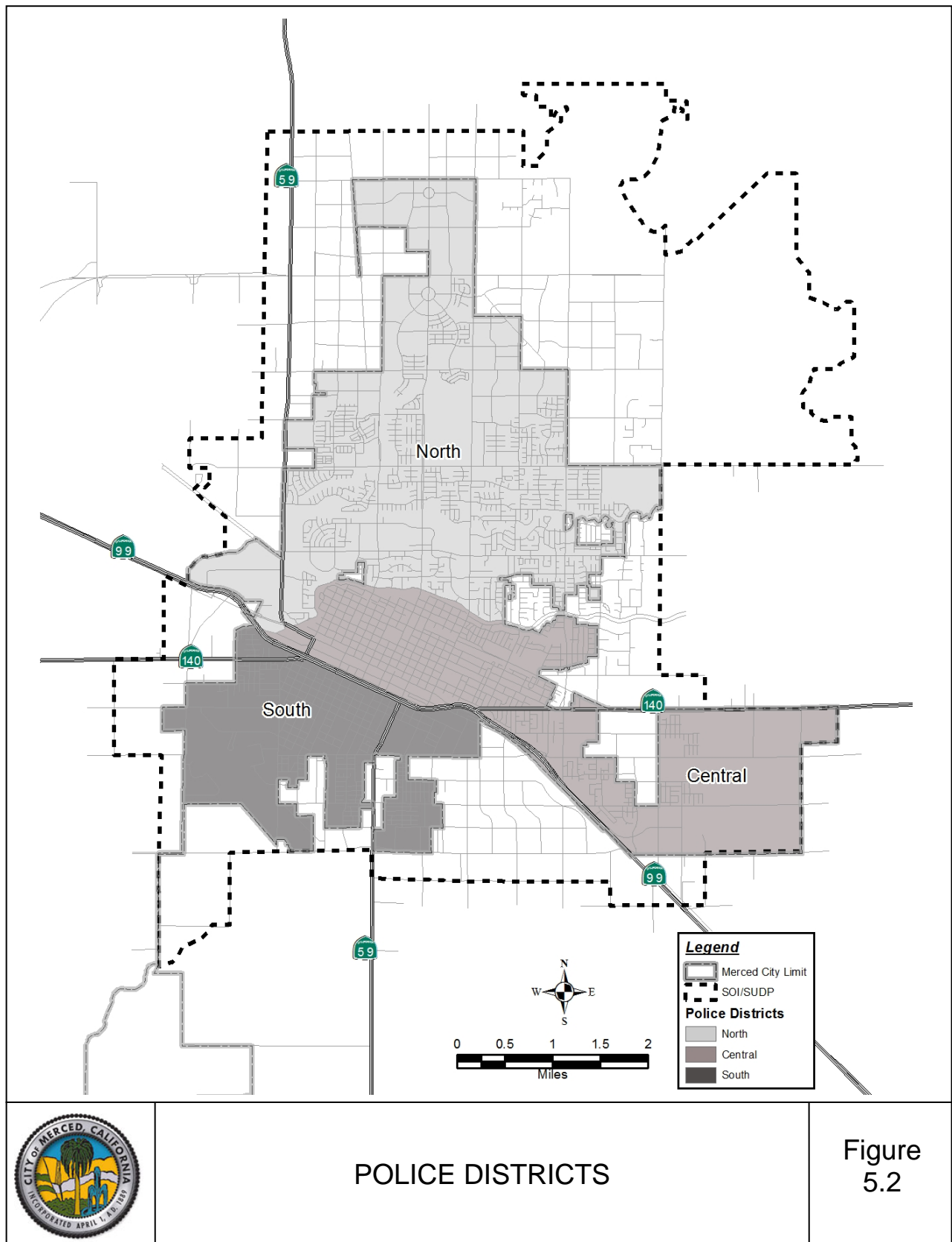


Figure 5.2

**CITY OF MERCED**  
**Planning Commission**

**Resolution #3081**

**WHEREAS**, the Merced City Planning Commission at its regular meeting of April 19, 2017, held a public hearing and considered **General Plan Amendment #17-01 and Site Utilization Plan Revision #2 to Planned Development (P-D) #72**, initiated by the City of Merced. This application involves: 1) amending the text of the *Merced Vision 2030 General Plan* to designate the New Central Police Station as being located in “North Merced” instead of the previous text of “North Merced near Mansionette Drive and Yosemite Avenue;” 2) amend the General Plan land use designation from “High Medium Density Residential (HMD)” to “Neighborhood Commercial (CN);” 3) amend the Site Utilization Plan for Planned Development #72 for the property from “Police Station” to “Neighborhood Commercial (CN).” The property is generally located at the northwest corner of Yosemite Avenue and Mansionette Drive within Planned Development (P-D) #72.; also known as Assessor’s Parcel No. 231-040-021; and,

**WHEREAS**, the Merced City Planning Commission concurs with Findings A through H of Staff Report #17-09; and,

**NOW THEREFORE**, after fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council approval of General Plan Amendment #17-01 and Site Utilization Plan Revision #2 to Planned Development (P-D) #72, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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

AYES: Commissioners Baker, Camper, Colby, Padilla, Smoot, and  
Chairperson Dylina  
NOES: Commissioner Smith  
ABSENT: None  
ABSTAIN: None

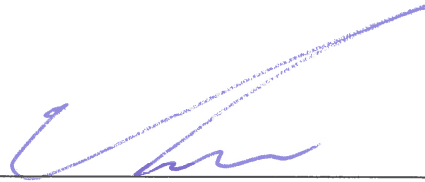


PLANNING COMMISSION RESOLUTION #3081

Page 2

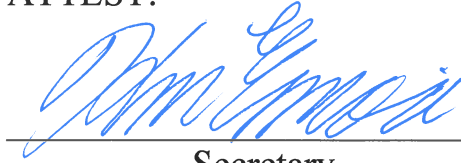
April 19, 2017

Adopted this 19<sup>th</sup> day of April 2017



Chairperson, Planning Commission of  
the City of Merced, California

ATTEST:



Secretary

Attachment:

Exhibit A – Conditions of Approval

**Conditions of Approval**  
**Planning Commission Resolution #3081**  
**General Plan Amendment #17-01**  
**Site Utilization Plan Revision #2 to P-D #72**

1. The General Plan designation shall be changed from High-Medium Density Residential (HMD) to Neighborhood Commercial (CN) and the land use designation for the Site Utilization Plan for Planned Development (P-D) #72 shall be changed from “Police Station” to “Neighborhood Commercial” for the property located at the northwest corner of Yosemite Avenue and Mansionette Drive as shown on the map at Exhibit 1 (Attachment C of Planning Commission Staff Report #17-09).
2. The official map for Planned Development (P-D) #72 shall be modified to show this site as “Neighborhood Commercial.”
3. All future proposed projects at this site shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department as well as all standards adopted for Planned Development (P-D) #72.
4. All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
5. The text found in the *Merced Vision 2030 General Plan* at Chapter 5.2.2 Police Protection, page 5-6 shall be changed to read as follows: “The Central Station will be relocated in North Merced” (Refer to Attachment F of Planning Commission Staff Report #17-09). The map shown as Figure 5.2 on page 5-5 of the General Plan shall be changed to the map included with Attachment F of Planning Commission Staff Report #17-09.
6. All development on the site would subject to the Interface Regulations of Chapter 20.32 of the City’s Zoning Ordinance. Therefore, all permitted uses on the site would be subject to Site Plan Review.

n:shared:planning:PC Resolutions:GPA#17-01-SUP REV#2 TO PD#72 Exhibit A