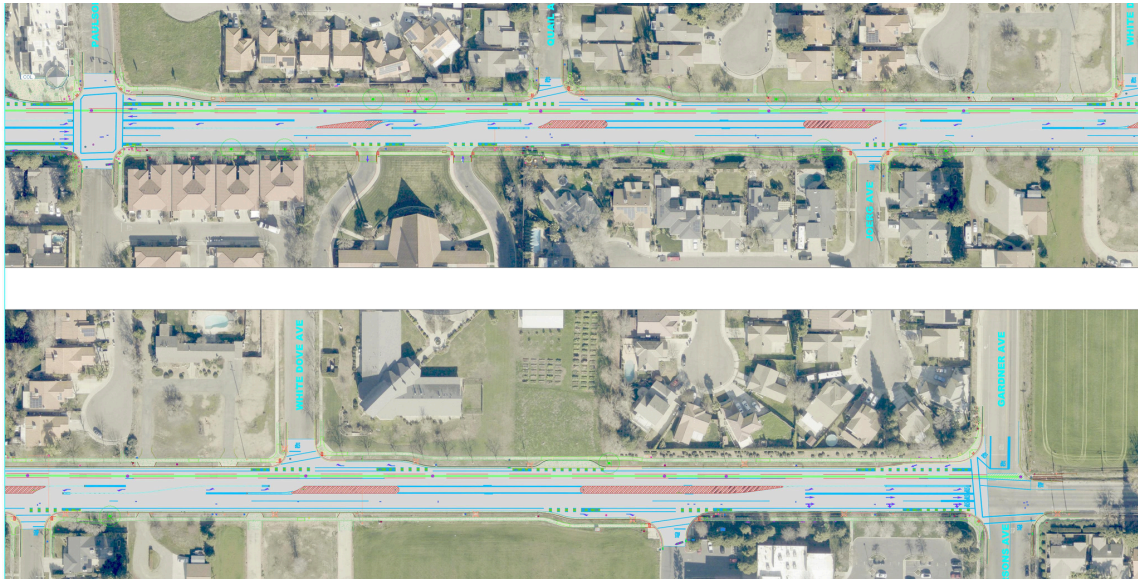


NEWSLETTER

CITY OF MERCED

YOSEMITE AVENUE ROADWAY RECONSTRUCTION PROJECT BEGINS APRIL 14,
FOR MORE INFORMATION PLEASE VISIT [ENGAGE.CITYOFMERCED.ORG](https://engage.cityofmerced.org)



Welcome to Engage Merced

Engage Merced is a space for you, the community, to share your ideas, discuss important topics, provide feedback on policies and plans, and contribute to the future of Merced.



Search Projects

Search Projects All Years



March 21, 2025

Yosemite Avenue Roadway Reconstruction Project - April 14 - October...

Welcome to the Yosemite Avenue Roadway Reconstruction Project
The Yosemite Avenue Roadwa...



February 4, 2025

Merced City Council Goals & Priorities FY 2024/2025

The City of Merced is committed to building a stronger, more vibrant community by aligning our...

COMMUNITY MEETING - YOSEMITE AVE ROADWAY CONSTRUCTION PROJECT

This week, the City hosted a community meeting at Cruickshank Middle School to share details about the upcoming Reconstruction Project. Both residents and business owners turned out to learn about the improvements planned.



CMAQ PARKWEST AND MCGREGOR SIDEWALKS

Crews are working on removing trees for the McGregor project, and working to move the block wall to its new location.



WELCOME TO MERCED MONUMENT SIGNS UNDER CONSTRUCTION

Crews have formed the base for the 16th Street and Highway 99 monument. These monuments are part of the statewide Clean California initiative and are designed to greet travelers as they enter our community.



G STREET RAILING REPAIR PROGRESS

The rail has been completed. Crews are waiting for the concrete to cure before pulling the water rail barriers.



CHILDS MULTI-USE PATH PROGRESS

Crews are pouring curbs, working on the block wall, and grading.



STEPHEN LEONARD BUILDING REHABILITATION

Crews have been working diligently on the roof at the Stephen Leonard building.



SAFE STREETS STREETLIGHT RETROFIT

LED lights have been replaced along Mansionette Dr.



NEW TEAM MEMBER AT PARKS & COMMUNITY SERVICES

Please help us welcome Parks and Community Services' newest team member, Administrative Assistant Cynthia Lemus! With a background in local government and recreation programs, Cynthia looks forward to working with our residents to continue to enhance the quality of life through programming and parks.



**New Team Member!
Administrative
Assistant**

Cynthia Lemus

EARTH DAY CELEBRATION AT YOGA PARK

The City of Merced, Bear Creek Yacht Club, and East Merced Resource Conservation District (EMRCD) are teaming up to host an Earth Day Celebration at Yoga Park. This community event will focus on sustainability, environmental care, and fun activities for all ages.

