



# Bandoni Development Sales Package

**CITY OF MERCED  
MERCED COUNTY**



**Location: G Street & Cardella Road, City of Merced, Ca**

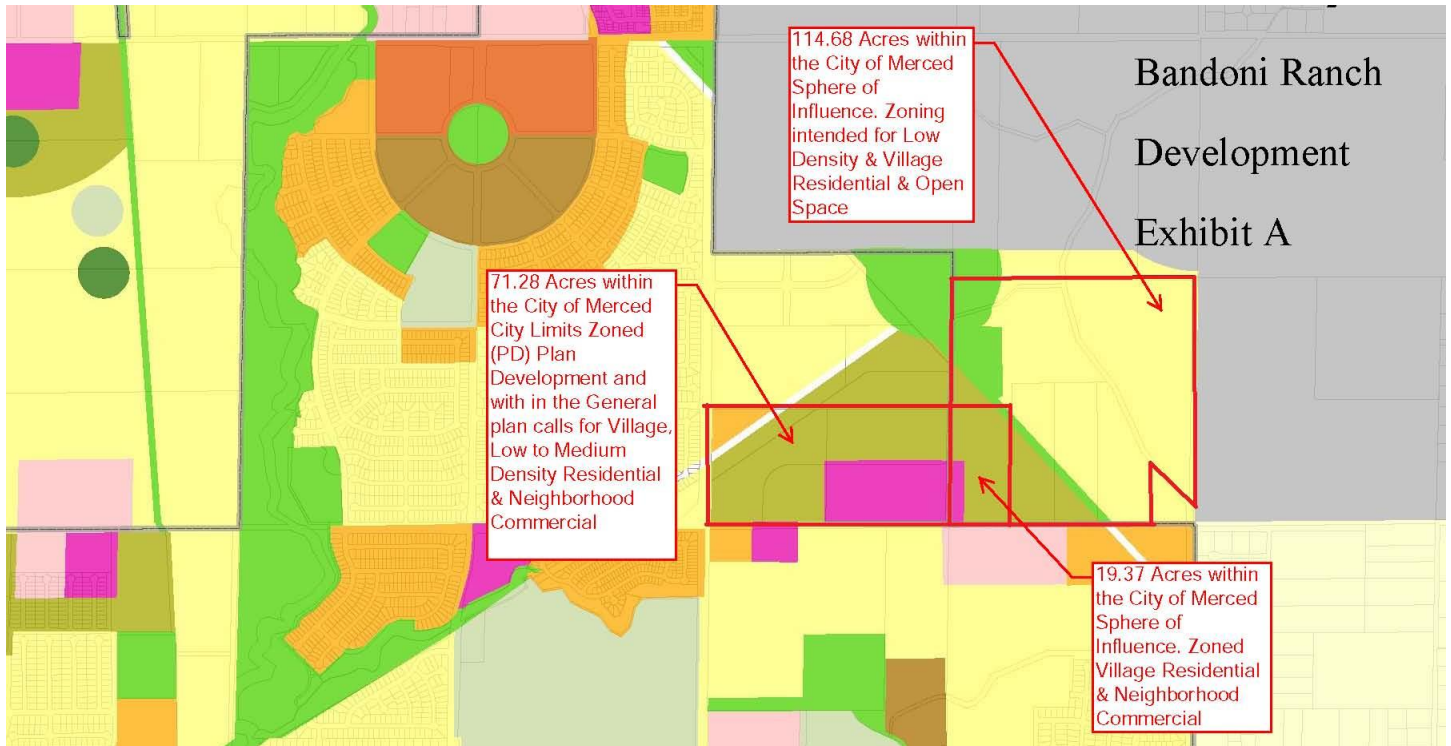
**Thank you for viewing this sales package.  
Please give me a call with any questions**

**Chris Colston | Broker | Owner**  
**Mobile: (209) 485-1572**  
[\*\*chris@powerhoureality.com\*\*](mailto:chris@powerhoureality.com)

**Powerhouse Realty**  
**2853 Geer Rd, Suite B**  
**Turlock, Ca 95382**  
**DRE 01890104**



# POWERHOUSE REALTY



**71.28 Acres – List Price: \$8,910,114.68 and/or \$125,000 per acre**  
City of Merced City Limits

**114.68 Acres – List Price: \$7,454,200 and/or \$65,000 per acre**  
Merced County property located in City of Merced Sphere of Influence

**1550 E. Cardella Rd, Merced, Ca 95340 – 19.37 Acres with 4,785 sqft home**  
**List Price: \$1,937,000 and/or \$100,000 per acre**  
Merced County property located in City of Merced Sphere of Influence

**Chris Colston | Broker | Owner**  
**Mobile: (209) 485-1572 | DRE 01397247**  
[chris@powerhoureality.com](mailto:chris@powerhoureality.com)

# **POWERHOUSE** REALTY

**71.28 Acres – Currently planted in 10<sup>th</sup> leaf independent Almonds. The property is in the Merced Irrigation District. The almonds have 2 source water. The well is located on the adjacent parcel. Both the MID Pump and AG well are ran by Propane Motor's. No electrical power is ran to pump station.**



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# POWERHOUSE REALTY



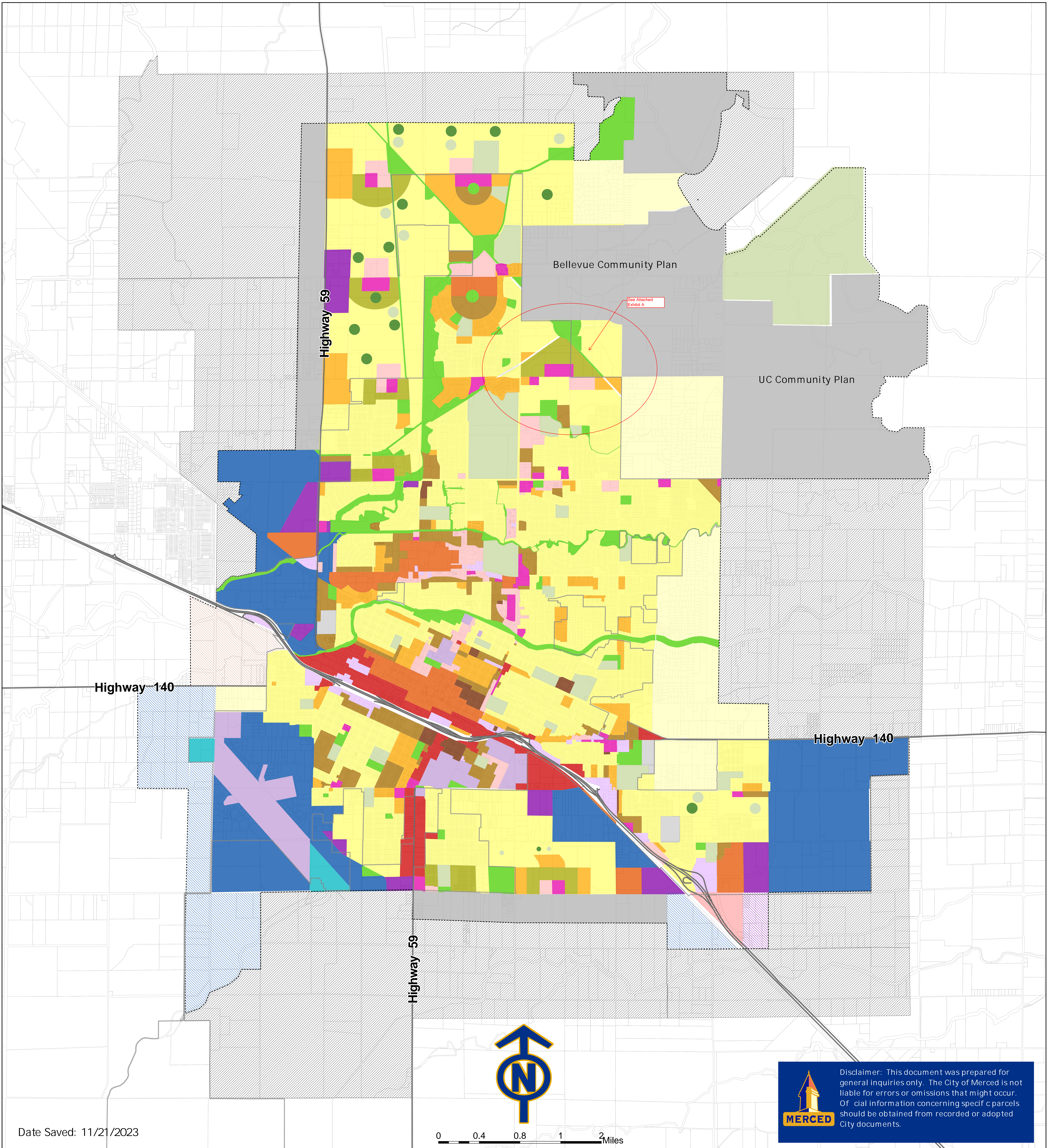
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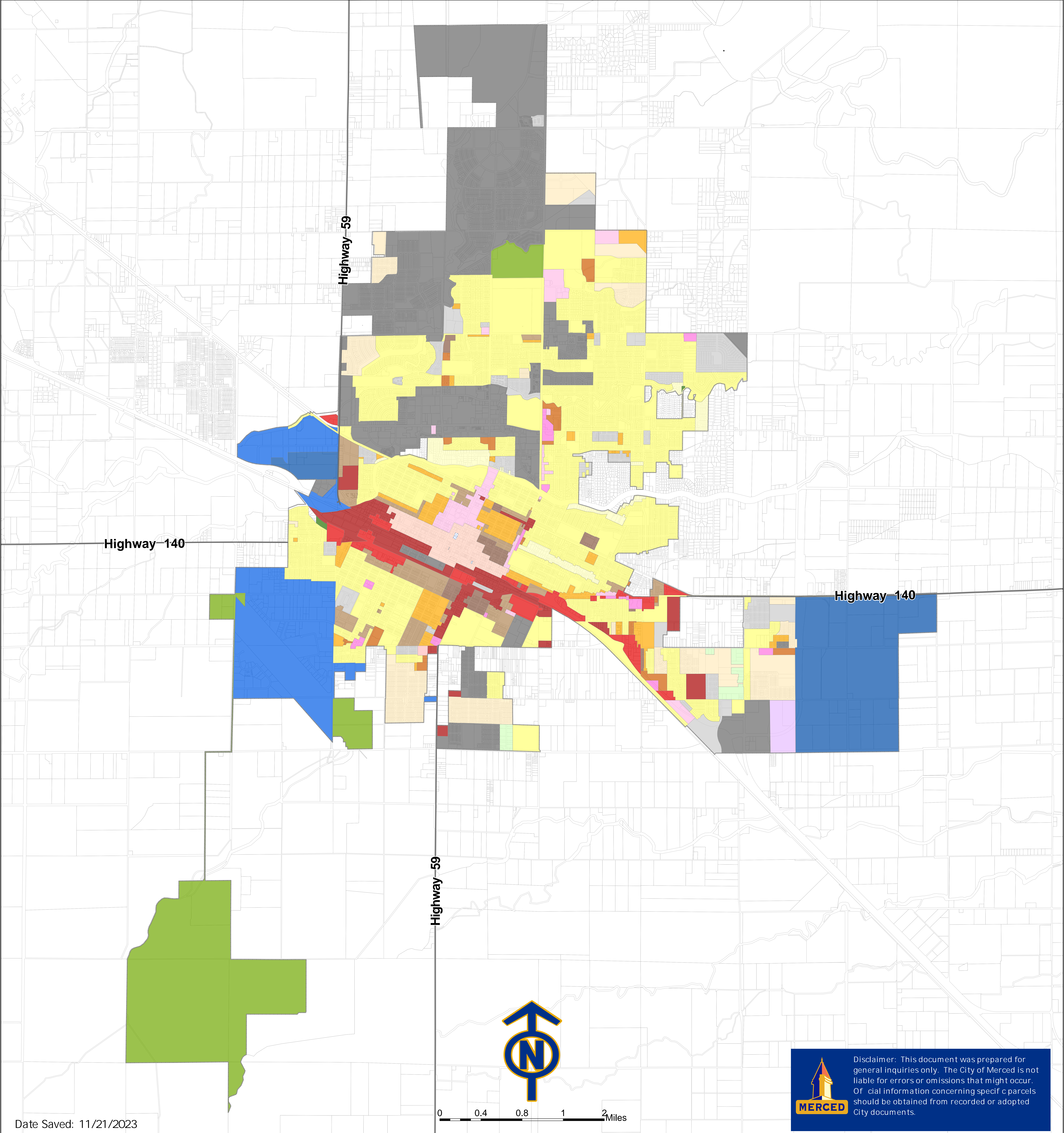


Date Saved: 11/21/2023

**MERCED**  
 Disclaimer: This document was prepared for general inquiries only. The City of Merced is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.

# City of Merced - General Plan Designations

- |                               |                               |                              |                                    |                                    |
|-------------------------------|-------------------------------|------------------------------|------------------------------------|------------------------------------|
| General Plan - City of Merced | REGIONAL COMMUNITY COMMERCIAL | INDUSTRIAL RESERVE           | LOW DENSITY RESIDENTIAL            | RESIDENTIAL RESERVE                |
| BUSINESS PARK                 | NEIGHBORHOOD COMMERCIAL       | AGRICULTURAL                 | LOW TO MEDIUM DENSITY RESIDENTIAL  | RESERVE/COMMUNITY PLAN/MASTER PLAN |
| BUSINESS PARK RESERVE         | COMMERCIAL OFFICE             | BELLEVUE RANCH CORRIDOR PLAN | HIGH TO MEDIUM DENSITY RESIDENTIAL | Merced City Limit                  |
| THOROUGHFARE COMMERCIAL       | SCHOOL                        | OPEN SPACE - PARK RECREATION | HIGH DENSITY RESIDENTIAL           | SOI                                |
| COMMERCIAL RESERVE            | PUBLIC/GENERAL USE            | FUTURE PARK                  | RURAL RESIDENTIAL                  | Areas of Interest                  |
| GENERAL COMMERCIAL            | MANUFACTURING/INDUSTRIAL      | VILLAGE RESIDENTIAL          | MOBILE HOME PARK RESIDENTIAL       |                                    |



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# City of Merced - Land Use (Zoning)

**Legend**

- |  |  |  |   |
|--|--|--|---|
| RESTRICTED AGRICULTURAL (A-1-20)       | OFFICE COMMERCIAL DISTRICT (C-O)       | D RESIDENTIAL PLANNED DEVELOPMENT (P-PD) | HIGH MEDIUM DENSITY RESIDENTIAL (R-3-1.5) |
| AGRICULTURAL TRANSITION ZONE (A-T-5)   | COMMERCIAL SHOPPING CENTER (C-SC)      | LOW DENSITY RESIDENTIAL (R-1-10)         | MEDIUM DENSITY RESIDENTIAL (R-3-2)        |
| BUSINESS PARK (B-P)                    | THOROUGHFARE COMMERCIAL DISTRICT (C-T) | LOW DENSITY RESIDENTIAL (R-1-20)         | HIGH DENSITY RESIDENTIAL (R-4)            |
| CENTRAL COMMERCIAL DISTRICT (C-C)      | HEAVY INDUSTRIAL DISTRICT (I-H)        | LOW DENSITY RESIDENTIAL (R-1-5)          | MOBILE HOME DISTRICT (R-MH)               |
| GENERAL COMMERCIAL DISTRICT (C-G)      | LIGHT INDUSTRIAL DISTRICT (I-L)        | LOW DENSITY RESIDENTIAL (R-1-6)          | RESIDENTIAL PLANNED DEVELOPMENT (RP-D)    |
| NEIGHBORHOOD COMMERCIAL DISTRICT (C-N) | PLANNED DEVELOPMENT (P-D)              | LOW MEDIUM DENSITY RESIDENTIAL (R-2)     | URBAN TRANSITION (U-T)                    |

## Chapter 20.16 – URBAN VILLAGE ZONING DISTRICTS

### Sections:

**20.16.010 Purpose of the Urban Village Zoning Districts**

**20.16.020 Land Use Regulations for the Urban Village Zoning Districts**

**20.16.030 Development Standards & Guidelines for the Urban Village Zoning Districts**

### **20.16.010 Purpose of the Urban Village Zoning Districts**

**A. General.** The urban village zoning districts are intended to promote the development of high quality neighborhoods in new growth areas of Merced. These neighborhoods are characterized by a mixture of land uses that enable residents to easily walk and bike to a variety of destinations. A diversity of housing types, including single-family homes and multi-family housing, expand affordable housing options for all income levels. A network of interconnected streets allows for safe and convenient circulation that minimizes traffic congestion on major roadways. The location, type, and intensity of new development support increased transit use and expands transportation options for residents and workers. Development in the urban villages zoning districts supports a high quality design environment with a distinctive sense of place enjoyed by residents, workers, and visitors.

The urban village zoning districts implement the urban village concept in the General Plan. This concept envisions urban villages consisting of three components: A commercial or mixed-use commercial core,

an inner village residential area, and an outer village residential area. The basic form of the urban village concept is illustrated in Figure 20.16-1.



**B. Inner Village Residential (R-IV).** The R-IV zoning district allows for higher density residential development within an urban village. The R-IV zoning district accommodates a range of housing types, including apartments, townhomes, and other forms of multi-family housing. The R-IV zoning district supports higher density housing located in close proximity to transit, employment uses, and commercial areas. The R-IV zoning district also may function as a buffer between village commercial areas and surrounding lower-density residential neighborhoods.

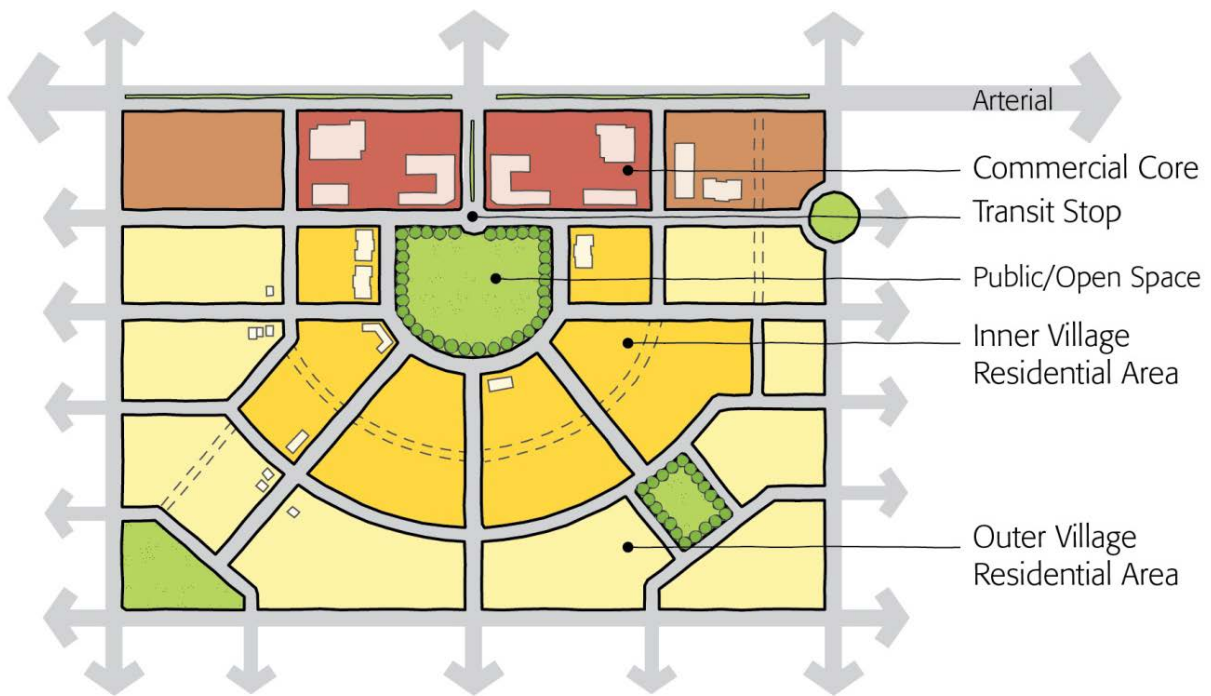


**C. Outer Village Residential (R-OV).** The R-OV zoning district allows for lower density residential uses within an urban village. Typical housing types within the R-OV zoning district include single-family homes, duplex homes, and second units. The R-OV zoning district accommodates single-family neighborhoods located in close proximity to public amenities such as parks and schools as well as neighborhood-serving retail and service uses.