Location: Yoga Park (28th Street & H Street, Merced)

Date and time: Saturday, April 12, 9:00 AM – 12:00 PM

Bear Creek Cleanup: 9:00 – 10:00 AM (Sign-ups at 8:45 AM)

Kick off the day by giving back! The Bear Creek Yacht Club will lead a cleanup effort to help keep our local environment clean and green.

After the cleanup, attendees can enjoy Earth-friendly activities, visit local green vendors, and explore ways to get involved in sustainability efforts. Join the community in celebrating and protecting the planet.

EARTH DAY

APRIL 12, 2025
9am - 12pm

YOGA PARK
Michael O Sullivan Bike Path
H & 28 ST

**COME AND VISIT OUR VENDORS ABOUT
ENVIRONMENTAL & WILDLIFE
CONSERVATION EDUCATION, NATIVE
PLANTS & POLLINATION, AND HANDS-ON
ACTIVITIES**

**JOIN US FOR A MORNING CREEK CLEANUP
HOSTED BY THE BEAR CREEK YACHT CLUB
TIME: 8:45 AM – SIGN IN
9 – 10:00AM – CLEAN UP**

RAFFLE PRIZES

REGISTER TO
VOLUNTEER



DÍA DE LA TIERRA

12 DE ABRIL DE 2025
9am - 12pm

PARQUE YOGA
Michael O Sullivan Bike Path
H & 28 ST

**VEN Y VISITA A NUESTROS PROVEEDORES
SOBRE EDUCACIÓN AMBIENTAL Y
CONSERVACIÓN DE LA VIDA SILVESTRE,
PLANTAS NATIVAS Y POLINIZACIÓN, Y
ACTIVIDADES PRÁCTICAS.**

**ÚNASE A NOSOTROS PARA UNA LIMPIEZA
MATUTINA DEL ARROYO ORGANIZADA POR EL
BEAR CREEK YACHT CLUB.
HORA: 8:45 A. M. – INICIAR SESIÓN
9 A. M. – 10 A. M. – LIMPIEZA**

RIFA

REGÍSTRESE PAR
SER VOLUNTARI



NOW HIRING PARAMEDICS



MERCED FIRE DEPARTMENT

FIREFIGHTER II (PARAMEDIC)

ANNUAL SALARY

\$88,164 - \$107,160* Plus Incentives

The Merced Fire Department is an all-risk organization that provides First Response Advanced Life Support (FRALS) services. MFD personnel respond to 12,000 calls for service annually.

Minimum Requirements:

- Current California Paramedic or National Registry Paramedic
- Current ACLS and CPR certifications
- Current California Driver's License
- Highschool diploma or G.E.D
- *Merced EMSA local accreditation within 90 days of appointment
- *CSFM Firefighter I certification within 18 months of appointment



Career Specialty Opportunities

- Technical Rescue Team
- HazMat Team
- OES Rescue Taskforce (RTF-5)
- CA Mutual Aid Deployments
- Incident management Team Deployments

INCENTIVES

- \$7,347-\$8,930 monthly (includes 8% Holiday in-lieu)
- Education Pay – 1.5% for AS; 3% for BS
- SFT Firefighter II – 1.5%
- SFT Company Officer – 1.5%
- Haz Mat Premium – 2.5%
- EMT Pay – 3%
- Bilingual Pay – 1.5%
- Longevity Pay – up to 8%

BENEFITS

- Cal-PERS Retirement
- Medical / Dental / Vision
- Disability Insurance
- Life Insurance - \$50,000
- Retiree Health Savings
- 457 Deferred Compensation Plan

For more information or to apply visit: <https://www.governmentjobs.com/careers/mercedca?>

CITY OF MERCED PARKS AND RECREATION

JOIN OUR AQUATICS TEAM!

We are looking for candidates with:

- Experience with aquatics
- Water safety awareness
- Great customer service
- Applicants must have lifeguard certificate by 06/06/25

Certified lifeguard training to be announced

FOR MORE INFORMATION,

CALL 385-6895

OR VISIT US AT 632 W 18TH ST MERCED, CA 95340





CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, April 9, 2025

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic
Center, 678 W. 18th Street, Merced, CA 95340

NOTICE TO PUBLIC

WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at www.cityofmerced.org or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission. Assisted hearing devices are available for meetings held in the Council Chamber.

PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium against the right-hand side of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 3 minutes each, unless the number of speakers is over 10, which in that case, comments shall be limited to 2 minutes each. For all other issues, for 3 or less speakers, 3 minutes each and for over 10 speakers, 2 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

Material may be emailed to planningweb@cityofmerced.org no later than 1 PM on the day of the meeting. Please specify which portion of the agenda you are commenting on, for example, Item # or Oral Communications. Your comments will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM will be distributed to the Planning Commission and retained for the official record.