**D. Village Commercial (C-V).** The C-V zoning district functions as the center of activity within an urban village. The C-V zoning district accommodates a diversity of land uses, including commercial, residential, and civic uses. Development in the C-V zoning district supports a pedestrian-friendly environment and encourages the use of transit. Local streets, sidewalks, and bicycle paths provide safe and convenient access to the C-V zoning district from surrounding residential neighborhoods. The C-V zoning district meets the day-to-day shopping needs of area residents and provides a central gathering place for the use and enjoyment of surrounding neighborhoods.



**FIGURE 20.16-1 URBAN VILLAGE CONCEPT (SAMPLE LAYOUT)**



**20.16.020 Land Use Regulations for the Urban Village Zoning Districts**

A. Table 20.16-1 identifies land uses permitted in the Urban Village zoning districts.

**TABLE 20.16-1 PERMITTED LAND USES IN THE URBAN VILLAGE ZONING DISTRICTS**

Key	Zoning District			Additional Regulations
	R-OV	R-IV	C-V	
P Permitted Use				
M Minor Use Permit Required				
SP Site Plan Review Permit Required				
C Conditional Use Permit Required				
X Use Not Allowed				
<b>RESIDENTIAL USES</b>				
Single Family Dwellings	P	C [3]	X	
Duplexes	P	P [3]	X	
Multiple Family Dwellings	X	P [3]	P [1][3]	
Accessory Dwelling Units	P	P [3]	X	Chapter 20.42
Live/Work Units	C	M [3]	P [1]	Sec. 20.44.080
Group/Transitional/Supportive Housing	X	SP [3]	P [1]	
Residential Care Facilities, Small (6 or Less)	P	P	X	
Residential Care Facilities, Large (More than 6 residents)	C	C	C [1]	
Residential Mixed Use	X	C [3]	SP [3]	
Single-Room Occupancy	X	SP [3]	SP [1][3]	Sec. 20.44.120
<b>COMMUNITY USES</b>				
Community Assembly	C	C	C	
Colleges and Trade Schools	X	C	C	
Community Gardens	C	C	SP	
Cultural Institutions	C	C	P	
Day Care Centers	SP	M	M	
Day Care Home Facilities, Small (1-8 children)	P	P	P	
Day Care Home Facilities, Large (9-14 children)	P	P	P	
Government Offices	X	X	P	
Instructional Services	X	X	P	
Parks and Recreational Facilities	P	P	P	
Public Safety Facilities	C	C	C	
Schools, Public or Private	C	C	C	
Social Assistance Services	X	X	SP	

Key	Zoning District				Additional Regulations
	R-OV	R-IV	C-V		
P Permitted Use					
M Minor Use Permit Required					
SP Site Plan Review Permit Required					
C Conditional Use Permit Required					
X Use Not Allowed					
<b>COMMERCIAL USES</b>					
Banks, Retail	X	X	P		
Bars and Nightclubs	X	X	C		
Business Support Services	X	X	M		
Check Cashing/Payday Loan Establishments	X	X	C		Sec. 20.44.040
Commercial Recreation, Indoor	X	X	SP		
Construction, Maintenance, and Repair Services	X	X	C		
Drive-Through and Drive-Up Sales	X	X	SP		
Funeral Parlors and Mortuaries	X	X	C		
Gas and Service Stations	X	X	C		Sec. 20.44.070
Hookah Lounges	X	X	C		
Hotels and Motels	X	X	P		
Office, Professional	X	X	P		
Pawn Shops	X	X	C		
Personal Services	X	X	P		
Retail, General	X	C [1]	P		
Retail, with Alcohol Sales ( <i>Less than 20,000 Square Feet in Building Size</i> )	X	X	C		
Retail, with Alcohol Sales ( <i>More than 20,000 Square Feet in Building Size</i> )	X	X	P		
Restaurants	X	X	P		
Tattoo Parlors	X	X	M		
Vehicle Sales and Rental	X	X	C		
<b>TRANSPORTATION, COMMUNICATION, AND UTILITY USES</b>					
Recycling Facilities					Sec. 20.44.090
Reverse Vending Machines	P	P	P		
Small Collection Facilities	X	X	M		
Parking Facilities	X	X	C		
Transportation Terminals	X	X	C		
Utilities, Major	C	C	C		
Utilities, Minor	P	P	P		
Wireless Communications Facilities	See Chapter 20.58				

**Notes:**

- [1] Prohibited as a single use unless approved with a Conditional Use Permit. Permitted as part of a residential mixed-use project.
- [2] All activities, including the overnight boarding of animals, shall occur indoors.
- [3] Must meet minimum density requirements of 10 dwelling units/acre.

**20.16.030 Development Standards/Guidelines for Urban Village Zoning Districts**

**A. Development Standards.** Table 20.16-2 identifies development standards that apply in the Urban Village zoning districts.

**TABLE 20.16-2 PARCEL AND INTENSITY STANDARDS IN URBAN VILLAGE ZONING DISTRICTS**

	Standard by Zone		
	R-OV	R-IV	C-V
Parcel Area (min.)	3,000 sq.ft.	3,000 sq.ft.	7,500 sq.ft.
Parcel Width (min.)	30 ft.	30 ft.	50 ft.
Parcel Depth (min.)	100 ft.	100 ft.	150 ft.
Residential Density (Average Minimum)	4 du/acre	10 du/ac	10 du/ac
Residential Density (max.)	12 du/acre	36 du/acre	36 du/acre
Floor Area Ratio (max.)	-	-	2.5
<b>Setbacks</b>			
Exterior (min.)	15 ft. [1]	0 ft.	0 ft.
Interior Rear	10 ft.	10 ft.	0 ft. [2]
Interior Side	5 ft.	5 ft.	0 ft. [2]
Height (max.)	35 ft.	40 ft. [3]	40 ft.[3]

**Notes:**

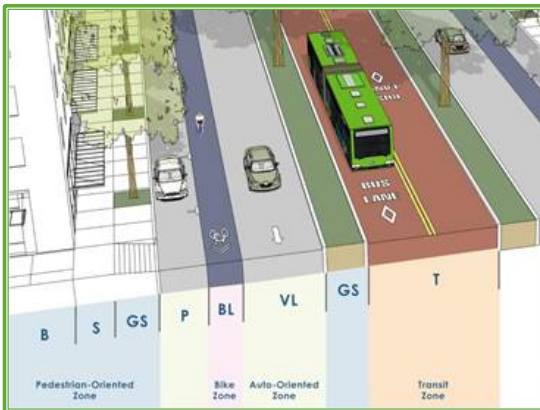
- [1] Porches may be setback a minimum of 10 ft. from the front property line.
- [2] 10 ft. min. from property line adjacent to a single-family home.
- [3] Height limit only applies where directly adjacent to residential zones. In those cases, an increase in height may be approved with a Site Plan Review Permit.



**B. Additional Standards and Guidelines.** Proposed projects within Urban Village zoning districts shall comply with the following additional standards and guidelines. Further guidance for residential and commercial development within Urban Villages is provided in Chapter 6—Urban Design of the *Merced Vision 2030 General Plan*.

**1. Land Use and Intensity.**

- a. R-OV zoning districts shall be located no more than one mile from a neighborhood-serving commercial use or a C-V zoning district.
- b. R-IV zoning districts shall be located within a ¼ mile walking distance of a neighborhood-serving commercial use or a C-V zoning district.
- c. The average minimum density of all residential uses shall be no less than 4 du/acre for the R-OV zoning district and 10 du/acre for the R-IV zoning district.



**2. Transportation Options.**

- a. R-IV zoning districts shall be located within ¼ mile of an existing or planned bus service.
- b. R-OV and R-IV zoning districts shall have direct access to a neighborhood-serving commercial zoning district without having to cross a street designated as a “Minor Arterial” or higher order street.

**3. Housing.** Each R-IV zoning district shall allow for the development of the following housing types with no single housing type making up more than 50 percent of the total number of housing units in the zoning district.

- a. Single-family homes on lots of 4,500 square feet or smaller.
- b. Second units
- c. Duplexes
- d. Multi-family dwellings
- e. Live/Work Units
- f. Single-Room Occupancy (SRO) units



#### 4. Street Network.

- a. A network of interconnected collector and local streets shall provide direct connections into the C-V zoning district from the R-OV and R-IV zoning districts. In no case shall trips to internal destinations within a square mile area bound by arterials be forced onto an arterial street.
- b. Interconnected pedestrian and bicycle paths shall be provided throughout the C-V, R-IV, and R-OV zoning districts.
- c. Bicycle/pedestrian connections are provided at the end of at least 50 percent of all cul-de-sacs.
- d. A minimum of 50 percent of all blocks within an R-OV or R-IV zoning district shall be no more than 500 feet in length.



5. **Village Commercial Guidelines.** The following guidelines shall apply in the C-V zoning district only.



- a. The principal entry of the building should front a public space, such as a street, park, or plaza, and not a parking lot. Buildings should be as close to the sidewalk as possible to promote a walkable environment.
- b. There should be no instances of surface parking located between a building and an exterior property line.
- c. There should be no unarticulated/blank building walls exceeding 25 feet in length facing a collector or higher order street.
- d. All ground-floor building walls of non-residential uses that face a collector or higher order street should provide transparent windows or doors with views into the building for a minimum of 50 percent of the building width.
- e. Mixed use, office, and residential uses are encouraged on the upper stories of commercial buildings within the C-V zoning district.



## Chapter 20.08 - RESIDENTIAL ZONING DISTRICTS

### Sections:

20.08.010	Purpose of the Residential Zoning Districts
20.08.020	Land Use Regulations for Residential Zoning Districts
20.08.030	Development Standards for Residential Zoning Districts
20.08.040	Additional Dwelling Units on R-1 Lots
20.08.050	Rural Residential (R-R) Zoning District

### 20.08.010 Purpose of the Residential Zoning Districts

- A. **Rural Residential (R-R).** The R-R zoning district provides an area for single-family dwellings on large lots in a semi-rural environment. The R-R zoning district serves as a buffer between the City's urbanized areas and agricultural land and other environmentally sensitive or resource areas.
- B. **Low Density Residential (R-1).** The R-1 zoning district is intended to stabilize, protect, and encourage the establishment and maintenance of a suitable environment for detached single-family dwellings, duplexes, and other land uses typically compatible with or authorized by State law for a low-density residential setting. The R-1 zoning district is divided into four subzones (R-1-20, R-1-10, R-1-6, and R-1-5) allowing for a range of minimum lot sizes.
- C. **Low Medium Density Residential (R-2).** The R-2 zoning district is intended to stabilize, protect, and encourage the establishment and maintenance of a suitable environment for single-family dwellings, duplex homes, limited multi-family dwellings, and other land uses typically compatible with a low to medium-density residential setting.
- D. **Medium Density Residential (R-3).** The R-3 zoning district provides an area for a full range of residential uses, including single-family dwellings, duplex homes, multi-family dwellings, single room occupancy housing, and other land uses typically compatible with a medium density residential setting. The R-3 zoning district is divided into two subzones (R-3-1.5 and R-3-2) allowing for a range of permitted residential densities.
- E. **High Density Residential (R-4).** The R-4 zoning district provides an area for the highest density residential uses in Merced. Permitted uses include single-family dwellings, duplex homes, multi-family dwellings, single room occupancy housing, and other land uses typically compatible with a high-density residential setting in close proximity to shopping, transportation, and other facilities.
- F. **Mobile Home Park (R-MH).** The R-MH zoning district provides an area for mobile home parks with regulations and standards intended to maintain a suitable environment for mobile home park residents.



**20.08.020 Land Use Regulations for Residential Zoning Districts**

**A. Permitted Land Uses.** Table 20.08-1 identifies land uses permitted in residential zoning districts.

**TABLE 20.08-1 PERMITTED LAND USES IN THE RESIDENTIAL ZONING DISTRICTS**

Key	Zoning District <sup>[1]</sup>						Additional Regulations
	R-R	R-1	R-2	R-3	R-4	R-MH	
<b>P</b> Permitted Use							
<b>M</b> Minor Use Permit Required							
<b>SP</b> Site Plan Review Permit Required							
<b>C</b> Conditional Use Permit Required							
<b>X</b> Use Not Allowed							
<b>RESIDENTIAL USES</b>							
Accessory Dwelling Units	P	P	P	P	P	X	Chapter 20.42
Duplex Homes	X	P	P	P	P	X	
Fraternities and Sororities	X	C	C	C	C	X	Sec. 20.44.060
Group/Transitional/Supportive Housing	P [3]	P [3]	P [3]	P [3]	P [3]	P [3]	
Mobile Home Parks	C	X	X	X	X	SP	
Multiple-Family Dwellings	X	X	C [4]	P	P	X	20.46.030 & 20.44.180
Residential Care Facilities, Small (1-6 persons)	P	P	P	P	P	P	
Residential Care Facilities, Large (More than 6)	C	C	C	C	C	X	
Single-Family Dwellings	P	P	P	P	P	M	Sec. 20.46.020
Single-Room Occupancy	X	X	X	SP	SP	X	Sec. 20.44.120
Small House	X	P	P	P	P	X	Sec. 20.08.060
Small House Village	X	X	C	P	P	X	Sec. 20.08.060
<b>COMMUNITY USES</b>							
Colleges and Trade Schools	C	C	C	C	C	X	
Community Assembly	C	C	C	C	C	C	
Community Gardens	C	C	C	C	C	C	Sec. 20.44.050
Cultural Institutions	X	C	C	C	C	X	
Day Care Centers	X	X	X	M	M	M	
Day Care, Adult (1-12 persons)	X	X	C[5]	C[5]	C[5]	X	
Day Care Home Facilities, Small (1-8 children)	P	P	P	P	P	P	
Day Care Home Facilities, Large (9-14 children)	P	P	P	P	P	P	
Foster Family Homes, Small (6 persons or fewer)	P	P	P	P	P	P	
Foster Family Homes, Large (7+ persons)	C	X	X	C	C	X	
Golf Courses	C	C	X	X	X	X	
Nursing and Convalescent Homes	C	X	X	C	C	X	
Parks and Recreational Facilities	C	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	C	
Schools, Public or Private	C	C	C	C	C	X	

Key	Zoning District <sup>[1]</sup>						Additional Regulations
	R-R	R-1	R-2	R-3	R-4	R-MH	
<b>P</b> Permitted Use							
<b>M</b> Minor Use Permit Required							
<b>SP</b> Site Plan Review Permit Required							
<b>C</b> Conditional Use Permit Required							
<b>X</b> Use Not Allowed							
<b>COMMERCIAL USES</b>							
Bed and Breakfast	C	C	C	C	C	C	Sec. 20.44.030
Commercial Recreation, Indoor	X	X	X	X	X	M [6]	
Commercial Recreation, Outdoor	C	X	X	X	X	M [6]	
Home Occupation, Major	SP[9]	SP [9]	SP [9]	SP [9]	SP [9]	SP[9]	Chapter 20.48
Home Occupation, Minor	P[9]	P[9]	P[9]	P[9]	P[9]	P[9]	Chapter 20.48
Mobile Home Sales	X	X	X	X	X	M	
Personal Services	X	X	X	SP[6]	SP[6]	SP[6]	
Retail, General (Limited)	M[7]	X	X	M [8]	M [8]	M [6]	
Temporary Subdivision Sales Offices ( <i>Max. 2 Years</i> )	P	P	P	P	P	P	
<b>AGRICULTURE AND NATURAL RESOURCES USES</b>							
Animal Raising and Production	SP[10]	C [10]	C [10]	C [10]	X	X	Chapter 6.04
Crop Cultivation	SP[10]	C [10]	C [10]	C [10]	C [10]	C [10]	
<b>TRANSPORTATION, COMMUNICATIONS, AND UTILITIES USES</b>							
Utilities, Major	C	C	C	C	C	X	
Utilities, Minor	P	P	P	P	P	X	
Wireless Communications Facilities	See Chapter 20.58						

**Notes:**

- [1] A Site Plan Review Permit may be required per Chapter 20.32 (Interface Regulations) regardless of the uses shown in Table 20.08-1.
- [2] DELETED
- [3] Only permitted for rooming and boarding houses as an accessory use. The maximum persons allowed are: R-1, R-R, & R-MH (1 person); R-2 (2 persons); and R-3 and R-4 (no limit).
- [4] Permitted only on lots six thousand (6,000) sq. ft. at the density permitted in the existing zoning district.
- [5] For day care home facilities for adults, a Conditional Use Permit would allow up to twelve (12) adults in care.
- [6] Permitted only as an ancillary use to serve residents, not to exceed more than two thousand five hundred (2,500) sq. ft.
- [7] Permitted only for onsite retail for agricultural products.
- [8] Permitted only when ancillary to a multi-family use and intended to serve residents only. No exterior display or advertising is permitted. Retail use must be located within the same building as residences.
- [9] A Minor Use Permit is required for a cottage food industry home occupation.
- [10] Agricultural uses are temporary, transitional uses in the City and should not remain on a permanent basis. The appropriate length of time for the use will be defined in the Conditional Use Permit based on the types of crops, surrounding uses, etc. Hog-raising and onsite sale of products, including wholesale, are prohibited. See Chapter 6.04 (Animal Control) for additional regulations.

**B. Duplex Homes in the R-1 Zoning Districts.** One (1) Duplex home per lot is permitted in the R-1 zoning districts when the following standards are met:

1. The lot meets the minimum lot size for the District.
2. One (1) off-street parking space for each unit is provided consistent with Chapter 20.38 (Off-Street Parking). However, no parking may be required if either of the following is true:



- a. The parcel is located within one-half mile walking distance of either a high- quality transit corridor as defined in Subsection (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code; or,
  - b. There is a car share vehicle located within one block of the parcel.
3. Driveways are a minimum twenty (20) feet in length (measured from garage/carport to the back of the sidewalk or front property line whichever is furthest from the street).
  4. The lot does not have frontage along a designated collector or higher order street as defined in the General Plan, or has a circular driveway or other driveway configuration that enables vehicles to enter and exit the site in the same direction and not back out into the street.

**C. Small Houses.** Small Houses may be proposed in Residential Planned Development (RP-D), Inner Village Residential (R-IV), Outer Village Residential (R-OV), Low Density Residential (R-1), Low Medium Density Residential (R-2), High Medium Density Residential (R-3), and High Density Residential (R-4) Zoning Districts. The City may determine that a proposed Small House subdivision is not allowed where public facilities and services are insufficient for the proposed development.

1. Small House proposed within R-2, R-3, or R-4 zoning districts shall require approval of a Site Plan Review. All subdivisions of land shall receive permits and approvals required by Title 18 (Subdivisions) of the Merced Municipal Code. Small House Villages proposed within the R-2 zoning district shall require approval of a conditional use permit.
2. Residential Design Standards
  - a. Small Houses. Each Small House is required to comply with Chapter 20.46.020 of this Code, except where specified below.
  - b. Small House Villages. Each Small House Village is required to comply with Chapter 20.46.030 of this Code, except where specified below.
3. Density and Intensity
  - a. One (1) Small House is permitted per lot, in districts where Small Houses are permitted, subject to regulations contained in this Chapter.

- b. Small House Villages are permitted in the R-2, R-3, and R-4 districts at the densities permitted in the existing zoning district.

**TABLE 20.08-1B--DEVELOPMENT STANDARDS FOR SMALL HOUSES AND SMALL HOUSE VILLAGES**

	Zoning Districts			
	R-1	R-2	R-3	R-4
<b>Lot and Density Standards (Minimum)</b>				
Density	2-6	6-12	12-24	24-36
Lot Area (Single-Family Lots)	3,000 sq ft	3,000	3,700 sq ft	2,000 sq ft
Lot Area (Small House Villages)	--	11,000 sq ft	5,500 sq ft	5,100 sq ft
Minimum Lot Width				
Interior Lots	30 ft	30 ft	30 ft	30 ft
Corner Lots	45 ft	45 ft	35 ft	35 ft
Minimum Lot Depth	75 ft	75 ft	60 ft	60 ft
<b>Primary Structure Standards</b>				
Setbacks (Minimums)				
Front	10 ft	10 ft	10 ft	10 ft
Front Yard Setback to Garage	18 ft	18ft	18ft	18 ft
Interior Side	8 ft	8 ft	8 ft	8 ft
Street Side	5 ft	5 ft	5 ft	5 ft
Rear	5 ft	5 ft	5 ft	6 ft
Lot Coverage (Single-Family Lots)	60%	60	60%	60%
Height (Maximum)				
Feet	35 ft	35 ft	35 ft	35 ft
Stories	2 stories	2 stories	2 stories	2 stories

#### 4. Development Standards

- a. Infill lots that do not meet the required lot depth and width requirements may be granted an exception if the Director finds that all other development and density standards are met.
- b. Any non-conforming or substandard residential zoned lot in compliance with Chapter 20.50 is permitted to construct one (1) Small House as a primary dwelling.
- c. **Walls and Fences.** Walls and fences shall be provided and developed in compliance with Chapter 20.30 (Walls and Fences).

- d. **Parking Standards.** Parking shall be provided and developed in compliance with Chapter 20.38 (Parking and Loading).
- i. Within the R-1 and R-2 zoning districts, required off-street parking spaces may not be located within any required exterior setback area, except for required parking spaces for accessory dwelling units on the property.
  - ii. Within the R-3 and R-4 zoning districts, off-street parking spaces may be located within required exterior setback areas if the total off-street parking requirement exceeds four (4) spaces.
  - iii. When the required off-street parking for a single-family or duplex home in any residential zoning district is provided outside of a covered garage or carport, each parking space shall be located and designed so that it may later be covered by a garage or carport structure.

### 20.08.030 Development Standards for Residential Zoning Districts

A. **Basic Standards.** Tables 20.08-2 and 20.08-3 identify development standards that apply in residential zoning districts.

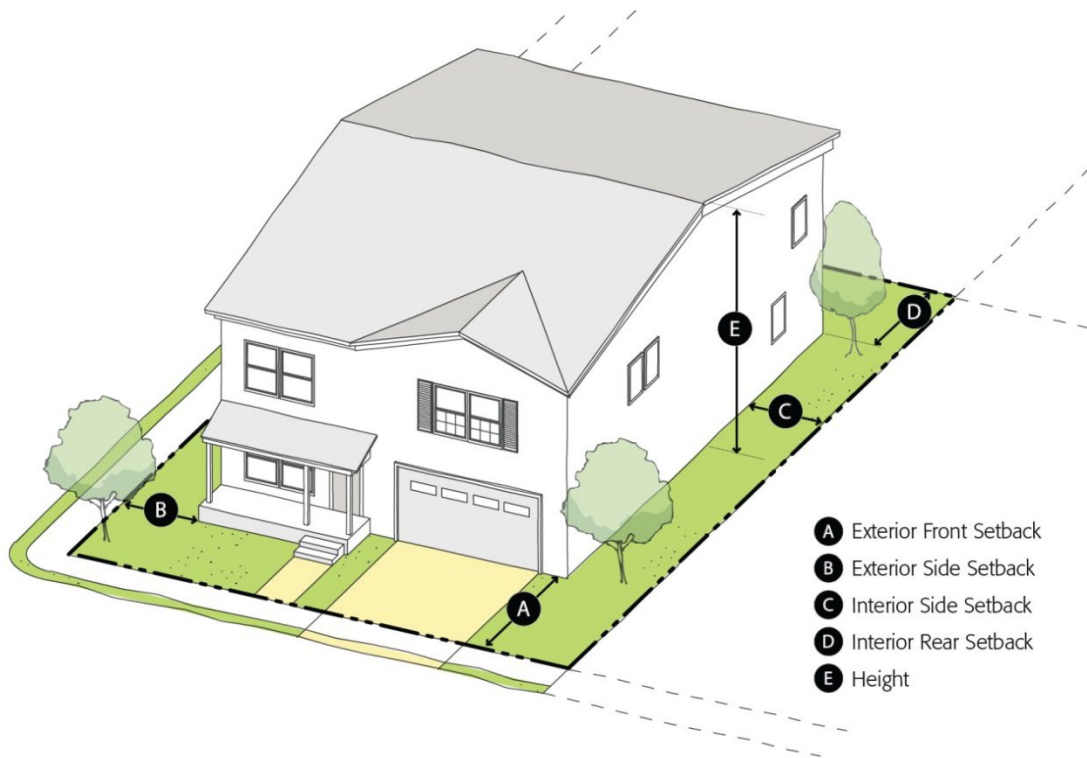
B. **Variation in Lot Dimensions for R-1 Subdivisions.** The Planning Commission may approve reduced lot widths for an R-1 subdivision when the following conditions are met:

1. The subdivision creates at least ten (10) lots.
2. Excluding corner lots, at least twenty-five (25) percent of the remaining lots are at least five (5) feet above the minimum required width.
3. Excluding corner lots, no more than forty (40) percent of the remaining lots may be less than the minimum required width.
4. No lot shall have a depth less than the minimum required depth or a width less than fifteen (15) feet below the minimum required width.
5. No corner lot may be less than the minimum required width or area.
6. No more than two (2) lots below the minimum required width may be adjacent to one another.



- C. **Residential Design Standards.** All residential structures shall comply with the design standards established in Chapter 20.46 (Residential Design Standards). See Figure 20.08-1.

Figure 20.08-1 -- Residential Development Standards



**TABLE 20.08-2 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL  
ZONING DISTRICTS**

	Figure Label	Zoning District				
		R-R	R-1-20	R-1-10	R-1-6	R-1-5
<b>Lot and Density Standards (Minimums)</b>						
Lot Area		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Lot Width [2]						
Interior Lots		125 ft.	85 ft.	70 ft.	60 ft.	50 ft.
Corner Lots		125 ft.	85 ft.	70 ft.	65 ft.	55 ft.
Lot Depth [3]		None	125 ft.	100 ft.	100 ft.	80 ft.
Lot Area per Dwelling Unit		1 acre [4]	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.
<b>Primary Structure Standards</b>						
Setbacks (min.)						
Exterior Yards, Front	A	30 ft.	30 ft.	20 ft.	20 ft.	15 ft. [1]
Exterior Yards, Side ( <i>Corner Lots only</i> ) [5]	B	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
Exterior Yards, Cul-De-Sacs		30 ft.	30 ft. [1]	15 ft. [1]	15 ft.[1]	15 ft.[1]
One Interior Yard	C D	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
All Other Interior Yards	C D	25 ft.	10 ft.	7 ft.	5 ft.	5 ft.
Height (max.)	E					
Feet		35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
<b>Other Standards</b>						
Accessory Structure Standards		See Chapter 20.28				
Driveway Length (min.)[6]		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Lot Coverage (max.)		25%	30%	40%	45%	50%
Off-Street Parking		See Chapter 20.38				
Projections Into Required Yards		See Chapter 20.26				
Separation Betw Structures (min)		As required by the California Building Code				

**Notes:**

- [1] Twenty (20)-foot minimum for garages.
- [2] Lots located on curved streets, turnarounds, or cul-de-sac bulbs shall meet the minimum lot width requirement at the established front setback line.
- [3] Cul-de-sac lots located on the cul-de-sac bulbs shall meet the minimum lot depth requirement measured at the mean horizontal distance between the front and rear lot lines, but at no point shall be less than eighty (80) feet in depth.
- [4] May be reduced to one-third (1/3) acre if City sewer and water serves the property.
- [5] On corner lots, if the yard abuts the exterior front yard of an adjacent lot, then it shall be considered an exterior front yard. Otherwise, it shall be considered an exterior side yard.
- [6] Driveway length is measured from the garage/carport to the back of the sidewalk or front property line whichever is furthest from the street.

**TABLE 20.08-3 DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS**

	Figure Label	Zoning District				
		R-2	R-3-2	R-3-1.5	R-4	R-MH
<b>Lot and Density Standards (Minimums)</b>						
Lot Area		6,000 sq. ft.	6,000 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	10 acres
Lot Width						
Interior Lots		60 ft.	60 ft.	60 ft.	70 ft.	200 ft.
Corner Lots		65 ft.	65 ft.	65 ft.	70 ft.	200 ft.
Lot Depth		100 ft.	-	-	-	200 ft.
Lot Area per Dwelling Unit		3,000 sq. ft.	2,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.	[1]
<b>Primary Building Standards</b>						
Setbacks (min.)						
Exterior Yards, Front	A	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.
Exterior Yards, Side ( <i>Corner Lots Only</i> )	B	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
One Interior Yard	C D	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
All Other Interior Yards	C D	5 ft.	5 ft.	5 ft.	6 ft. [2]	10 ft.
Height (max.)	E					
Feet		35 ft.	35 ft.	35 ft.	40 ft.	35 ft.
<b>Other Standards</b>						
Accessory Structure Standards		See Chapter 20.28				
Driveway Length (min.)		20 ft.	-	-	-	-
Lot Coverage (max.)		50%	55%	55%	65%	65%
Off-Street Parking		See Chapter 20.38				
Projections Into Required Yards		See Chapter 20.26				
Separation Between Structures (min.)		15 ft.	15 ft.	15 ft.	10 ft.	15 ft.

**Notes:**

[1] The maximum residential density in the R-MH zoning district is ten (10) dwelling units per acre.

[2] Rear yard minimum ten (10) feet for structures over twenty-five (25) feet in height, an additional one (1) foot per each additional five (5) feet in height.



**D. R-1-5 Subdivisions.** Homes for R-1-5 subdivisions shall comply with the following design standards, unless exceptions from individual standards are granted through a Minor Use Permit per Section 20.68.020:

1. A minimum of twenty-five (25) percent of the front elevations along a street shall have a minimum twenty-five (25)-foot garage setback.
2. No three-car garages shall be allowed on five thousand (5,000)-square-foot lots, except on lots with alley access or lots exceeding sixty (60) feet in width.
3. All subdivisions shall provide a variety of dwelling elevations appropriate for the scale of the project. Elevations shall be approved by the Planning Division. At a minimum, the same elevations shall not be repeated for adjacent houses. Varied front setbacks and heights are encouraged as ways of achieving variety.
4. Windows, doors, and garage doors (except recessed garage doors) on the front elevation shall have raised trim in order to provide visual interest and relief.
5. Plans for two-story structures immediately adjacent to a developed R-1 area shall receive special attention by the Planning Division. Planning Division staff shall consider the relationship of second-story windows, doors, and balconies with the privacy of neighbors, and may require that these features be redesigned or omitted from second-story rear walls.



**E. Exceptions on Required Front Setback.** In any residential zoning district, the required front setback may be modified with a Minor Use Permit if at least fifty (50) percent of the homes are already constructed on the same block with front setbacks that are different from the front setback requirement in Table 20.08-2 (Setback and Height Standards for Residential Zoning Districts). In such cases, the modified setbacks shall comply with the following requirements:

1. The front setback shall not exceed the average of existing front setbacks on the same block.
2. The front setback shall not exceed the average of existing front setbacks of the two (2) immediately adjoining lots.
3. For corner lots, the front setback shall not exceed the front setback of the immediately adjoining lot.
4. The front setback for all lots shall be a minimum of ten (10) feet and a maximum of fifty (50) feet.

**F. Parking.**

1. Within the R-1 and R-2 zoning districts, required off-street parking spaces may not be located within any required exterior setback area, except for required parking spaces for accessory dwelling units on the property.
2. Within the R-3 and R-4 zoning districts, off street parking spaces may be located within required exterior setback areas if the total off-street parking requirement exceeds four (4) spaces.
3. When the required off-street parking for a single-family or duplex home in any residential zoning district is provided outside of a covered garage or carport, each parking space shall be located and designed so that it may later be covered by a garage or carport structure.

**20.08.040 Additional Dwelling Units on R-1 Lots**

**A. General.** Up to three (3) single-family dwelling units are permitted on an R-1 lot provided that all of the following conditions are met:

1. The minimum lot size is fifteen thousand (15,000) square feet for R-1-5; eighteen thousand (18,000) square feet for R-1-6; thirty thousand (30,000) square feet for R-1-10; and sixty thousand (60,000) square feet for R-1-20.
2. The minimum lot area per dwelling unit is five thousand (5,000) square feet for R-1-5; six thousand (6,000) square feet for R-1-6; ten thousand (10,000) square feet for R-1-10; and twenty thousand (20,000) square feet for R-1-20.
3. A minimum separation of twenty (20) feet is provided between dwelling units located behind each other.
4. For dwelling units located side by side on one lot:
  - a. The lot has a width of at least one hundred (100) feet.
  - b. A minimum separation of ten (10) feet is provided between dwelling units.



**B. Deep R-1 Lots.** R-1 lots that are over one hundred fifty (150) feet in depth with an existing dwelling unit may add an additional dwelling unit, provided that the following conditions are met:

1. The existing dwelling unit existed prior to the adoption of this title.
2. The existing dwelling unit is located at least seventy-five (75) feet back from the front lot line.
3. The additional dwelling unit is located on the front half of the lot.
4. A minimum separation of twenty (20) feet is provided between the two (2) dwelling units.

**C. Rear Dwellings.**

1. No structure to the rear of a principal structure on the same lot shall be used for residential purposes unless it conforms to all the lot area, setback, open space, and off-street parking requirements of this title.

2. Vehicle access to rear dwellings shall be provided from a public street or alley. The minimum driveway width shall be ten (10) feet for driveways serving two (2) units, and twenty-two (22) feet for driveways serving three (3) or more units.

**D. Dwelling Units Over Garages.** Dwelling units occupying an upper story above a garage may be set back three (3) feet from a rear lot line that abuts an alley. The ground floor garage shall be set back five (5) feet from the rear lot line. All other setback and open space requirements must be observed.

**E. Accessory Dwelling Units.** Dwelling Units that meet the requirements of Chapter 20.42 shall be permitted in R-1 zoning districts.

### 20.08.050 Rural Residential Zoning District

**A. Purpose.** This section establishes supplemental standards and procedures for properties within the Rural Residential zoning district. The intent of this section is to maintain the existing rural character of these properties and to allow for continued agricultural uses and operations in addition to residential uses.

**B. Agricultural Uses**

1. Crop, orchard, and vineyard operations are permitted as a primary land use in the Rural Residential zoning district if a dwelling unit is also located on the property.
2. The keeping of livestock and poultry shall be a permitted use in the Rural Residential zoning district subject to the requirements of Merced Municipal Code Section 6.04.081 (Exception to Livestock and Poultry Regulations).

**C. Infrastructure Improvements.** Through a Special Project Permit process as outlined in Section 20.68.060, the City Council may waive or defer for a specified amount of time requirements for properties in the Rural Residential zoning district only to install City sewer, City water, curb, sidewalk, streetlights, and other infrastructure improvements consistent with adopted City policies and regulation.

## Chapter 20.10 - COMMERCIAL ZONING DISTRICTS

### Sections:

#### 20.10.010 Purpose of the Commercial Zoning Districts

#### 20.10.020 Land Use Regulations for Commercial Zoning Districts

#### 20.10.030 Development Standards and Guidelines for Commercial Zoning Districts

#### 20.10.010 Purpose of the Commercial Zoning Districts

- A. Neighborhood Commercial (C-N).** The C-N zoning district provides areas for shopping centers and other commercial uses that serve the day-to-day needs of residential neighborhoods. The C-N districts shall have a minimum area of three acres and shall be located only where analysis of the residential population demonstrates that the facilities are justified.
- B. Shopping Center Commercial (C-SC).** The C-SC zoning district provides areas for grocery stores, supermarkets, and other retail establishments selling groceries to serve local residents as well as the larger regional market. The C-SC districts shall have a minimum area of five acres.
- C. Regional/Central Commercial (C-C).** The C-C zoning district provides areas for a diversity of commercial and residential land uses in the central business district and regional centers. These uses help to support a vibrant retail destination, provide jobs for residents, and accommodate commercial and service uses to meet the needs of community and regional businesses and residents.
- D. Office Commercial (C-O).** The C-O zoning district provides a location for a broad range of office uses including professional offices, business offices, medical offices, and regional or “back” offices. The C-O zoning district can also accommodate limited “accessory” restaurant, retail, and service uses that cater to the needs of on-site employees and visitors.
- E. Thoroughfare Commercial (C-T).** The C-T zoning district provides areas for auto-oriented commercial uses that accommodate the needs of people traveling on highways and local motorists. The C-T zoning district also accommodates large recreational facilities and heavy commercial uses that benefit from proximity to the highway.
- F. General Commercial (C-G).** The C-G zoning district provides areas for heavy commercial and light industrial uses that may impact neighboring uses and often require large parcels and benefit from separation from retail uses. The C-G districts are to be established in areas of four acres or larger.
- G. Business Park (B-P).** The B-P zoning district provides a location for employment-intensive uses within an attractive campus-like setting. The B-P zoning district shall primarily allow “back” offices, research and development businesses but also limited commercial retail uses to serve employees in the area. The B-P zoning district shall have a minimum area of five acres.

**20.10.020 Land Use Regulations for Commercial Zoning Districts**

**A. Permitted Uses.** Table 20.10-1 identifies land uses permitted in commercial zoning districts.

**TABLE 20.10-1 PERMITTED LAND USES IN THE COMMERCIAL ZONING DISTRICTS**

Key	Zoning District <sup>[1]</sup>							Additional Regulations
	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
<b>P</b> Permitted Use								
<b>M</b> Minor Use Permit Required								
<b>SP</b> Site Plan Review Permit Required								
<b>C</b> Conditional Use Permit Required								
<b>X</b> Use Not Allowed								
<b>RESIDENTIAL USES[1]</b>								
Group/Transitional/Supportive Housing	C	C	P	C	C[3]	C[3]	C	
Live/Work Units	C	C	P [2]	X	X	X	C	Sec. 20.44.080
Multiple-Family Dwellings	C	C	P	X	X	X	C	
Residential Care Facilities, Small (6 or Less)	X	X	P [3]	X	X	X	X	
Residential Care Facilities, Large (More than 6 residents)	X	X	P [3]	X	X	X	X	
Single-Room Occupancy	X	X	P [3]	X	X	X	C	Sec. 20.44.120
<b>COMMUNITY USES</b>								
Community Assembly	C	C	C	X	C	C	C	
Community Garden	SP	SP	SP	SP	X	SP	SP	Sec. 20.44.050
Colleges and Trade Schools	C	C	C	SP[9]	X	C	SP	
Convalescent or Nursing Homes	C	C	C	X	X	X	C	
Cultural Institutions	C	C	C	X	C	C	C	
Day Care Centers (Children & Adults)	M	M	M	M	X	X	M	
Emergency Shelters	X	X	C	X	C	P	C	Sec.20.44.150
Government Offices	P	P	P	X	P	P	P	
Hospitals and Surgery Centers	C	C	C	C[9]	C	C	C	
Instructional Services	P	P	P	X	X	X	P	
Medical Offices and Clinics	P	P	P	P[9]	X	X	P	
Parks and Recreational Facilities	SP	SP	SP	X	SP	SP	SP	
Public Safety Facilities	SP	SP	P	C	SP	SP	SP	
Rehabilitation Centers	P	P [6]	P[10]	X	X	SP	SP	
Social Assistance Services	C	C	C	X	SP	P	SP	

Key	Zoning District <sup>[1]</sup>							Additional Regulations
	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
<b>P</b> Permitted Use								
<b>M</b> Minor Use Permit Required								
<b>SP</b> Site Plan Review Permit Required								
<b>C</b> Conditional Use Permit Required								
<b>X</b> Use Not Allowed								
<b>COMMERCIAL USES</b>								
Alcoholic Beverage Sales [7]	X	P [7][8]	P [7]	C [7] [9]	P [7]	P [7]	P [7]	Sec.20.44.010
Bail Bond Businesses	C	X	C [10]	X	C	C	C	
Bars and Nightclubs	X	C	C	X	C	C	C	
Banks, Retail	P	P	P	P [9]	SP	SP	P	
Bed and Breakfast	X	X	C	X	C	C	C	Sec.20.44.030
Breweries, Distilleries, & Wineries	X	X	P[19]	X	P[19]	P[19]	P[19]	
Building Supplies/Home Improvement	X	X	C	C[9]	SP	P	P	
Business Support Services	X	C	M	X	P	P	P	
Cardrooms [5]	X	X	C [5]	X	C [5]	C [5]	X	Chapter 9.08
Cemeteries and Mausoleums	X	X	C	X	C	P	X	
Check Cashing/Payday Loan Establishments	C	X	C [10]	X	C	C	C	Sec.20.44.040
Commercial Cannabis Businesses	Refer to Table 20.44-1 in Section 20.44.170							
Commercial Recreation, Indoor (Except Below)	X	SP	SP	SP[9]	P	SP	SP	
Multi-Screen (6 or More) Movie Theaters	X	C	P	X	C	X	SP	
Commercial Recreation, Outdoor	X	X	X	SP [9]	P	C	SP	
Drive-Through and Drive-Up Sales	C	C	SP	SP [9]	P	P	SP	
Equipment Sales and Rental	X	X	X	X	P	P	SP	
Farmer’s Market	C	SP	SP	SP	SP	SP	SP	Sec.20.50.030B
Flea Market	X	X	X	X	C	C	C	
Funeral Parlors and Mortuaries	C	C	C	X	C	P	C	
Gas and Service Stations/Car Washes	X	C	SP	SP [9]	P	P	P	Sec.20.44.070
Hotels and Motels	X	X	P	X	P	C	P	
Hookah Lounges	X	C	C	X	C	C	C	
Kennels	X	X	X	X	C	P	C	
Maintenance and Repair Services	X	X	X	X	P	P	P	
Massage Establishments	C [16]	C [16]	C [16]	X	C [16]	C [16]	C[16]	Chapter 5.44
Massage Therapy—Sole Practitioner	P[17]	P[17]	P[17]	X	C [16]	C [16]	C[16]	Chapter 5.44
Mobile Food Vendors	C	C	C	C[9]	SP [11]	SP	SP	Sec. 5.54 & 20.44.020
Mobile Home Sales	X	X	X	X	P	P	SP	
Office, Professional	P	P	P	SP [9]	SP	SP	P	