A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

B. ROLL CALL**C. PUBLIC COMMENT**

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 3 minutes. The Chairperson may, at their discretion, reduce the time to 2 minutes if there are more than 10 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

D. CONSENT CALENDAR

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

D.1 [25-272](#) **SUBJECT:** Planning Commission Minutes of March 19, 2025

ACTION:

Approving and filing the Planning Commission Minutes of March 19, 2025

D.2 [25-224](#) **SUBJECT:** Planning Commission Annual Attendance Report

ACTION

Reviewing and approving the Annual Attendance Report.

E. PUBLIC HEARINGS AND ACTION ITEMS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission.

E.1 [25-148](#) **SUBJECT:** Conditional Use Permit #1286, initiated by Veronica Perez, on behalf of Cencal Land and Cattle Company LLC, property owners. This application involves a request to operate a food truck within the

parking lot at 850 West Main Street, generally located on the southeast corner of West Main Street and P Street, within a Central Commercial (C-C) Zone. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
1) Environmental Review #25-05 (*Categorical Exemption*)
2) Conditional Use Permit #1286

SUMMARY

Veronica Perez is requesting conditional use permit approval to operate a food truck within the parking lot located at 850 West Main Street (Attachment B). Mobile Food Vendors are considered a conditional use within a Central Commercial (C-C) Zone. The proposed food truck would be located within a parking lot near the southern corner portion of the parcel (Attachment C). The Planning Commission will be reviewing this proposal to ensure that the new site plan is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development. Staff is recommending approval of this request subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-05 (Categorical Exemption) and Conditional Use Permit #1286 (including the adoption of the Resolution at Attachment A).

E.2 [25-257](#)

SUBJECT: General Plan Amendment #25-0001, Zone Change #25-0002, and Environmental Review #25-0006, initiated by Stonefield Home, Inc., applicant on behalf of TRS Enterprises, Inc., property owner. The General Plan Amendment would amend the General Plan Land Use designation from Neighborhood Commercial (CN) to Low Density Residential (LD) and the Zone Change would change the Zoning designation from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5) for a five (5) acre portion of a larger site to allow for the development of twenty-seven (27) single-family lots, previously approved for this site, by Tentative Subdivision Map #1263 ("Crossing at River Oaks"). The subject site is generally located on the south side of E. Childs Avenue approximately 780 feet east of the intersection of E. Childs Avenue and Coffee Street. *PUBLIC HEARING*

ACTION: PLANNING COMMISSION:
Recommendation to City Council

- 1) Environmental Review #25-0006 (*Categorical Exemption*)
- 2) General Plan Amendment #25-0001
- 3) Zone Change #25-0002

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #25-0006 (Categorical Exemption)
- 2) General Plan Amendment #25-0001
- 3) Zone Change #25-0002

SUMMARY

The proposed General Plan Amendment would amend the General Plan Land Use designation from Neighborhood Commercial (CN) to Low Density Residential (LD) and the Zone Change would change the Zoning from Neighborhood Commercial (C-N) to Low Density Residential (R-1-5) for a 5-acre site to allow for the development of 27 single-family lots, previously approved for this site, by Tentative Subdivision Map #1263 ("Crossing at River Oaks"). Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #25-0006 (Categorical Exemption), General Plan Amendment #25-0001, and Zone Change #25-0002 subject to the conditions contained in Draft Planning Commission Resolution #4154 (Attachment A) and Planning Commission Resolution #2792 (Attachment D) and the findings/considerations in Exhibit B of the Draft Resolution.

E.3 [25-270](#)

SUBJECT: Vesting Tentative Subdivision Map #1335 ("Bellevue Ranch North Village 24") initiated by Benchmark Engineering, applicant for Hostetler Investments, LLC, property owner. This application involves a request to subdivide approximately 17.90 acres into 55 single-family lots within a gated community. The lots would range in size from approximately 8,000 square feet to approximately 18,000 square feet. The subject site is generally located on the west side of G Street, south of E. Old Lake Road, within Planned Development (P-D) #42, with a General Plan designation of Low Density Residential (LD); *PUBLIC HEARING*.

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #24-41 (CEQA 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1335

SUMMARY

Planning Commission Meeting of March 19, 2025

During the Planning Commission Meeting of March 19, 2025, the Planning Commission voted to continue this item to the Planning Commission Meeting of April 9, 2025.

Information regarding the Public Hearing Notice process can be found at Attachment A (Draft Planning Commission Resolution #4148) under Finding J - Tentative Subdivision Map Requirements/Public Comments Received.