Key	Zoning District <sup>[1]</sup>							Additional Regulations
P Permitted Use	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
M Minor Use Permit Required								
SP Site Plan Review Permit Required								
C Conditional Use Permit Required								
X Use Not Allowed								
<b>COMMERCIAL USES (Continued)</b>								
Pawn Shops	X	X	C [10]	X	X	P	X	
Personal Services	P	P	P	P [9]	M	M	M	
Retail, General	SP[12]	P	P	P [9]	P	P	P	
Restaurants	C [13]	P [8]	P	P [9]	P	M	P	
Tattoo Parlors	X	SP	M	X	M	M	M	
Tobacco Retailers [18]	X	P [18]	P [18]	P [18]	P [18]	P [18]	P [18]	Sec.20.44.160
Vehicle Parts and Accessories Sales	X	P	P	P[9]	P	P	SP	
Vehicle Rentals	X	X	M	X	P	P	SP	
Vehicle Repair and Maintenance, Major	X	X	X	X	C	P	SP	
Vehicle Repair and Maintenance, Minor	X	SP	P	X	P	P	P	
Vehicle Sales	X	X	P [10] [14]	X	P	P	P	
<b>INDUSTRIAL USES</b>								
Manufacturing and Processing, General	X	X	X	X	X	M	SP	
Manufacturing and Processing, Light	X	X	X	X	X	P	SP	
Research and Development	C	X	C	X	SP	SP	P	
Warehousing, Wholesaling, and Distribution	X	X	SP[15]	X	P	P	SP	
Wrecking & Salvage Establishments	X	X	X	X	C	C	X	Sec.20.44.140
<b>TRANSPORTATION, COMMUNICATION, AND UTILITY USES</b>								
Airports	X	X	X	X	C	C	C	
Freight Terminals	X	X	X	X	C	C	C	
Heliports	C	X	C	X	C	C	C	
Parking Facilities	P	P	P	P[9]	P	P	P	
Public/Mini Storage	X	X	X	X	M	M	SP	
Recycling Collection Facilities								Sec.20.44.090
Reverse Vending Machines	P	P	P	M[9]	P	P	P	
Small Collection Facilities	SP	SP	SP	SP[9]	SP	SP	SP	
Large Collection Facilities	X	X	X	X	C	C	C	
Utilities, Major	C	C	C	X	C	C	C	
Utilities, Minor	P	P	P	P[9]	P	P	P	
Wireless Communications Facilities	See Chapter 20.58							

**Notes:**

- [1] A Minor Use Permit may be required per Chapter 20.32 (Interface Regulations) regardless of the uses shown in Table 20.10-1. Allowed Residential densities are as follows: a) 12.1 to 24.0 units/gross acre in the C-O, C-N, C-SC, C-T, C-G, and B-P Districts, but can be approved up to 36.0 units/gross acre with a Conditional Use Permit; and b) 12.1 to 36.0 units/gross acre in the C-C District but can be approved up to 200 units/gross acre for multi-story buildings over 5 stories with a Conditional Use Permit.
- [2] Residential use on the ground floor is prohibited unless it is located on the back of the property where it is not visible or approved with a Conditional Use Permit.
- [3] Allowed only for converted hotels or motels.
- [4] Use shall not exceed 20,000 square feet.
- [5] 24 hour operations limited to C-T and C-C zones per Chapter 9.08 (Gaming).
- [6] Rehabilitation centers for drug, methadone, and alcohol are prohibited.
- [7] A Conditional Use Permit is required for establishments smaller than 20,000 square feet.
- [8] A Site Plan Review Permit is required for alcoholic beverage sales for on-site consumption.
- [9] Permitted only as part of a shopping center or other retail establishment with a minimum of 8,000 square feet of floor area devoted to the sale of groceries.
- [10] Prohibited in the City Center area between 19th and 16th Streets and O Street and Martin Luther King, Jr. Way, including properties fronting on either side of each of the above streets, except vehicle sales showrooms can be allowed.
- [11] Includes refreshment stands.
- [12] Permitted only as an ancillary use to serve employees, not to occupy more than 5,000 square feet.
- [13] Conditional Use Permit required unless the use is ancillary to a principal permitted use. For restaurants, Conditional Use Permit is required unless the uses are conducted in and entered from within the building with no outside advertising.
- [14] A Site Plan Review Permit is required for used vehicle sales.
- [15] Temporary warehousing and storage only is allowed per the requirements of Section 20.10.030(D).
- [16] Provided that a massage establishment permit has not been revoked at that location within 12 months of the application for a conditional use permit and a massage establishment permit is obtained pursuant to Chapter 5.44.
- [17] Must have valid certificate from State of California as a massage therapist or massage practitioner pursuant to the Massage Therapy Act (Business and Professions Code Section 4600 *et seq.*).
- [18] Prohibited within 1,000 feet of schools and 600 feet of other uses per Sec. 20.44.160, unless building over 20,000 square feet or exemption granted per Sec. 20.44.160.
- [19] Provided that the business includes a full-service restaurant and the on-site sale of beer, liquor, or wine made by the same business either on-site or off-site.





### 20.10.030 Development Standards and Guidelines for Commercial Zoning Districts

**A. General Standards.** Table 20.10-2 identifies development standards that apply to all parcels and structures located in commercial zoning districts. See Figure 20.10-1.

**B. Outdoor Operation of Uses.**

1. The outdoor operation of a land use in the C-C and C-N zoning districts shall require approval of a Site Plan Review Permit. Outdoor dining in accordance with Chapter 12.36 (Restaurant Encroachment Permits), outdoor recreation, commercial parking lots, and other similar permitted uses that necessitate outdoor operation are exempt from this requirement.
2. The storage of vehicles, equipment, and materials in the C-T and C-G zoning district shall be either located entirely within a completely enclosed building; or entirely enclosed by a screen fence or hedge not less than 6 feet high. This requirement shall not apply to retail nurseries or vehicle sales and rental uses.
3. All land uses shall be located entirely within a completely enclosed building in the B-P zoning district.



**C. Location of Parking and Loading Facilities.** Parking and loading facilities in a commercial zoning district shall be set back a minimum of 8 feet from an exterior property line when located across the street from a residential zoning district.

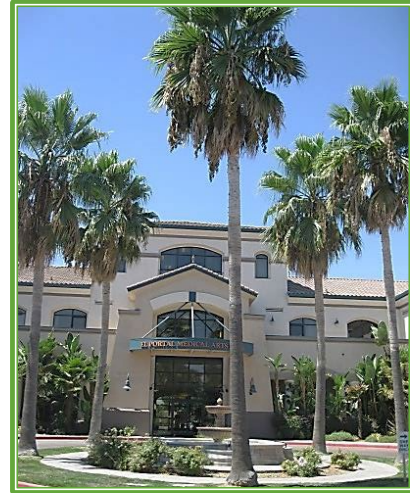


**D. Temporary Warehousing and Storage Uses in the Downtown C-C Zoning District.** The following uses require a Site Plan Review Permit pursuant to Chapter 20.68.050 of this code in the Downtown C-C Zoning District:

1. Temporary warehouse and storage uses, but only within existing buildings or structures on properties with environmental issues, restrictions, or limitations identified by local, state, or federal agencies, subject to conditions in Section 20.10.030(D)(2) of this chapter. While warehouse and storage uses are generally prohibited and discouraged in the C-C district, it is recognized by the City that environmental issues, restrictions, or limitations identified by local, state, or federal agencies may limit or prohibit the uses, otherwise permitted or conditionally permitted in this district. The City further recognizes the substantial public and private investment made to both public and private properties in the Downtown C-C district and the need for property owners to have a source of funds to meet property expenses as well as to ensure that the public and private investments are protected by preventing these properties from falling into disrepair and becoming blighted. Temporary warehouse and storage use does not include traditional mini-storage where multiple tenants or customers rent or lease storage space from the property owner or mini-storage operator.

2. The following conditions shall be applied to the Site Plan Review Permit for Temporary Warehouse and Storage Uses in the Downtown C-C District:

- a. When a Site Plan Review Permit is granted for any property within the Downtown C-C district with environmental issues, restrictions, or limitations identified by local, state, or federal agencies, the use of the property shall have no more than the minimum number of employees for the minimal amount of time required for business operation in order to minimize human exposure.



- b. The Site Plan Review Permit shall be valid and last only until remediation of the environmental issue, restriction, or limitation is complete and the environmental issue, restriction, or limitation is officially "closed" by the local, state, or federal agency. The Site Plan Review Permit shall be reviewed at least every three (3) years to determine if the need still exists for the restriction. If the need no longer exists, the property shall be brought into compliance with Downtown C-C district within ninety (90) days after notice to the property owner.



- c. The Site Plan Review Permit shall require that commercial activities occur that are observable through any window facing Main Street at the street and sidewalk level. It is the intent of this condition not to allow window displays of stacked boxes or merchandise. Examples of commercial activities encouraged hereunder shall include, but are not limited to, window display of art, goods, merchandise for sale at a different location by the warehouse or

storage user, and public service notices and announcements, with such display shielding warehoused merchandise from any window facing Main Street.

- d. The Site Plan Review Permit shall require that proper maintenance and upkeep of the appearance of the building and the property occur during the duration of the Site Plan Review Permit including, but not limited to, weed abatement, graffiti abatement, and such other conditions as the Site Plan Review Committee determines is appropriate.

**TABLE 20.10-2 DEVELOPMENT STANDARDS FOR COMMERCIAL ZONES**

	Figure Label	Standard by Zone						
		C-O	C-N	C-C	C-SC	C-T	C-G	B-P
<b>LOT AND INTENSITY STANDARDS (MINIMUMS)</b>								
Parcel Area		7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	35,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.
<b>PRIMARY BUILDING STANDARDS</b>								
Setbacks (min.)								
Exterior	<b>A</b>	10 ft.	20 ft. [2]	0 ft. [2]	20 ft. [2]	0 ft.	0 ft.	25 ft. [2]
Interior	<b>B</b>	5 ft.	0 ft. [1]	0 ft. [1]	0 ft. [1]	0 ft.	0 ft.	20 ft. [1]
Height (max.) [3]	<b>C</b>							
Feet		40 ft. [3]	35 ft. [3]	60 ft. [3]	35 ft. [3]	40 ft. [3]	40 ft. [3]	40 ft. [3]
<b>OTHER STANDARDS</b>								
Accessory Structure Standards		See Chapter 20.28						
Separation Between Structures		As required by the California Building Code						
Off-Street Parking		See Chapter 20.38						

**Notes:**

- [1] Minimum of 20 feet required when abutting a residential zoning district.
- [2] Minimum of 35 feet required when across from a residential zoning district.
- [3] Only applies when directly adjacent to residential zones. Exceptions to the height limitations in those cases may be granted by the Site Plan Review Committee.



**FIGURE 20.10-1 COMMERCIAL DEVELOPMENT STANDARDS**



- E. Development Guidelines for the C-C (Regional Centers Only) and B-P Zoning Districts.** The City shall consider the following guidelines when reviewing development project applications in the C-C (for Regional Centers only, outside of the Downtown C-C District) and B-P Zoning Districts:

**1. Site Design**

- a. All buildings should relate visually to one another and appear to be part of a unified design theme.
- b. Larger buildings should be broken down into a group of buildings clustered into traditional building compounds or campus configurations.



- c. When multiple structures are proposed as part of a single project, the structures shall be designed to appear as part of an integrated complex within a unified site design and architectural characteristics.



- d. Building entries should be located so that they are easily identifiable. Each project should provide a well-defined entry sequence for pedestrian and vehicular uses from the street to the building.

**2. Building Design.**

- a. Buildings shall feature quality design and architectural interest that enhances the aesthetics of the site and general vicinity.
- b. New development should include a variety of building types and designs in addition to the concrete tilt-up type construction which is often used.
- c. Buildings should appear to be of a pedestrian scale. Pedestrian scale building design can be achieved through outdoor patios; awnings, overhangs, and trellises; changes in building massing; changes in building materials and colors; defined building facades with an identifiable base, middle, and top; and other similar features.

**3. Landscaping.**

- a. Development projects shall provide adequate, sustainable, drought-tolerant landscaping to enhance the appearance of buildings and provide an attractive environment for employees and the general public.

- b. Landscaping should provide an aesthetically pleasing transition between the building and adjacent sidewalks or pedestrian paths. Landscaping should soften the visual impact of buildings when viewed from the street, parking areas, or adjacent properties.
- c. Landscaping shall be provided along street frontage to provide visual interest, support a unifying character to the street, incorporate on-site storm drainage facilities, and enhance the appearance of individual developments. Landscape elements should be coordinated with adjacent properties to provide a compatible visual character.



#### 4. **Parking.**

- a. In order to reduce public views of parking areas, a significant amount of a development's parking area should be located beside or behind the building that it serves.
- b. Surface parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles.
- c. Parking areas shall include designated pedestrian access to building entrances.
- d. Visual screening shall be provided for parking areas that can be viewed from



adjacent development sites or from public streets. Screening may be in the form of trees and shrubs and/or landscaped berms.

#### 5. **Pedestrian Circulation**

- a. Sidewalks and pathways shall be provided to accommodate pedestrian circulation from parking areas to buildings, between buildings, and to plazas, open spaces, and other outdoor amenities. This pedestrian network should enhance a campus-like appearance of the development site and functional awnings should be added to protect pedestrians from the rain when walking along building frontages of businesses which abut each other.
- b. Pedestrian systems should be physically separated from vehicular circulation as much as possible. Areas where the two systems cross or are physically adjacent should be minimized to reduce traffic hazards and make the pedestrian system more efficient, pleasant, and visually attractive.
- c. Intersections where pedestrian routes cross vehicular circulation shall be clearly marked for visual identification by both motorists and pedestrians.

## 6. Service Areas

- a. Loading and service dock areas should be located to the rear or sides of buildings and away from main building entrances and other high visibility areas.



- b. Loading and service docks, truck areas, and outdoor storage areas, shall be screened from public view.
- c. Service areas should be visually unobtrusive and integrated with each building's architecture and site design.

## 7. Utilities and Backflow Preventers

- a. Utility cabinets and meters shall be contained within the building or otherwise fully screened.
- b. Backflow prevention devices shall be fully screened from public view through the use of landscaping, berms, low walls, or other screening techniques.

## 8. Waste Storage

- a. Trash bins shall be located within a trash enclosure at all times and screened from public view. Gates shall remain closed and secured except during pick-up.
- b. Trash enclosures should be located away from main entry driveways if feasible.
- c. Trash enclosures shall be constructed of durable materials with color, texture, and architectural detailing that is consistent with the overall site and building design.
- d. No materials, supplies, equipment, service vehicles, finished or semi-finished products, raw materials, or articles of similar nature shall be stored or permitted to remain outside of buildings or be visible from adjacent properties or adjoining streets.



## 9. Signs and Lighting

- a. All signs and exterior lighting shall be designed to support a unified design theme within a development area.
- b. Multiple-tenant buildings and complexes shall develop a master sign program that supports a unified design theme within a development area. The master sign program, to be approved by the Planning Commission, Site Plan Review Committee, or through an Administrative Conditional Use Permit for signs, shall establish requirements for consistent use of sign materials, location, size, height, color, and lighting.

	A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	Q
1	ESTIMATED FOR "ONE STORY" HOME**WITH MASTER PLAN INPLACE						ESTIMATED FOR "ONE STORY" HOME**WITH MASTER PLAN INPLACE								ESTIMATED	
2	NORTH MERCED-ADDITIONAL SEWER FEE MAY BE ASSESSED IF OUTSIDE NORTH MERCED SEWER ASSESSMENT DISTRICT															
3	SQUARE FOOTAGES			1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500	2600
4	BUILDING PERMIT**			\$ 2,238.00	\$ 2,389.00	\$ 2,412.00	\$ 2,555.00	\$ 2,698.00	\$ 2,841.00	\$ 2,984.00	\$ 3,127.00	\$ 3,270.00	\$ 3,334.00	\$ 3,556.00	\$ 3,575.00	\$ 3,718.00
5	PLAN REVIEW FEE**			\$ 335.70	\$ 358.35	\$ 361.80	\$ 383.25	\$ 404.70	\$ 426.15	\$ 447.60	\$ 469.05	\$ 490.50	\$ 500.10	\$ 533.40	\$ 536.25	\$ 557.70
6	STATE BLDG FEE (+/- based off valuat			\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
7	PLANNING REVIEW FEE			\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00
8	SEWER FACILITY FEE*			\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00
9	SEWER LINE/PUMP N BEAR CRK*			\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00
10	WATER FACILITY BASED ON 1" *			\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00
11	RESIDENTIAL STATE TAX (averaged)			\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00
12	LANDSCAPE/WATERING FEE			\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
13	STREET TREE			\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
14	WATER METER			\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00
15	REFUSE FEE			\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51
16	RECYCLE FEE			\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61
17	ORGANICS			\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96
18	PFIF FEE 2024 (Average*Subject to cha			\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00
19	Tax on Construction			\$ 1,274.00	\$ 1,365.00	\$ 1,456.00	\$ 1,547.00	\$ 1,638.00	\$ 1,729.00	\$ 1,820.00	\$ 1,911.00	\$ 2,002.00	\$ 2,093.00	\$ 2,184.00	\$ 2,275.00	\$ 2,366.00
20	ESTIMATED TOTALS			\$ 35,056.78	\$ 35,321.43	\$ 35,438.88	\$ 35,694.33	\$ 35,949.78	\$ 36,205.23	\$ 36,460.68	\$ 36,716.13	\$ 36,971.58	\$ 37,136.18	\$ 37,482.48	\$ 37,595.33	\$ 37,850.78
21																
22	* fees change quarterly - the above figure reflects current fee until 4/1/24															
23	** for a 2 story dwelling building permit fee increases by .06 psf which also drives plan review fee, based on 15% of building permit fee-fees change calander year based on CPI															
24	Contact for School District fees: Julio Rodriguez							Building Dept.								
25	jrodriguezrivera@mcsd.k12.ca.us							Planning Dept (Average*Subject to change)					park fees collected with impact now			
26	(209) 724-2420							Engineering Dept.								
27	<b><u>Fire sprinklers are under separate permit and are to be:</u></b>								<b><u>\$390.00</u></b>							
28	SUBMITTED-Prior to building permit issuance															
29	ISSUED-Prior to frame inspection															



	R	S	T	U	V
1	<b>FOR "ONE STORY" HOME**WITH MASTER PLAN INPLACE</b>				
2					
3	<b>2700</b>	<b>2800</b>	<b>2900</b>	<b>3000</b>	<b>3100</b>
4	\$ 3,985.00	\$ 4,128.00	\$ 4,271.00	\$ 4,414.00	\$ 4,557.00
5	\$ 597.75	\$ 619.20	\$ 640.65	\$ 662.10	\$ 683.55
6	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
7	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00
8	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00
9	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00
10	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00
11	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00
12	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
13	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
14	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00
15	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51
16	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61
17	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96
18	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00
19	\$ 2,457.00	\$ 2,548.00	\$ 2,639.00	\$ 2,730.00	\$ 2,821.00
20	<b>\$ 38,248.83</b>	<b>\$ 38,504.28</b>	<b>\$ 38,759.73</b>	<b>\$ 39,015.18</b>	<b>\$ 39,270.63</b>
21					
22					
23					
24					
25					
26					
27					
28					
29					

	A	B	C	D	E	F	G	H	I	J	K	M	N	O	P	Q	R	S	T	U	V
1	ESTIMATED FOR "ONE STORY" HOME**							ESTIMATED FOR "ONE STORY" HOME**							ESTIMATED FOR "ONE STORY" HOME**						
2	NORTH MERCED-ADDITIONAL SEWER FEE MAY BE ASSESSED IF OUTSIDE NORTH MERCED SEWER ASSESSMENT DISTRICT																				
3	SQUARE FOOTAGES	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500	2600	2700	2800	2900	3000	3100		
4	BUILDING PERMIT**	\$ 2,238.00	\$ 2,389.00	\$ 2,412.00	\$ 2,555.00	\$ 2,698.00	\$ 2,841.00	\$ 2,984.00	\$ 3,127.00	\$ 3,270.00	\$ 3,334.00	\$ 3,556.00	\$ 3,575.00	\$ 3,718.00	\$ 3,985.00	\$ 4,128.00	\$ 4,271.00	\$ 4,414.00	\$ 4,557.00		
5	PLAN REVIEW FEE**	\$ 1,454.70	\$ 1,552.85	\$ 1,567.80	\$ 1,660.75	\$ 1,753.70	\$ 1,846.65	\$ 1,939.60	\$ 2,032.55	\$ 2,125.50	\$ 2,167.10	\$ 2,311.40	\$ 2,323.75	\$ 2,416.70	\$ 2,590.25	\$ 2,683.20	\$ 2,776.15	\$ 2,869.10	\$ 2,962.05		
6	STATE BUILDING PERMIT FEE	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
7	PLANNING REVIEW FEE	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00
8	SEWER FACILITY FEE*	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00	\$ 6,185.00
9	SEWER LINE/PUMP N BEAR CRK*	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00	\$ 1,267.00
10	WATER FACILITY BASED ON 1" *	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00	\$ 10,074.00
11	RESIDENTIAL STATE TAX (averaged)	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00
12	LANDSCAPE/WATERING FEE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
13	STREET TREE	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
14	WATER METER	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 360.00
15	REFUSE FEE	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51	\$ 281.51
16	RECYCLE FEE	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61	\$ 148.61
17	ORGANICS	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96	\$ 123.96
18	PFIF FEE 2024 (Average subject to char	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00	\$ 12,647.00
19	Tax on Construction	\$ 1,274.00	\$ 1,365.00	\$ 1,456.00	\$ 1,547.00	\$ 1,638.00	\$ 1,729.00	\$ 1,820.00	\$ 1,911.00	\$ 2,002.00	\$ 2,093.00	\$ 2,184.00	\$ 2,275.00	\$ 2,366.00	\$ 2,457.00	\$ 2,548.00	\$ 2,639.00	\$ 2,730.00	\$ 2,821.00		
20	ESTIMATED TOTALS	\$ 36,175.78	\$ 36,515.93	\$ 36,644.88	\$ 36,971.83	\$ 37,298.78	\$ 37,625.73	\$ 37,952.68	\$ 38,279.63	\$ 38,606.58	\$ 38,803.18	\$ 39,260.48	\$ 39,382.83	\$ 39,709.78	\$ 40,241.33	\$ 40,568.28	\$ 40,895.23	\$ 41,222.18	\$ 41,549.13		
21																					
22	* fees change quarterly - the above figure reflects current fee until 4/1/24																				
23	** for a 2 story dwelling building permit fee increases by .06 psf which also drives plan review fee, based on 65% of building permit fee-fees change calander year based on CPI																				
24	Contact for School District fees: Julio Rodriguez							Buidling Dept.													
25	jrodriguezrivera@mcsd.k12.ca.us							Planning Dept (Average subject to change)							park fees collected with impact now						
26	(209) 724-2420							Engineering Dept.													
27	<b>Fire sprinklers are under separate permit and are to be:</b>							<b>\$390.00</b>													
28	SUBMITTED-Prior to building permit issuance																				
29	ISSUED-Prior to frame inspection																				

**2024 BUILDING PERMIT FEES**

**New Commercial**

<b>Type of Occupancy</b>	<b>Charge Per Square Foot</b>
Churches and Other Religious	\$0.78
Apartments	\$0.86
Hotels/Motels	\$0.77
Industrial/Warehouse to 5000 Sq. Ft.	\$0.69
Industrial/Warehouse 5001-10000 Sq. Ft.	\$0.45
Industrial/Warehouse 10001-40000 Sq. Ft.	\$0.39
Industrial/Warehouse 40001-50000 Sq. Ft.	\$0.32
Industrial/Warehouse 50001 Sq. Ft. and up	\$0.26
Offices/Professional to 5000 Sq. Ft.	\$1.12
Offices/Professional 5001 – 10000 Sq. Ft.	\$0.95
Offices/Professional 10001 – 40000 Sq. Ft.	\$0.83
Offices/Professional 40001 – 50000 Sq. Ft.	\$0.68
Offices/Professional 50001 Sq. Ft. and over	\$0.48
Restaurants – All Square Footages	\$1.92
Shell Building to 4999 Sq. Ft.	\$0.63
Shell Building 5000-25000 Sq. Ft.	\$0.59
Shell Building 25001 Sq. Ft. and up	\$0.50

**\*There will be an additional \$.06 per square foot multiplier for the entire square footage of buildings 2 stories or more.**

**\*\$28.00 for \$100,000.00 of valuation for Commercial SMI**

**\*The Building Official shall classify commercial buildings not listed above in the category most nearly resembling the use.**

**Commercial Tenant Improvements**

<b>Type of Occupancy</b>	<b>Charge Per Square Foot</b>
Up to 2000 Sq. Ft.	\$1.06
2001-3000 Sq. Ft.	\$0.94
3001-5000 Sq. Ft.	\$0.72
5001-20000 Sq. Ft.	\$0.62
20001 Sq. Ft. and up	\$0.54
Restaurants – All square footages	\$1.93

**\*THE PLAN CHECK FEE FOR TENANT IMPROVEMENTS AND NEW BUILDINGS WILL BE 65% OF THE BUILDING PERMIT FEE.**

**\*PLANNING DEPT. PERMIT REVIEW FEE OF \$75.00 (RESIDENTIAL) \$277 (COMMERCIAL) WILL BE ADDED FOR CERTAIN PROJECTS REQUIRING REVIEW**

**\*ADD \$1.00 FOR STATE BP FEE FOR EACH PERMIT**

**\*ALL OSHPD III CERTIFICATIONS WILL BE AN ADDITIONAL \$0.40 PER SQUARE FOOT FOR TENANT IMPROVEMENTS AND NEW CONSTRUCTION**

**\*AN ADDITIONAL \$0.15 PER SQUARE FOOT MULTIPLIER WILL BE ADDED TO MEDICAL AND DENTAL OCCUPANCIES NOT REQUIRING OSHPD CERTIFICATION**

**\*\*\*FOR ALL PERMITS: ADDITIONAL INSPECTION FEES MAY BE CHARGED FOR A SECOND FAILURE OF AN INSPECTION. ADDITIONAL PLAN REVIEW FEES MAY BE CHARGED IF ESTIMATED TIMES ARE INSUFFICIENT TO COVER EMPLOYEE COST RECOVERY, OR IF PLANS REQUIRE A SECOND BACK-CHECK. ADDITIONAL FEES WILL BE CHARGED AT THE DISCRETION OF THE CHIEF BUILDING OFFICIAL. \*\*\***

**\*UNUSUAL OR UNFORSEEN PROJECTS SHALL BE CHARGED FEES ON A PER-HOUR BASIS FOR PLAN REVIEW \$118.00 PER HOUR, CONSULTATION \$115.00 PER HOUR, AND INSPECTION AT 124.00 PER HOUR**

**\*\*The Chief Building Official shall have the authority to increase the fee in any individual case, not to exceed the actual cost to process the permit**

**\*\*\*The amount of the fees shall be adjusted annually, at the beginning of each calendar year, to account for inflation by using the Consumer Price Index (CPI) for the region closest to the City of Merced. In no event shall the fees in any year be less than in the preceding year.**

**2024 BUILDING PERMIT FEES (CONTINUED)**

**Swimming Pools**

<b>Type</b>	<b>Fees *Includes \$1.00 SBP fee and \$75.00 Planning Department review</b>
Residential – Pool only	<b>\$936.00</b> – (\$42.00 x 1.5 intake/processing + \$124.00 x 5 inspection hours + \$118 x 1.5 plan review hours)
Residential – Pool & Spa	<b>\$1,308</b> – (\$42.00 x 1.5 intake/processing + \$124.00 x 8 inspection hours + \$118 x 1.5 plan review hours)
Commercial-Pool only	<b>\$1,916.00</b> – (42.00 x 1.5 intake/processing + \$124.00 x 11 inspection hours + \$118 x 3.5 plan review hours)

**Reroof Permits**

<b>Type</b>	<b>Fees *Includes \$1.00 SBP fee</b>
Residential	<b>\$303</b> – (\$42.00 x .25 + \$291.00 Base +CPI Inspection Hours)
Commercial	<b>1-20000 sq. ft. \$385.00</b> (\$42.00 x .25 intake /processing + \$124.00 x 3 inspection hours)
	<b>20001-40000 sq. ft. \$633.00</b> (\$42.00 x .25 intake /processing + \$124.00 x 5 inspection hours)
	<b>40001-60000 sq. ft. \$757.00</b> (\$42.00 x .25 intake /processing + \$124.00 x 6 inspection hours)
	<b>60001-80000 sq. ft. \$1,005.00</b> (\$42.00 x .25 intake /processing + \$124.00 x 8 inspection hours)
	<b>80001-100000 sq. ft. \$1,253.00</b> (\$42.00 x .25 intake /processing + \$124.00 x 10 inspection hours)
	<b>100001-120000 sq. ft. \$1,501.00</b> (\$42.00 x .25 intake /processing + \$124.00 x 12 inspection hours)
	<b>120001+ sq. ft. \$1,749.00</b> (\$42.00 x .25 intake /processing + \$124.00 x 14 inspection hours)

**2024 BUILDING PERMIT FEES (CONTINUED)**

**Residential Additions**

**Square Footages**

All square footages	Minimum \$124.00 x 2 hour inspection time + Minimum \$115.00 x 1 hour plan review + .91 per sq. ft. tax on construction + \$13.00 each \$100,000 of valuation for residential state tax <p align="center"><b>OR</b></p> \$1.51 per sq. ft. for inspection and 65% of inspection fee for plan review + .91 per sq. ft. tax on construction + \$13.00 each \$100,000 of valuation for residential state tax
---------------------	--

**The Plan check fee will be 65% of the building permit fee.**

**\*PLANNING DEPT. PERMIT REVIEW FEE OF \$75.00 WILL BE ADDED FOR CERTAIN PROJECTS REQUIRING REVIEW**

**\*ADD \$1.00 FOR STATE BP FEE FOR EACH PERMIT**

**There will be an additional \$.06 per square foot multiplier for the entire square footage of buildings 2 stories or more.**

**Residential Remodels**

**Square Footages**

**Fees**

All square footages	<b>\$442.00 minimum</b> – (Residential alteration, remodel and repair fee calculation worksheet shall be used)
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**Fire Damage Repair Permits**

**Square Footages**

**Fees**

All square footages	<b>\$367.00 minimum</b> – (For residential or commercial, the fire damage repair fee calculation worksheet shall be used)
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**Sign Permits**

Wall Sign/ Monument Sign	<b>Wall-\$318.00 minimum</b> – (Commercial sign fee calculation worksheet shall be used) <b>Monument-\$566.00 minimum</b> – (Commercial sign fee calculation worksheet shall be used)
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**2024 BUILDING PERMIT FEES (CONTINUED)**

**New Single Family Dwellings and Duplexes Permit Fees  
(One Story)**

Square Footage	Charge Per Square Foot
0-1580	\$1.51
1581-3350	\$1.43
3351-5000	\$1.28

**\*There will be an additional \$.06 per square foot multiplier for the entire square footage of buildings 2 stories or more.**

**\*The Plan check fee for custom homes will be 65% of the building permit fee.**

**\*\$.91 tax on construction fee per square foot**

**\*\$13.00 for \$100,000.00 of valuation for Residential SMI**

**\*\$1.00 per permit for State BP fee**

**\*\$75.00 Planning review fee**

**\*124.00 Inspection fee added for Solar installed**

**\*\*MASTER PLAN process requires Chief Building official approval**

**Plan review fees for initial master plan submittals will be 97% of the building permit fee.**

**Plan review fee for subsequent permits per lot will be 15% of the building permit fee and will include Planning (Impact) and Engineering fees be paid**

**\*\*\*FOR ALL PERMITS: ADDITIONAL INSPECTION FEES MAY BE CHARGED FOR A SECOND FAILURE OF AN INSPECTION. ADDITIONAL PLAN REVIEW FEES MAY BE CHARGED IF ESTIMATED TIMES ARE INSUFFICIENT TO COVER EMPLOYEE COST RECOVERY, OR IF PLANS REQUIRE A SECOND BACK-CHECK. ADDITIONAL FEES WILL BE CHARGED AT THE DISCRETION OF THE CHIEF BUILDING OFFICIAL. \*\*\***

**\*UNUSUAL OR UNFORSEEN PROJECTS SHALL BE CHARGED FEES ON A PER-HOUR BASIS FOR PLAN REVIEW \$118.00 PER HOUR, CONSULTATION \$115.00 PER HOUR, AND INSPECTION AT 124.00 PER HOUR**

**\*\*The Chief Building Official shall have the authority to increase the fee in any individual case, not to exceed the actual cost to process the permit**

**\*\*\*The amount of the fees shall be adjusted annually, at the beginning of each calendar year, to account for inflation by using the Consumer Price Index (CPI) for the region closest to the City of Merced. In no event shall the fees in any year be less than in the preceding year.**

**2024 BUILDING PERMIT FEES (CONTINUED)**

<b>Miscellaneous Permits</b>	<b>Fee*includes \$1.00 State BP fee</b>
Gas line replacement	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Domestic water line replacement	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Temporary power	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Backflow prevention device installation (2” or smaller)	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Backflow prevention device installation (Larger than 2”)	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
HVAC change-outs (Jobs more complicated than simple replacements will be subject to additional inspection fees)	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Water heater change-outs/basic mechanical permit	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Electrical panel change-outs/replacements (200 amp and smaller)	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Electrical panel change-outs/replacements (Larger than 200 amp)	Cost recovery – use commercial or residential fee worksheet
Inspections outside of regular business hours	Actual inspection hours \$124.00 x minimum of 2 inspection hours
Re-inspection fees	Actual inspection hours at \$124.00 per inspection hour (2 Hour minimum)
Additional plan review	Actual plan review hours at \$118.00 per hour
Commercial signs	Cost recovery – use commercial sign fee calculation worksheet
Photovoltaic System up to 2 inverters/80 micro-inverters	<b>\$375.00</b> (42.00 x .25 processing + 124.00 x 1.5 insp. hr. + 118.00 x 1.5 plan review hour)



**2024 BUILDING PERMIT FEES**  
**(CONTINUED)**

Photovoltaic System 3 to 5 inverters 81 to 160 micro-inverters	<b>\$499.00</b> (42.00 x .25 processing + 124.00 x 2.5 insp. hr. + 118.00 x 1.5 plan review hour)
Photovoltaic System 6 or more inverters/161 + micro-inverters	<b>\$623.00</b> (42.00 x .25 processing + 124.00 x 3.5 insp. hr. + 118.00 x 1.5 plan review hour)

**Miscellaneous Permits (continued)**

**Fee\*includes \$1.00 State BP fee**

Sewer line replacement/repair	<b>\$136.00</b> – (42.00 x .25 processing + 124.00 x 1 inspection hour)
Fences, Block walls, and retaining walls requiring permit	<b>\$318.00 minimum</b> (1 hour plan review at \$118.00 + 1 hour minimum inspection hour at \$124.00 per hour \$75.00 Planning Department review) Use residential or commercial alteration, remodel and repair fee calculation worksheet.
Carpports, patio covers, and enclosing patio covers	Residential: <b>\$442.00 minimum</b> Commercial: (1 hour plan review at \$118.00 + 2 hours minimum inspection hours at \$124.00 per hour + \$75.00 Planning Review fee) Use residential alteration, remodel and repair fee calculation worksheet

**\*\*\*FOR ALL PERMITS: ADDITIONAL INSPECTION FEES MAY BE CHARGED FOR A SECOND FAILURE OF AN INSPECTION. ADDITIONAL PLAN REVIEW FEES MAY BE CHARGED IF ESTIMATED TIMES ARE INSUFFICIENT TO COVER EMPLOYEE COST RECOVERY, OR IF PLANS REQUIRE A SECOND BACK-CHECK. ADDITIONAL FEES WILL BE CHARGED AT THE DISCRETION OF THE CHIEF BUILDING OFFICIAL. \*\*\***

**\*UNUSUAL OR UNFORSEEN PROJECTS SHALL BE CHARGED FEES ON A PER-HOUR BASIS FOR PLAN REVIEW \$118.00 PER HOUR, CONSULTATION \$118.00 PER HOUR, AND INSPECTION AT 124.00 PER HOUR**

**\*\*The Chief Building Official shall have the authority to increase the fee in any individual case, not to exceed the actual cost to process the permit**

**\*\*\*The amount of the fees shall be adjusted annually, at the beginning of each calendar year, to account for inflation by using the Consumer Price Index (CPI) for the region closest to the City of Merced. In no event shall the fees in any year be less than in the preceding year.**

**2024 ENCROACHMENT PERMIT FEES**

PROJECT TYPE	FEE*includes \$1.00 State BP fee
NEW DRIVEWAY APPROACH	<b>\$212.00</b> -Based on 2 Inspection hours at \$98.00 per inspection + \$15.00 Base encroachment fee
SEWER LINE REPLACEMENT	<b>\$212.00</b> -Based on 2 Inspection hours at \$98.00 per inspection + \$15.00 Base encroachment fee
REPLACE WATER LINE	<b>\$212.00</b> -Based on 2 Inspection hours at \$98.00 per inspection + \$15.00 Base encroachment fee
NEW SIDEWALK AND REPAIR	<b>\$212.00</b> -Based on 2 Inspection hours at \$98.00 per inspection + \$15.00 Base encroachment fee

**\*Project beyond the scope of basic permit requirements shall be charged additional plan review and inspection fee based on 1 hour increments at \$98.00 per hour.**

**2024 BUILDING PERMIT FEES (CONTINUED)**

**Commercial Alteration, Remodel, and Repair Fee Calculation  
Worksheet**

NOTE: 6 OR MORE INSPECTIONS REQUIRED CONSTITUTES A TENANT IMPROVEMENT, AND FEES WILL BE CHARGED AT THE PER SQ. Ft. RATES.

**\*\*\*All figures are estimates, and may be adjusted prior to permit issuance\*\*\***

<b>Type of Inspection Required</b>	<b>YES</b>	<b>NO</b>	<b>HOW MANY?</b>
<b>PLAN REVIEW - HOURS</b>			
<b>Under-Floor Plumbing Insp.</b>			
<b>Foundation Inspection</b>			
<b>Frame Inspection</b>			
<b>Mechanical Inspection</b>			
<b>Electrical inspection</b>			
<b>Basic Plumbing Inspection</b>			
<b>Drywall Inspection</b>			
<b>T-Bar Ceiling Installation Inspection</b>			
<b>Insulation Inspection</b>			
<b>Miscellaneous Inspections</b>  _____			
<b>FINAL INSPECTION</b>			
<b>SUB-TOTALS</b>	TOTAL PLAN REVIEW HOURS REQUIRED X \$118.00*		
	TOTAL INSPECTIONS REQUIRED X \$124.00*		
<b>TOTAL</b>	*****		

FOR ALTERATIONS, REMODELS AND REPAIRS; THESE INSPECTIONS WILL TYPICALLY BE ACCOMPLISHED ON ONE FRAME INSPECTION VISIT.