Reasons for Vesting Tentative Subdivision Map Denial

Title 18 of the Merced Municipal Code outlines the conditions under which a Tentative Subdivision Map (TSM) may be denied. Below are the relevant provisions:

Reasons for Disapproval of a TSM, as outlined in Title 18:

- **18.12.130 - Length of Block:**

A Tentative Subdivision Map may be disapproved if it includes blocks longer than 600 feet or cul-de-sacs exceeding 300 feet in length.

(Ord. 1342 § 2 (part), 1980: prior code § 25.24 (part)).

- **18.18.030 - Consistency:**

No land shall be subdivided or developed under a vesting tentative map for any purpose that is inconsistent with the general plan, applicable specific plans, or other provisions of Title 20 or this code.

(Ord. 1604 § 1 (part), 1986).

In this case, the applicant's proposal does not contain any blocks exceeding 600 feet in length or cul-de-sacs longer than 300 feet. Furthermore, the proposal is consistent with the General Plan designation, zoning classification, and the Bellevue Ranch Master Plan Development,

which governs this site.

The Subdivision Map Act further notes that a map could be denied based on public health and safety concerns, as outlined below:

Public Health and Safety Concerns:

- **Section 66474(b):** This section allows for denial if the proposed subdivision design or improvements are determined to be detrimental to public health, safety, or welfare, including concerns regarding inadequate infrastructure or unsafe conditions.

As part of the development review process, the City's Police and Fire Departments reviewed this proposed Tentative Subdivision Map and did not express any concerns related to public health or safety. Both departments noted they could adequately serve this site with the conditions included in the draft Planning Commission Resolution #4148.

Project Summary

The subject site is located west of G Street, south of E. Old Lake Road, as shown at Attachment B. The proposed subdivision would subdivide approximately 17.90 acres of land into 55 single-family lots within a gated community (Attachment C). The lots would generally range in size between 8,000 square feet and 18,000 square feet, with most of the lots being approximately 10,000 square feet.

This subject site is part of the Bellevue Ranch Master Development Plan and is commonly referred to as Village 24 (Attachment E). This subdivision would be the second phase of a gated community. The first phase of the gated community was approved in 2019 by the Planning Commission (Village 23 - 58 single-family lots on 23.20 acres) and is currently pending construction. Together Villages 23 and 24 would total 113 single-family lots within this gated community.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-41 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1335 - "Bellevue Ranch North Village 24" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4148 at Attachment A of Planning Commission Staff Report #25-077.

E.4 [25-263](#)**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, 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 2.72 acres and from Commercial Office (CO) to High Medium Density (HMD) residential for the remaining 4.48 acres. The Site Utilization Plan Revision would change the land use designation within P-D #20 from Commercial Office to Self-Storage for 2.72 acres and to Residential for the remaining 4.48 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 41 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]

CITY COUNCIL:

Approve/Disapprove/Modify:

- 1) Environmental Review #24-25 (*Negative Declaration*)
- 2) General Plan Amendment #24-02
- 3) 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 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 41 single-family homes and a self-storage facility. 17 of the 41 of the residential lots would be single story single-family homes and the remaining 24 would be two-story single-family homes. The proposed residential lots would range in size between 2,160 square feet and 5,374 square feet. These lots would be located within the southern portion of the subject site and would total approximately 4.48 acres. The remainder 2.72 acres would be used to establish a self-storage facility. The northern portion of the parcel along E. Yosemite Avenue, would be reserved for the self-storage with approximately 500 storage units. The applicant has provided a site plan floor plans, and elevations (Attachment E) for this proposal.

RECOMMENDATIONGeneral Plan Amendment Site Utilization Plan Revision to Planned Development

Planning staff recommends that the Planning Commission recommend approval 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, and Minor Use Permit

Planning staff recommends that the Planning Commission approve Vesting Tentative Subdivision Map #1332, Site Plan #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, and the Mitigation Monitoring Program in Exhibit C 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 #20.

E.5 [25-271](#) **SUBJECT:** Cancellation of April 23, 2025, Planning Commission Meeting due to a lack of items

ACTION:

Cancel the Planning Commission Meeting of April 23, 2025

F. INFORMATION ITEMS

F.1 [25-273](#) **SUBJECT:** Report by Deputy Director of Development Services of Upcoming Agenda Items

ACTION

Information only.

F.2 [25-274](#) **SUBJECT:** Calendar of Meetings/Events

Apr.	7	City Council, 6:00 p.m.
	9	Planning Commission, 6:00 p.m.
	21	City Council, 6:00 p.m.
	22	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	23	Planning Commission, 6:00 p.m. (May Be Cancelled)
May	5	City Council, 6:00 p.m.
	7	Planning Commission, 6:00 p.m.
	19	City Council, 6:00 p.m.
	21	Planning Commission, 6:00 p.m.

G. ADJOURNMENT