\*A minimum charge of 1 hour plan review at \$118.00 + 2 hours minimum inspection hours at \$124.00 per hour + \$1.00 State BP fee + \$75.00 Planning review fee if required

**2024 BUILDING PERMIT FEES (CONTINUED)**

**Residential Alteration, Remodel, and Repair Fee Calculation  
Worksheet**

\*\*\*All figures are estimates, and may be adjusted prior to permit issuance\*\*\*

Type of Inspection Required	YES	NO	HOW MANY?
<b>PLAN REVIEW - HOURS</b>			
<b>Under-Floor Plumbing Insp.</b>			
<b>*Plumbing Top-Out Insp.</b>			
<b>Foundation Inspection</b>			
<b>*Frame Inspection</b>			
<b>*Mechanical Inspection</b>			
<b>*Electrical Inspection</b>			
<b>*Basic Plumbing Inspection</b>			
<b>Drywall Inspection</b>			
<b>Lath/Plaster Inspection</b>			
<b>Roof Nail Inspection</b>			
<b>Insulation Inspection</b>			
<b>Miscellaneous Inspections</b> _____			
<b>FINAL INSPECTION</b>			
<b>SUB-TOTALS</b>	TOTAL PLAN REVIEW HOURS REQUIRED X \$118.00*		
	TOTAL INSPECTIONS REQUIRED X \$124.00*		
<b>TOTAL</b>	*****		

FOR ALTERATIONS, REMODELS AND REPAIRS; THESE INSPECTIONS WILL TYPICALLY BE ACCOMPLISHED ON ONE FRAME INSPECTION VISIT.

\*A minimum charge of 1 hour plan review at \$118.00 + 2 hours minimum inspection hours at \$124.00 per hour + \$1.00 State BP fee + \$75.00 Planning review fee if required

**2024 BUILDING PERMIT FEES (CONTINUED)**  
**Fire Damage Repair Fee Calculation Worksheet**

**\*\*\*All figures are estimates, and may be adjusted prior to permit issuance\*\*\***

Type of Inspection Required	YES	NO	HOW MANY?
<b>PLAN REVIEW - HOURS</b>			
<b>Pre-Work Inspection</b>			
<b>Fire Place Inspection/Verification of Recertification</b>			
<b>* Frame Inspection</b>			
<b>* Mechanical Inspection</b>			
<b>* Electrical Inspection</b>			
<b>* Basic Electrical Inspection</b>			
<b>Drywall Inspection</b>			
<b>Roof Nail inspection</b>			
<b>Insulation Inspection</b>			
<b>Miscellaneous Inspections</b> _____			
<b>FINAL INSPECTION</b>			
<b>SUB-TOTALS</b>	TOTAL PLAN REVIEW HOURS REQUIRED X \$118.00*		
	TOTAL INSPECTIONS REQUIRED X \$124.00*		
<b>TOTAL</b>	*****		

FOR ALTERATIONS, REMODELS AND REPAIRS; THESE INSPECTIONS WILL TYPICALLY BE ACCOMPLISHED ON ONE FRAME INSPECTION VISIT.

\*A minimum charge of 1 hour plan review at \$118.00 + 2 hours minimum inspection hours at 124.00 per hour + \$1.00 State BP fee + \$75.00 Planning review fee if required 2024 BUILDING PERMIT FEES (CONTINUED)

### Commercial Sign Fee Calculation Worksheet

\*\*\*All figures are estimates, and may be adjusted prior to permit issuance\*\*\*

Type of Inspection Required	YES	NO	HOW MANY?
<b>PLAN REVIEW - HOURS</b>			
<b>Foundation Inspection</b>			
<b>Electrical inspection</b>			
<b>Miscellaneous Inspections</b>			
<b>FINAL INSPECTION</b>			
<b>SUB-TOTALS</b>	TOTAL PLAN REVIEW HOURS REQUIRED X \$118.00*		
	TOTAL INSPECTIONS REQUIRED X \$124.00*		
<b>TOTAL</b>	*****		

\*A minimum charge of 1hour plan review at \$118.00 + 2 hours minimum inspection hours at \$124.00 per hour + \$1.00 State BP fee + \$75.00 Planning review fee if required.

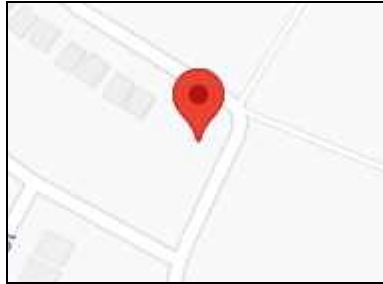
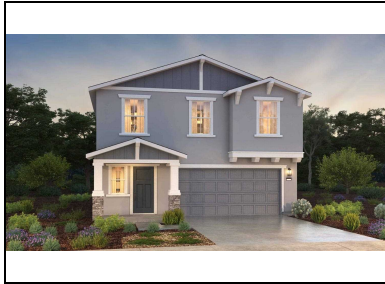
# Client Summary Report - Residential

Listings as of 08/08/2024 at 11:27AM

Page: 1

## ML#: 224001593      4531 Iris Ct #29M, Merced, CA 95348

LP: \$434,990	Beds: 3	Baths: 3 (2 1)	Status: Closed 02/28/24 (\$447,840)	DOM/CDOM: 8/8
Price/SqFt: 282.91	Area: 20409	Year Built: 2024	SqFt: 1583 Builder	Lot Sz (Ac): 0.1339



**Pending Date:** 01/14/24  
**Days in Escrow:** 45  
**Close Date:** 02/28/24      **Close Price:** \$447,840  
**CP%LP:** 102.95  
**Close Price/SqFt:** \$282.91  
**Special List Cond:** None

**Listing Service:** Full Service

[Additional Pictures \(1\)](#)

[Map](#)

[Mortgage Calculator](#)

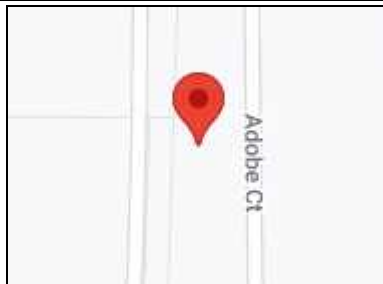
<b>Zoning:</b> Residential <b>Census Tract:</b> 0.00 <b>2nd Unit Apprx SqFt:</b> <b>Main Level:</b> Living Room, Partial Bath(s), Garage, <b>Foundation:</b> Slab <b>Carport Spaces:</b> 0 <b>Garage Spaces:</b> 2 <b>Open Parking Spaces:</b> 0 <b>Parking Feat:</b> Garage Facing Front	<b>County:</b> Merced <b>APN:</b> 224-320-029-000 <b>Subdivision:</b> <b>Builder Name:</b> <b>Builder Model:</b> <b>EL:</b> Merced City <b>JR:</b> Merced City <b>SR:</b> Merced Union High	<b>Property Subtype:</b> Single Family Residence <b>Bonds/Asmts/Taxes:</b> Unknown <b>Association:</b> No <b>Assn Mandatory:</b> <b>Assn Fee:</b> <b>Assn Fee Incl:</b>  <b>Assn Name:</b> <b>Assn Phone:</b>
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**Public Remarks (partial):** This two-story home is approximately 1,583 square feet and is designed to fit a variety of lifestyles. The first floor features a spacious, open-concept kitchen and great room that makes entertaining easy and enjoyable. The kitchen is equipped with quality Whirlpool® stainless-steel appliances including a range, microwave and dishwasher, shaker-style cabinetry, beautiful quartz countertops, shaker-style cabinetry, a center island with snack bar, and a large walk-in pantry with ample storage. Upstairs is a loft area that can be used for a variety of purposes, the main suite with

**Cross Street:** Veterans Blvd. **Directions (partial):** 703 Irma Drive Merced, CA 95348 Directions from Hwy 99: Exit 16th Ave and take right on G Turn left on Cardella Rd Right onto Freemark Final right onto Heitz Wy

## ML#: 224005670      4149 Adobe Ct, Merced, CA 95348

LP: \$479,565	Beds: 4	Baths: 3 (2 1)	Status: Closed 03/29/24 (\$513,200)	DOM/CDOM: 41/41
Price/SqFt: 266.74	Area: 20409	Year Built: 2024	SqFt: 1924 Builder	Lot Sz (Ac): 0.1130



**Pending Date:** 02/29/24  
**Days in Escrow:** 29  
**Close Date:** 03/29/24      **Close Price:** \$513,200  
**CP%LP:** 107.01  
**Close Price/SqFt:** \$266.74  
**Special List Cond:** None

**Listing Service:** Full Service

[Additional Pictures \(3\)](#)

[Map](#)

[Mortgage Calculator](#)

<b>Zoning:</b> Residential <b>Census Tract:</b> 0.00 <b>2nd Unit Apprx SqFt:</b> <b>Main Level:</b> Living Room, Dining Room, Partial Ba <b>Foundation:</b> Concrete, Slab <b>Carport Spaces:</b> 0 <b>Garage Spaces:</b> 2 <b>Open Parking Spaces:</b> 0 <b>Parking Feat:</b> Attached	<b>County:</b> Merced <b>APN:</b> 206-260-007 <b>Subdivision:</b> Crest View <b>Builder Name:</b> Century Comm <b>Builder Model:</b> Fig <b>EL:</b> Merced City <b>JR:</b> Merced City <b>SR:</b> Merced Union High	<b>Property Subtype:</b> Single Family Residence <b>Bonds/Asmts/Taxes:</b> Yes <b>Association:</b> No <b>Assn Mandatory:</b> <b>Assn Fee:</b> <b>Assn Fee Incl:</b>  <b>Assn Name:</b> <b>Assn Phone:</b>
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**Public Remarks (partial):** The Fig at Crest View features a classic two-story living experience. The ground floor boasts a welcoming front porch, leading into the seamless open-concept great room and modern kitchen with a corner walk-in pantry and functional center island. For added convenience, a powder room is tucked away on the main level. Upstairs, the owner's suite offers privacy with its en-suite bathroom featuring a dual-sink vanity and spacious walk-in closet. Three additional bedrooms can be found on the second level, two of which feature their own walk-in closets. A full laundry room

**Cross Street:** Monaco Drive **Directions (partial):** From Monaco Drive and El Redondo Drive, head east on Monaco Drive. Turn north onto Adobe Court. Home is 7th on the left.

<p> <b>Presented By: Chris Colston</b>                  License # 01397247                  Primary: 209-250-2121                  Secondary: 209-485-1572                  Fax: 866-634-9898                  Email: <a href="mailto:chris@powerhouserealty.com">chris@powerhouserealty.com</a>  <a href="http://www.powerhouserealty.com">http://www.powerhouserealty.com</a> </p>	<p> <b>Powerhouse Realty</b>                  License # 01397247                  2853 Geer Road, Suite B                  Turlock CA 95382                  Phone: 209-250-2121                  Fax: 209-250-0962             </p>	
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# Client Summary Report - Residential

Listings as of 08/08/2024 at 11:27AM

Page: 2

**ML#: 224005675**      **4157 Adobe Ct, Merced, CA 95348**

<b>LP:</b> \$515,780	<b>Beds:</b> 5	<b>Baths:</b> 4 (3 1)	<b>Status:</b> Closed 03/26/24 (\$515,780)	<b>DOM/CDOM:</b> 35/35
<b>Price/SqFt:</b> 225.53	<b>Area:</b> 20409	<b>Year Built:</b> 2024	<b>SqFt:</b> 2287 Builder	<b>Lot Sz (Ac):</b> 0.1115



**Pending Date:** 02/23/24  
**Days in Escrow:** 32  
**Close Date:** 03/26/24      **Close Price:** \$515,780  
**CP%LP:** 100.00  
**Close Price/SqFt:** \$225.53  
**Special List Cond:** None

**Listing Service:** Full Service

[Additional Pictures \(3\)](#)



[Map](#)

[Mortgage Calculator](#)

<b>Zoning:</b> Residential	<b>County:</b> Merced	<b>Property Subtype:</b> Single Family Residence
<b>Census Tract:</b> 0.00	<b>APN:</b> 206-260-008	<b>Bonds/Asmts/Taxes:</b> Yes
<b>2nd Unit Apprx SqFt:</b>	<b>Subdivision:</b> Crest View	<b>Association:</b> No <b>Assn Mandatory:</b>
<b>Main Level:</b> Bedroom(s), Living Room, Dining Room	<b>Builder Name:</b> Century Comm	<b>Assn Fee:</b>
<b>Foundation:</b> Concrete, Slab	<b>Builder Model:</b> Olive	<b>Assn Fee Incl:</b>
<b>Carport Spaces:</b> 0 <b>Garage Spaces:</b> 2	<b>EL:</b> Merced City	<b>Assn Name:</b>
<b>Open Parking Spaces:</b> 0	<b>JR:</b> Merced City	<b>Assn Phone:</b>
<b>Parking Feat:</b> Attached	<b>SR:</b> Merced Union High	

**Public Remarks (partial):** The Olive at Crest View features 2,287 square feet of living space, offering both style and comfort. On the main level, an expansive great room seamlessly merges with the dining area and kitchen, equipped with a corner walk-in pantry and center island. A bedroom and full bathroom, also on the main level, cater to guests or multigenerational living. Upstairs, a versatile loft space leads to the home's additional bedrooms, including the private owner's suite featuring a dual-sink vanity and spacious walk-in closet. Additional walk-in closets can be found in two of the three

**Cross Street:** Monaco Drive **Directions (partial):** From Monaco Drive and El Redondo Drive, head east on Monaco Drive. Turn north onto Adobe Court. Home is 8th on the left.

	<b>Presented By: Chris Colston</b>	<b>Powerhouse Realty</b>	
	License # 01397247	License # 01397247	
	Primary: 209-250-2121	2853 Geer Road, Suite B	
	Secondary: 209-485-1572	Turlock CA 95382	
	Fax: 866-634-9898	Phone: 209-250-2121	
	Email: <a href="mailto:chris@powerhoureality.com">chris@powerhoureality.com</a>	Fax: 209-250-0962	
<a href="http://www.powerhoureality.com">http://www.powerhoureality.com</a>			

All data, photos, visualizations and information regarding a property, including all measurements and calculations of area, has been obtained from various sources and has not been, and will not be verified by the listing broker, except as required by the MLS Rules, or MLS. Information on this website may be from sources other than broker, sellers and/or MLS, may include information generated using artificial intelligence, and is not guaranteed as complete, accurate or reliable. All data, photos, visualizations and information regarding a property is provided AS IS and without any warranty, express or implied, and should be independently reviewed and verified for accuracy. Copyright © 2024, MetroList Services, Inc. Copyright © 2024, Rapattoni Corporation. All rights reserved.



FOR REFERENCE ONLY

School Fees per Square Foot

<b>Commercial / Industrial *</b>						
	Total		MCSD	Level	MUHSD	Level
Commercial/ Industrial						
<b>Fees effective (CURRENT until next change)</b>	<b>\$ 0.78</b>		<b>0.52</b>	<b>I</b>	<b>0.26</b>	<b>I</b>
* MCSD / Increase Effective Aug 21, 2022						
* MUHSD / Increase Effective July 10, 2022						
<b>NEXT FEES expect to change in year 2024</b>	<b>\$ 0.84</b>		<b>0.56</b>		<b>0.28</b>	
Effective date June 22, 2024 for MCSD						
<i>Effective date TBA, for MUHSD</i>						
Storage Facilities						
<b>ESTIMATE \$.18 = .12 MCSD + .06 MUHSD</b>			<b>\$ 0.12</b>		<b>TBA</b>	
Effective date TBA in year 2024						

<b>Residential / Level 1 Fees *</b>						
	Total		MCSD	Level	MUHSD	Level
Current Fees (current until next change)						
Construction & (addition sq.ft.) LEVEL 1						
Residential / Level 1						
<b>Fees effective (CURRENT)</b>	<b>\$ 4.79</b>		<b>3.19</b>	<b>I</b>	<b>1.6</b>	<b>I</b>
* MCSD / Increase Effective Aug 21, 2022						
* MUHSD / Increase Effective July 10, 2022						
<b>NEXT FEES starting during 2024</b>	<b>\$ 5.17</b>		<b>3.45</b>		<b>1.72</b>	
Effective date June 22, 2024 for MCSD						
<i>Effective date TBA, for MUHSD (\$1.72 estimate4 amount)</i>						
* non-mitigation special agreement						

FOR REFERENCE ONLY

School Fees per Square Foot

<b>Fees for Bellevue Ranch (agreement) **</b>						
	Total		MCSD		MUHSD	
Bellevue Ranch						
<b>Fees effective 6/1/2023 thru 5/31/2024</b>	<b>\$ 9.54</b>		<b>5.64</b>		<b>3.9</b>	
Bellevue Ranch						
<b>Next Fees effective 6/1/2024 thru 5/31/2025</b>	<b>\$ 10.20</b>		<b>6.03</b>		<b>4.17</b>	

\*\* Bellevue Ranch Agreement / (Mitigation Agreement)

<b>***Fees for Moraga / Lakemont (agreement)</b>						
<b>School Fee for Moraga / Lakemont/ effective change/ Increase on Jan 01, 2022</b>						
	Total		MCSD		MUHSD	
Lakemont/Moraga of Merced						
<b>One time Special Tax (One time-Impact Fee)</b>	<b>\$ 5.99</b>	<b>=</b>	<b>3.77</b>		<b>2.22</b>	
CFD No 1 / EMCPPFA (JPA)	<b>\$ 5.41</b>	<b>=</b>	<b>3.38</b>		<b>2.03</b>	
Escalated School Impact Fees Valid	<b>\$ 11.40</b>					
(Effective >> January 01, 2022)						
Reconciliation Fees >> (if applicable)	<b>\$ 11.40</b>		<b>7.15</b>		<b>4.25</b>	
As per Section 3.4 School Impact Mitigation Agreement Between MCSD / MUHSD and Lakemont LWH, LLC regarding New Residential Lots/ (2 Agreements)						
<i>NOTE: All 520 lots, have issued Permit &amp; Certificate, not need to adjust/increase One time Special Tax fees.</i>						

\*\*\* Lakemont -Moraga Agreement/ (Mitigation Agreement)

FEES - TABLE FOR REFERENCE ONLY Update/ Summary 4/24/2024

Christopher Colston  
chris@powerhouserealty.com  
Office: 209-250-2121  
State Lic: 01397247



**Closed** • **Single Family Residence**

**4603 Irma Dr Merced 95348**

**3 beds, 3 full baths • 1,750 sqft • 6,502 sqft lot • \$299.30/sqft • Built in 2023**

**\$523,768/\$523,768**

**0 days on the market**

**Listing ID: MC24117094**

Spacious Living: With 3 bedrooms, 3 bathrooms and a Den, there's ample space for your family to spread out and enjoy. Gourmet Kitchen: Cook up culinary delights in the modern kitchen equipped with plenty of counter space. Two Car Garage: Keep your vehicles safe and sound in the attached 2-car garage. New Construction: Enjoy the benefits of a brand-new home with all the latest features and finishes. Proximity to UC Merced: Perfect for faculty, staff or students, this home is conveniently located near UC Merced, making your daily commute a breeze. Leased Solar

## DETAILS

- Sold On 06/10/2024
- Levels: One
- Standard sale
- 2 Garage spaces/Attached Garage
- 2 Total carport spaces
- Assessments: CFD/Mello-Roos
- \$1 (Public Records)
- SellerConsiderConcessionYN:
- View: Neighborhood
- Cooling: Central Air
- Heating: Central
- Merced Union School District
- Buyer Agency Compensation: 1.5%

Presented By

**Christopher Colston**

State License #: 01397247

Cell Phone: 209-485-1572

Fax: 866-634-9898

**Powerhouse Realty**

State License #: 01890104

2853 Geer RD, Ste B

Turlock, 95382

Christopher Colston

chris@powerhouserealty.com

Office: 209-250-2121

State Lic: 01397247



**Closed** • **Single Family Residence**

**\$570,000/\$570,000**

**4604 Irma Dr Merced 95348**

**0 days on the market**

**3 beds, 3 full baths • 1,750 sqft • 6,671 sqft lot • \$325.71/sqft • Built in 2023**

**Listing ID: MC24126780**

Spacious Living: With 3 bedrooms, 3 bathrooms and a Den. There's ample room for your family to spread out and enjoy. Gourmet Kitchen: Cook up culinary delights in the modern kitchen equipped with plenty of counter space. Two-Car Garage: Keep your vehicles safe and sound in the attached 2-car garage. New Construction: Enjoy the benefits of a brand-new home with all the latest features and finishes. Proximity to UC Merced: Perfect for faculty, staff, or students, this home is conveniently located near UC Merced, making your daily commute a breeze. Leased Solar.

## DETAILS

- Sold On 05/29/2024
- Levels: One
- Standard sale
- 2 Garage spaces/Attached Garage
- Assessments: CFD/Mello-Roos
- \$1 (Public Records)
- SellerConsiderConcessionYN:
- View: Neighborhood
- Cooling: Central Air
- Heating: Central
- Menifee Union School District
- Buyer Agency Compensation: 2%

Presented By

**Christopher Colston**

State License #: 01397247

Cell Phone: 209-485-1572

Fax: 866-634-9898

**Powerhouse Realty**

State License #: 01890104

2853 Geer RD, Ste B

Turlock, 95382

Christopher Colston  
chris@powerhouserealty.com  
Office: 209-250-2121  
State Lic: 01397247



**Closed** • **Single Family Residence**

**839 Courtney Ct Merced 95348**

**5 beds, 3 full baths • 2,752 sqft • 10,707 sqft lot • \$234.98/sqft • Built in 2024**

**\$646,661/\$646,661**

**0 days on the market**

**Listing ID: MC24073334**

Spacious Living: With 5 bedrooms and 3 bathrooms, there's ample space for your family to spread out and enjoy. Gourmet Kitchen: Cook up culinary delights in the modern kitchen equipped with plenty of counter space. Two-Car-Garage: Keep your vehicles safe and sound in the attached 2-car garage. New Construction: Enjoy the benefits of a brand-new home with all the latest features and fixtures. Proximity to UC Merced: Perfect for faculty, staff, or students this home is conveniently located near UC Merced, Making your daily commute a breeze. Leased Solar.

## DETAILS

- Sold On 07/26/2024
- Levels: Two
- Standard sale
- 2 Garage spaces/Attached Garage
- Assessments: CFD/Mello-Roos
- \$1,289 (Estimated)
- SellerConsiderConcessionYN:
- View: Neighborhood
- Cooling: Central Air
- Heating: Central
- Merced Union School District
- Buyer Agency Compensation: 2%

Presented By

**Christopher Colston**

State License #: 01397247

Cell Phone: 209-485-1572

Fax: 866-634-9898

**Powerhouse Realty**

State License #: 01890104

2853 Geer RD, Ste B

Turlock, 95382



**HOME AT GROUSE HAVEN**

# 775 Grouse Ct (The Chadwell - 1718)







from **\$601,780**

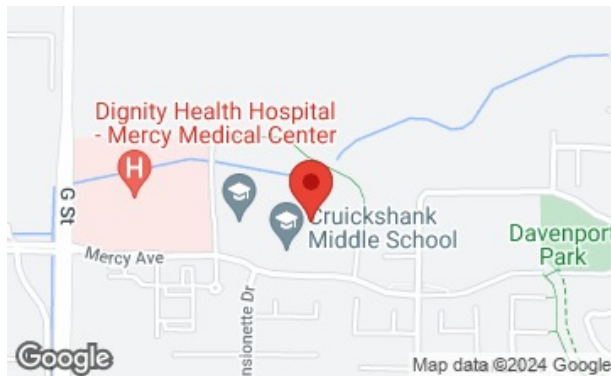
[Schedule an appointment](#)

**1,718 Sq Ft** | **2 BA** | **3 BR** | **3 GR**

-  Single Family
-  3 Bedrooms
-  Living Room
-  Walk In Closets

-  1,718 Sq Ft
-  2 Bathrooms
-  Patio

-  1 Story
-  3 Car Garage
-  Porch



**COMMUNITY LOCATION**

4604 Irma Drive. Merced, CA 95340

**PHONE NUMBER**

888-225-6896

**HOURS**

Open Daily: Monday-Friday 11:00am-5:30pm  
Saturday-Sunday 10:00am-6:00pm

[Driving Directions](#)

**M. STEPHEN JONES**

County Recorder

**RECORDING REQUESTED BY:**

City of Merced, A California Charter  
Municipal Corporation

CM City of Merced

G

**WHEN RECORDED MAIL TO:**

City of Merced  
City Clerk  
678 West 18<sup>th</sup> Street  
Merced, California 95340

Doc#: 2004-051809



Titles:	1	Pages:	27
Fees	0.00		
Taxes	0.00		
Other	0.00		
PAID	\$0.00		

(Above for Recorder's Use Only)

**DEVELOPER AGREEMENT**

THIS AGREEMENT is made and entered into as of this 2nd day of August 2004 by and between the City of Merced, a California Charter Law Municipal Corporation ("City") and Pete Bandoni and Vicki Bandoni ("Owner").

**WITNESSETH**

WHEREAS, Owner has applied to the City for annexation and pre-zoning for the property located at the northeast corner of Cardella Road and "G" Street; and as legally described on Exhibit "A" attached hereto and incorporated herein by this reference; and,

WHEREAS, City is willing to consider Owner's request provided that certain conditions are met.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, the parties hereto agree as follows:

1. Owner, for himself and all successors thereto, agrees to pay all City and school district fees, taxes, and/or assessments in effect on the date of subdivision and/or permit approval, any increase in those fees, taxes, and/or assessments, and any new fees, taxes, and/or

assessments which are in effect at the time building permits are issued, which may include public facility impact fees, other impact fees as applicable, and any Mello-Roos taxes—whether for infrastructure, services, or any other activity or project authorized by the Mello-Roos law, etc., (and to comply with the additional conditions set forth in Exhibit “B,” attached hereto and incorporated herein by this reference). 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 mandates or permits payment of such fees, taxes, and/or assessments at an earlier or subsequent time.

2. Owner desires to comply with the conditions of approval set forth on Exhibit “B” and within this Agreement and acknowledges that the conditions are necessary to mitigate the environmental damage caused by Owner’s development or are necessary to offset the costs to the City generated by Owner’s development including sewer connection costs pursuant to Chapter 15.16 of the Merced Municipal Code.

3. Owner agrees to pay all sewer connection costs imposed by the City as delineated in Section 15.16.070 of the Merced Municipal Code and to pay all other costs required by Chapter 15.16 of the Merced Municipal Code.

4. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and 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, Owner 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 another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

5. City, on its part, agrees to annex the subject property (City approvals) in accordance with Exhibit "C."

6. No building permit or other permit shall be issued that is not in compliance with this Agreement.

7. It is expressly agreed that this Agreement is not intended to limit the power of the City to impose other requirements, limitations, or fees, etc., as a condition of development, and does not relieve the Owner from complying with all other requirements that may be imposed as a condition of development, whether now in existence or hereinafter imposed by the City whether by zone change, subdivision map approval, ordinance, resolution, use permit, or otherwise.

8. To the extent allowed by law, the conditions of this Agreement constitute covenants running with the land, and shall be enforceable by the City or by any present or future owner of any of the land described in Exhibit "A."



9. Owner agrees to comply with and abide by the conditions of approval as set forth in Planning Commission Resolution No. 2778, which is incorporated herein by this reference.

10. In the event of default by Owner, and in addition to any other remedy available to the City, the City shall have the right to rezone the land back to its original designation and/or to de-annex the land as appropriate.

11. In the event that either City or the Owner shall at any time or times waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or any other covenant, condition or obligation. Waiver shall not be deemed effective until and unless signed by the waiving party.

12. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this agreement shall be held exclusively in a state court in the County of Merced.

13. This Agreement shall not be amended, modified, or otherwise changed unless in writing and signed by both parties hereto.

14. This Agreement constitutes the entire understanding and agreement of the parties and supersedes all previous and/or contemporaneous understanding or agreement between the parties with respect to all or any part of the subject matter hereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first above written.

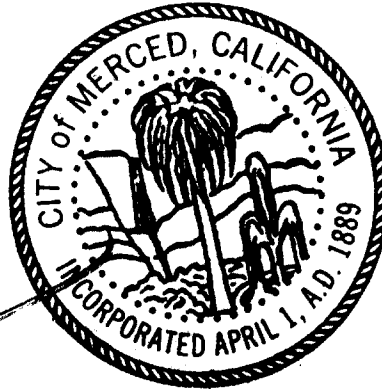
CITY OF MERCED  
A California Charter Law Municipal Corporation

BY: 

City Manager

ATTEST:  
JAMES G. MARSHALL, CITY CLERK

BY: *Dorothy C. Penner*  
Deputy City Clerk



(SEAL)

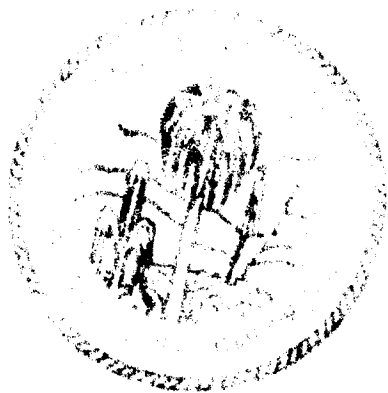
APPROVED AS TO FORM:

BY: *[Signature]*  
City Attorney

ACCOUNT DATA: *No funds required - Ac 7-21-04*

BY: *[Signature]*  
Verified by Finance Officer

*Signatures continued on next page.*





OWNER:

PETE BANDONI

Pete Bandoni  
(Signature)

VICKI BANDONI

Vicki Bandoni  
(Signature)

Taxpayer I.D. No. 568-58-2025

ADDRESS: 1550 E. Cardillo Rd.  
Merced, CA 95340

TELEPHONE: (209) 722-0123

FACSIMILE: (209) 725-9120

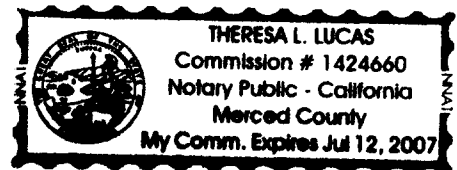
E-MAIL: Bandoni@cella000.net

State of California )  
County of Merced )

On, July 28, 2004, before me, the undersigned, a Notary Public, in and for said State and County, personally appeared PETE BANDONI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (is) are subscribed to the within instrument acknowledged to me that (he) /she/they executed the same in (his) /her/their capacity(ies), and that by (his) /her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Theresa L Lucas  
Notary Public

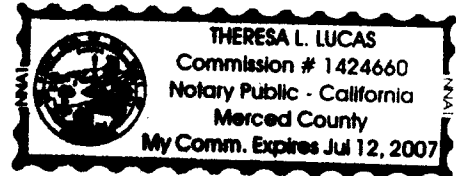


State of California        )  
  )  
County of Merced        )

On, July 28, 2004, before me, the undersigned, a Notary Public, in and for said State and County, personally appeared VICKI BANDONI, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Theresa L Lucas  
Notary Public



Description  
Of  
Property

All that certain real property being the South one-half of the Southwest one-quarter of Section 5, Township 7 South, Range 14 East, Mount Diablo Base and Meridian, County of Merced, State of California, as shown on the Record of Survey for "Pete Bandoni" recorded in Volume 13, of Maps, Page 39 more particularly described as follows:

**Beginning** at the Southwest corner of said Section 5, thence North 00 degree 44' 00" East, 1,324.10 feet along the west line of said Section 5, to the northwest corner of the said South one-half of the Southwest one-quarter of Section 5, thence North 89 degree 54' 28" East, 2,636.92 feet, along the north line of the said South one-half of the Southwest one-quarter of Section 5 to the northeast corner of the said South one-half of the Southwest one-quarter of Section 5, thence South 00 degree 47' 18" West, 1,323.22 feet, along the west line of the said South one-half of the Southwest one-quarter of Section 5 to the southeast corner of the said South one-half of the Southwest one-quarter of Section 5, thence South 89 degree 53' 18" West, 2,635.66 feet, along the south line of Section 5, to the **Point of Beginning** and containing 80.10 acres, more or less.

End of Document

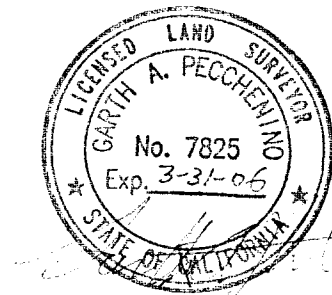


EXHIBIT A

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

**Resolution #2778**

**WHEREAS**, the Merced City Planning Commission at its regular meeting of June 23, 2004, held a public hearing and considered **Annexation/Pre-zoning Application #03-02, Establishment of Planned Development #53, and Environmental Review #03-23**, initiated by Pete and Vicki Bandoni, property owners. This application involves annexation of 76.1 acres to the City of Merced to be pre-zoned "Low Density Residential" (R-1-5) for approximately 5 acres, 51.1 acres will be pre-zoned "Planned Development" (P-D) with a "Village Residential" designation and approximately 20 acres will be pre-zoned "Planned Development" (P-D) with a designation as "Neighborhood Commercial" (C-N). The property is generally located at the northeast corner of Cardella Road and G Street within the City's Specific Urban Development Plan (SUDP); also known as Assessor's Parcel No. 060-030-007; and,

**WHEREAS**, the Merced City Planning Commission concurs with Findings A through J of Staff Report #04-24; and,

**WHEREAS**, after reviewing the City's Expanded Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to recommend to City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program (Attachment A), and approval of Annexation Application #03-02, Pre-zoning Application #03-02, and Establishment of Planned Development #53, subject to the following conditions:

1. Approval of the Annexation/Pre-zoning is subject to the applicants entering into a written (developer) 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 regional traffic impact fees, a Parsons Avenue impact fee, Mello-Roos, etc.; said agreement to be approved by the City Council prior to the adoption of the ordinance or resolution.



PLANNING COMMISSION RESOLUTION #2778

Page 2

June 23, 2004

2. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the Engineering Department.
3. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
4. The developer/applicant shall indemnify, protect, defend, 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 such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
5. 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.

PLANNING COMMISSION RESOLUTION #2778

Page 3

June 23, 2004

6. Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before final map approval. 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.
7. The timing of the connection of Project streets to G Street and Cardella Road will be addressed at the tentative subdivision map stage in order to ensure adequate access on and off the Project site.
8. The project shall include dedication of right-of-way and the improvement of two arterials: (1) G Street; and, (2) Cardella Road, respectively, per City standards. Details to be addressed at the tentative map stage.

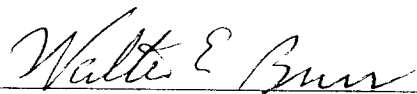
Upon motion by Commissioner Lopez, seconded by Commissioner Fisher, and carried by the following vote:

AYES: Commissioners Lopez, Fisher, Eisenhart, and Chairman Burr

NOES: Commissioner Conte

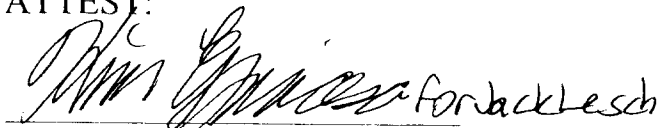
ABSENT: Commissioners Pollard and Shankland

Adopted this 23<sup>rd</sup> day of June, 2004



Chairman, Planning Commission of  
the City of Merced, California

ATTEST:



Secretary

Attachment A - Mitigation Monitoring Program

tll/P.RES:#2778 Bandoni Annexation

**EXPANDED INITIAL STUDY #03-23**  
for  
**BANDONI ANNEXATION TO THE CITY**  
**OF MERCED**

*Appendix A*  
**Mitigation Monitoring Program**

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**MITIGATION MONITORING CONTENTS**

This mitigation monitoring program includes a brief discussion of the legal basis and purpose of the mitigation monitoring program, a key to understanding the monitoring matrix, a discussion of noncompliance complaints, and the mitigation monitoring matrix itself.

**LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM**

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The City of Merced has adopted its own "Mitigation Monitoring and Reporting Program" (MMC 19.28). The City's program was developed in accordance with the advisory publication, *Tracking CEQA Mitigation Measures*, from the Governor's Office of Planning and Research.

As required by MMC 19.28.050, the following findings are made:

- 1) The requirements of the adopted mitigation monitoring program for the Bandoni Project shall run with the real property that is the subject of a General Plan Amendment/Annexation to the City of Merced. Successive owners, heirs, and assigns of this real property are bound to comply with all of the requirements of the adopted program.
- 2) Prior to any lease, sale, transfer, or conveyance of any portion of the subject real property, the applicant shall provide a copy of the adopted program to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.

**MITIGATION MONITORING PROCEDURES**

In most cases, mitigation measures can be monitored through the City's construction plan approval/plan check process. When the approved project plans and specifications, with mitigation measures, are submitted to the City Development Services Department, a copy of the monitoring checklist will be attached to the submittal. The Bandoni Annexation Mitigation Monitoring Checklist will be filled out upon project approval with mitigation measures required. As project plans and specifications are checked, compliance with each mitigation measure can be reviewed.

**ATTACHMENT A**

In instances where mitigation requires on-going monitoring, the Mitigation Monitoring Checklist will be used until monitoring is no longer necessary. The Development Services Department will be required to file periodic reports on how the implementation of various mitigation measures is progressing or is being maintained. Department staff may be required to conduct periodic inspections to assure compliance. In some instances, outside agencies and/or consultants may be required to conduct necessary periodic inspections as part of the mitigation monitoring program. Fees may be imposed per MMC 19.28.070 for the cost of implementing the monitoring program.

#### **GENERAL PLAN MITIGATION MEASURES**

As a second tier environmental document, the *Expanded Initial Study for Bandoni Annexation to the City of Merced* incorporates some mitigation measures adopted as part of the *Merced Vision 2015 General Plan Program Environmental Impact Report* (SCH# 95082050), as mitigation for potential impacts of the Project. Therefore, following the Bandoni Annexation Mitigation Monitoring Checklist (starting on page A-11) is a list of these relevant General Plan mitigation measures along with the General Plan Mitigation Monitoring Checklists (Forms A and B) to be used to verify that the General Plan mitigation measures have been met.

#### **NONCOMPLIANCE COMPLAINTS**

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the Director of Development Services in written form providing specific information on the asserted violation. The Director of Development Services shall cause an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure has occurred, the Director of Development Services shall cause appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue. Merced Municipal Code (MMC) Sections 19.28.080 and 19.28.090 outline the criminal penalties and civil and administrative remedies which may be incurred in the event of noncompliance. MMC 19.28.100 spells out the appeals procedures.

#### **MONITORING MATRIX**

The following pages provide a series of tables identifying the mitigation measures proposed specifically for the Bandoni Annexation. The columns within the tables are defined as follows:

- |  |   |
|--|---|
| <b>Mitigation Measure:</b>             | Summarizes the Mitigation Measure (referenced by number) identified in <i>Expanded Initial Study #03-23</i> .                         |
| <b>Timing:</b>                         | Identifies at what point in time or phase of the project that the mitigation measure will be completed.                               |
| <b>Agency/Department Consultation:</b> | This column references any public agency or City department with which coordination is required to satisfy the identified mitigation. |
| <b>Verification:</b>                   | These columns will be initialed and dated by the individual designated to verify adherence to the project specific mitigation.        |

**Bandoni Family Annexation  
 Mitigation Monitoring Checklist**

Project Name: \_\_\_\_\_ File Number: \_\_\_\_\_  
 Approval Date: \_\_\_\_\_ Project Location: \_\_\_\_\_  
 Brief Project Description: \_\_\_\_\_

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City of Merced's Mitigation Monitoring Requirements (MMC 19.28) with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

<i>Mitigation Measure</i>	<i>Timing</i>	<i>Agency or Department Consultation</i>	<i>City Verification (date and initials)</i>
<p align="center"><b>2. AGRICULTURAL RESOURCES</b></p> <p>2-1 A provision shall be recorded by the applicants/developer or successors, at time of sale of any residentially-zoned property within the project that lies within 1,000 feet of the external boundary of any non-project property which currently has an active agricultural operation (including 4-H projects), or has had an agricultural operation on it during the calendar year preceding the year within which the sale takes place. This provision shall notify the buyer(s) and any subsequent owner(s) of the possible inconvenience or discomfort of farming operations, arising from the use of agricultural chemicals, including pesticides, and fertilizers, as well as from the pursuit of agricultural operations including plowing, spraying, and harvesting which occasionally generate dust, smoke, noise and odor, and the priority to which Merced County places on agricultural operations.</p>	<p align="center"><i>Building Permits</i></p>	<p align="center"><i>City Planning &amp; Inspection Services</i></p>	

Mitigation Measure	Timing	Agency or Department Consultation	City Verification (date and initials)
<p>2-2. The Project site shall be professionally designed and landscaped in a manner sensitive to the rural and agricultural surroundings. Trees shall be planted along the North and East Project boundaries and all landscaping shall be designed to minimize the impact of ambient odor and noise on the planned residential areas.</p>			
<b>AIR QUALITY</b>			
<p>3-1. All active portions of construction sites, earthen access roads, and material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day. Where feasible, reclaimed water shall be used.</p>	Building Permits	City Inspection Services	
<p>3-2. All clearing, grading, earth moving, or excavation activities shall cease during periods of winds greater than 20 miles per hour averaged over one hour.</p>	Building Permits	City Inspection Services	
<p>3-3. All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.</p>	Building Permits	City Inspection Services	
<p>3-4. The area disturbed by clearing, earth moving, or excavation activities shall be minimized at all times. This can be accomplished by mowing instead of disking for weed control and seeding and watering inactive portions of the construction site until grass is evident, if construction time frames warrant.</p>	Building Permits	City Inspection Services	
<p>3-5. Construction site vehicle speeds shall be limited to 15 miles per hour.</p>	Building Permits	City Inspection Services	
<p>3-6. If used, petroleum-based dust palliatives shall meet the road oil requirements of the District's rule regarding Cutback Asphalt Paving Materials.</p>	Building Permits	SJVUAPCD	

<i>Mitigation Measure</i>	<i>Timing</i>	<i>Agency or Department Consultation</i>	<i>City Verification (date and initials)</i>
3-7. Streets adjacent to the Project site shall be swept as needed to remove silt and/or mud that may have accumulated from construction activities. The streets are required to be wet prior to or in conjunction with rotary sweeping.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-8. All internal combustion engine-driven equipment shall be properly maintained and well tuned according to the manufacturer's specifications.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-9. When reasonably available and economically feasible, diesel powered or electric equipment shall be utilized in lieu of gasoline powered engines.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-10. Construction activities shall minimize obstruction of through traffic lanes adjacent to the site and a flag person shall be retained to maintain safety adjacent to existing roadways.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-11. Prior to issuance of building permits, the project will be required to comply with District Regulation VIII. Specifically, the rules that apply to this project are: Rule 8010 (Administrative Requirements) and Rule 8020 (Construction, Demolition, Excavation, and Extraction Activities). Additional rules that may apply to this project depending on construction practices employed are: Rule 8030 (Handling and Storage of Bulk Materials), Rule 8060 (Paved and Unpaved Roads), and Rule 8070 (Parking, Shipping, Receiving, Transfer, Fueling, and Service Areas).	<i>Building Permits</i>	<i>SJVUAPCD</i>	
3-12. If public transit is available in the area, a public transit stop shall be located within safe walking distance from the Project site or included as part of the Project. (Details to be worked out with Merced County Transit staff at the tentative map stage.)	<i>Tentative Subdivision Map</i>	<i>City Planning and Merced County Transit Service</i>	
3-13. Provide low nitrogen oxide (NOx) emitting and/or high efficiency water heaters.	<i>Building Permits</i>	<i>City Inspection Services</i>	

<i>Mitigation Measure</i>	<i>Timing</i>	<i>Agency or Department Consultation</i>	<i>City Verification (date and initials)</i>
3-14. Planting of deciduous trees on the south and westerly facing sides of buildings.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-15. If fireplaces are proposed, only natural gas fireplaces, EPA-certified wood burning fireplaces/stoves, or pellet fueled heater should be installed. Conventional open-hearth fireplaces should not be permitted.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-16. Sidewalks and bikepaths should be installed throughout as much of the project as possible and should be connected to any nearby open space areas, parks, schools, commercial areas, etc.	<i>Tentative Subdivision Map</i>	<i>City Planning</i>	
3-17. Natural gas lines and electrical outlets should be installed in patio areas to encourage the use of gas barbecues and electric yard tools.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-18. Energy efficient design including automated control system for heating/air conditioning and energy efficiency beyond Title 24 requirements, lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof materials to reflect heat.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-19. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-20. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operation are occurring. ( the use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting t limit the visible dust emissions.)	<i>Building Permits</i>	<i>City Inspection Services</i>	
3-21. Limit the hours of operation of heavy duty equipment to between 7 a.m. and 7 p.m. and/or the amount of equipment in use. (See also mitigation measure 11-2).	<i>Building Permits</i>	<i>City Inspection Services</i>	



Mitigation Measure	Timing	Agency or Department Consultation	City Verification (date and initials)
<p><b>4) BIOLOGICAL RESOURCES</b></p> <p>4-1. If any trees directly adjacent to the Project site have been determined to be potential nesting sites for raptors then a pre-construction survey shall be conducted and appropriate measures to avoid disturbing all identified nesting raptors shall be implemented at that time.</p>	<p>Tentative Subdivision Map</p>	<p>City Planning</p>	
<p><b>5) CULTURAL RESOURCES</b></p> <p>5-1. If evidence of archaeological artifacts is discovered during construction, all operations within an area at and adjacent to the discovered site shall halt until a qualified archaeologist determines the extent of significance of the site.</p>	<p>Building Permits</p>	<p>City Planning</p>	
<p>5-2. On-site preservation of a resource is the preferred alternative. Preserving a cultural deposit maintains the artifacts in context and may prevent inadvertent discovery of, or damage to, human burials. Preservation may be accomplished through a number of means such as capping or covering the site with a layer of soil, fencing the site area, and/or incorporation of the resource in a park area.</p>	<p>Building Permits</p>	<p>City Planning</p>	
<p><b>6. GEOLOGY AND SOILS</b></p>			
<p>6-1. Prior to approval of a tentative subdivision map, the City shall review plans for drainage and stormwater run-off control systems and their component facilities to ensure that these systems are non-erosive in design.</p>	<p>Building Permits</p>	<p>City Inspection Services</p>	

Mitigation Measure	Timing	Agency or Department Consultation	City Verification (date and initials)
<p>6-2. Upon completion of phased construction, subsequent phases shall re-vegetate all exposed soil surfaces within 30 days, or as otherwise approved by the City, to minimize potential topsoil erosion. Reasonable alternatives to re-vegetation may be employed, especially during peak high temperature periods or to avoid negative impacts to nearby agricultural activities, subject to the approval of the City.</p>	<p>Building Permits</p>	<p>City Inspection Services</p>	
<p>6-3. Projects under review shall be required to submit temporary erosion control plans for construction activities.</p>	<p>Building Permits</p>	<p>City Inspection Services</p>	
<p>6-4. Prior to the issuance of building permits, the applicant shall retain a qualified geologist or qualified soil specialist to conduct soil samples throughout the Project area to identify expansive soils, and those areas shall be identified on a map for the City.</p>	<p>Building Permits</p>	<p>City Inspection Services</p>	
<p>6-5. Building plans shall be reviewed by a registered engineer or other professional specializing in geo-technical assessments to ensure that the soils can support the load..</p>	<p>Building Permits</p>	<p>City Inspection Services</p>	
<p><b>8) HYDROLOGY AND WATER QUALITY</b></p>			
<p>8-1. Prior to approval of a tentative subdivision map, the applicant shall demonstrate to the City that storm drainage facilities are adequate to meet Project demands and that improvements are consistent with the Merced County Critical Area Flooding and Drainage Plan and/or the City's Storm Drainage Master Plan.</p>	<p>Tentative Subdivision Map</p>	<p>City Planning</p>	
<p>8-2. Prior to approval of building permits, the applicants shall demonstrate to the City that temporary erosion control measures will be followed during construction.</p>	<p>Building Permits</p>	<p>City Planning</p>	

<i>Mitigation Measure</i>	<i>Timing</i>	<i>Agency or Department Consultation</i>	<i>City Verification (date and initials)</i>
<p><b>11) NOISE</b></p> <p>11-1. Residential development on the Project site shall meet acceptable noise level standards as follows:</p> <ul style="list-style-type: none"> <li>• A maximum of 45 dB for interior noise level for residential projects.</li> <li>• A maximum of 60 dB for exterior noise level, especially when outdoor activities are important components of a project.</li> <li>• A maximum of 65 dB when all the best available noise-reduction techniques have been exhausted without achieving 60 dB, and the strict application of such a maximum becomes a hindrance to development needed or typical for an area.</li> </ul>	<p><i>Building Permits</i></p>	<p><i>City Inspection Services</i></p>	
<p>11-2. Grading and construction activity shall be limited to daylight hours (between 7 a.m. and 7 p.m.) in areas where noise sensitive receptors (i.e. adjacent single-family development) are located.</p>	<p><i>Building Permits</i></p>	<p><i>City Inspection Services</i></p>	
<p>11-3. In noise sensitive areas, construction equipment, compressors, and generators shall be fitted with heavy duty mufflers specifically designed to reduce noise impacts.</p>	<p><i>Building Permits</i></p>	<p><i>City Inspection Services</i></p>	
<p>11-4. The buildings shall be setback an appropriate distance and be oriented in such a manner as to minimize noise impacts to surrounding residential and commercial uses.</p>	<p><i>Building Permits</i></p>	<p><i>City Inspection Services</i></p>	

Mitigation Measure	Timing	Agency or Department Consultation	City Verification (date and initials)
<p><b>13) PUBLIC SERVICES</b></p> <p>13-1 Prior to the issuance of building permits, the applicant shall be responsible for the payment of school facility impact fees as adopted by the Merced City School District and Merced Union High School District.</p>	<p><i>Building Permits</i></p>	<p><i>City Inspection Services</i></p>	
<p><b>14) RECREATION</b></p> <p>14-1. The Project developers shall work with the City to locate a neighborhood park site within the Project boundaries or in the general vicinity. (Details to be addressed at the tentative subdivision map stage.)</p>	<p><i>Tentative Subdivision Map</i></p>	<p><i>City Planning</i></p>	
<p><b>15) TRANSPORTATION AND TRAFFIC</b></p> <p>15-1 The Project shall pay all fees as required under the City's Public Facilities Impact Fees (Chapter 17.62 of the Merced Municipal Code) prior to building permit issuance.</p>	<p><i>Building Permits</i></p>	<p><i>City Inspection Services</i></p>	
<p>15-2 <i>Cardella Road and G Street:</i> The developer shall construct and dedicate any remaining improvements on their half of the right-of-way for both Cardella Road and G Street along the Project boundaries. The developer shall construct full frontage improvements (curb, gutter, sidewalks, street trees, street lights, etc.) on street frontage and at least one travel lane in each direction on each street. The timing of construction of the improvements shall be determined at the subdivision map stage. Construction is subject to reimbursement per Merced Municipal Code (MMC) section 17.58 and/or the Administrative Policy of the Public Facilities Impact Fees (City Council Resolution #2003-93), whichever is applicable.</p>	<p><i>Tentative Subdivision Map</i></p>	<p><i>City Planning</i></p>	

Mitigation Measure	Timing	Agency or Department Consultation	City Verification (date and initials)
<p>15-5 <i>Local and Collector Streets:</i> The developer shall be responsible for construction and dedication of all interior collector and local streets within the Project boundaries. Construction shall meet all the requirements of the most recent edition of the City of Merced's <i>Standard Designs for Common Engineering Structures</i>. No reimbursement is available for these roadways.</p>	<p>Tentative Subdivision Map</p>	<p>City Planning</p>	
<p>15-6 <i>Contributions for Improvements at Required Intersections:</i> The developer shall be responsible for 25% of the cost for two, four-way signaled intersections on Cardella Road, one will be located at ¼ mile and the other a ½ east of G Street. The timing of construction of the improvements shall be determined at the subdivision map stage. Construction is subject to reimbursement per Merced Municipal Code (MMC) section 17.58 and/or the Administrative Policy of the Public Facilities Impact Fees (City Council Resolution #2003-93), whichever is applicable.</p>	<p>Tentative Subdivision Map</p>	<p>City Planning and County Planning</p>	
<p><b>16) UTILITIES</b></p>			
<p>16-1 Prior to approval of a tentative subdivision map, the City shall review the Project application to ensure that wastewater facilities are adequate to meet Project service demands and are consistent with wastewater master plans.</p>	<p>Tentative Subdivision Map</p>	<p>City Planning</p>	

**Copies of This Form Distributed To:**

City Council \_\_\_\_\_ City Manager \_\_\_\_\_ Dev Serv Dir. \_\_\_\_\_ Public Works Dir. \_\_\_\_\_ City Engineer \_\_\_\_\_ Fire Chief \_\_\_\_\_  
 Police Chief \_\_\_\_\_ Leisure Serv. Dir. \_\_\_\_\_ County of Merced (Dept. \_\_\_\_\_) Other (List \_\_\_\_\_)  
 Responsible Agency: (List \_\_\_\_\_)

**I hereby certify that I have inspected the project site and that the above information is true to the best of my knowledge.**

Name: (Print) \_\_\_\_\_ Representing: (Agency/Firm) \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICABLE MITIGATION MEASURES OF THE GENERAL PLAN EIR—BANDONI ANNEXATION**

<i>Mitigation Measure</i>	<i>Timing</i>	<i>Agency or Department Consultation</i>	<i>City Verification (date and initials)</i>
<p><b><i>Plant/Animal Life</i></b></p> <p>3-a) When site-specific development proposals are submitted to the City for review and action, surveys should be conducted for special-status species prior to the disturbance of potentially suitable habitat. All surveys will be conducted in accordance with applicable state and federal guidelines.</p>	<i>Tentative Subdivision Map</i>	<i>City Planning</i>	Completed in August 2003 with Biological Resources Inventory by Live Oaks Associates (Appendix D)
<p><b><i>Traffic/Circulation</i></b></p> <p>7-a) Appropriate traffic studies shall be prepared for all development projects which can be expected to reduce a road segment or intersection levels of service below "D."</p> <p>7-b) The City shall require all development proposals to contribute, based on their proportionate share of impact, to circulation system improvements necessary to maintain at least a level of service "D" on all road segments and intersections impacted by the development project.</p>	<i>Tentative Subdivision Map</i>	<i>City Planning</i>	
<p><b><i>Public Facilities/Services</i></b></p> <p>8c) Site designs will need to be reviewed to assure that development does not hinder efficient and cost-effective public services delivery.</p> <p>8-d) Development projects will be required to pay public facilities impact fees as established by the City in accordance with the requirements of State law.</p>	<i>Tentative Subdivision Map</i>	<i>City Planning</i>	

**Merced Vision 2015 General Plan  
Environmental Mitigation Checklist Form A**

Project Name: \_\_\_\_\_ File Number: \_\_\_\_\_  
 Approval Date: \_\_\_\_\_ EIR \_\_\_\_\_ Conditional Neg. Dec. \_\_\_\_\_

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City of Merced's Mitigation Monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6)

Mitigation Measure	Type	Monitoring Dept.	Shown on Plans	Verified Implementation	Remarks
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

(Add additional Measures as Necessary)

**Explanation of Headings:**

- Type: Project, ongoing, cumulative.
- Monitoring Dept: Department or Agency responsible for monitoring a particular mitigation measure.
- Shown on Plans: When mitigation measure is shown on plans, this column will be initialed and dated.
- Verified Implementation: When a mitigation measure has been implemented, this column will be initialed and dated.
- 8-3. Remarks: Area for describing status of ongoing mitigation measure, or for other information.

**Merced Vision 2015 General Plan  
Mitigation Measure Monitoring Checklist--Form B**

**Monitoring Phase:**             Pre-Construction             Construction

**Project File Number:** \_\_\_\_\_

**Project Name:** \_\_\_\_\_

**Brief Project Description:** \_\_\_\_\_

**Project Location:** \_\_\_\_\_

**Requirement Met:**

Date	Yes	No	Description of Mitigation Measures
_____	_____	_____	1. _____
_____	_____	_____	2. _____
_____	_____	_____	3. _____
_____	_____	_____	4. _____
_____	_____	_____	5. _____

**Requirement On-Going:**

Date	Yes	No	Description of Mitigation Measures
_____	_____	_____	1. _____
_____	_____	_____	2. _____
_____	_____	_____	3. _____
_____	_____	_____	4. _____
_____	_____	_____	5. _____

Trustee Agency	Date	Yes	No
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

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\_\_\_\_\_ City Council      \_\_\_\_\_ City Manager      \_\_\_\_\_ Dev Serv Dir.      \_\_\_\_\_ Public Works Dir.  
 \_\_\_\_\_ City Engineer      \_\_\_\_\_ Fire Chief      \_\_\_\_\_ Police Chief      \_\_\_\_\_ Leisure Services Dir.  
 \_\_\_\_\_ County of Merced (Dept. \_\_\_\_\_)      \_\_\_\_\_ Other (List \_\_\_\_\_)  
 \_\_\_\_\_ Responsible Agency: (List \_\_\_\_\_)

**I hereby certify that I have inspected the project site and that the above information is true to the best of my knowledge.**

Name: (Print) \_\_\_\_\_

Representing: (Agency/Firm) \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



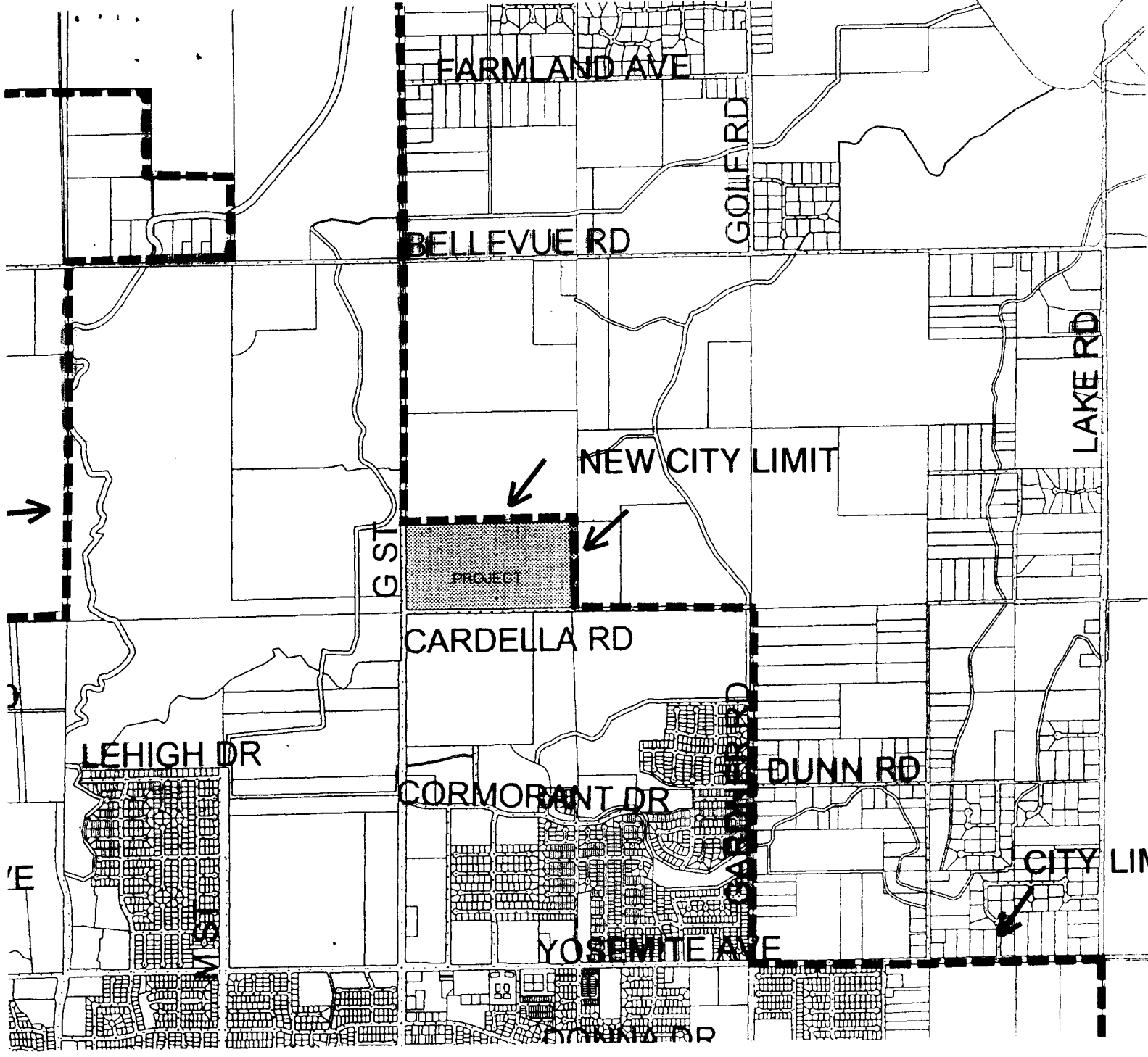


EXHIBIT C



## ADMINISTRATIVE REPORT

AGENDA

ITEM:

K-2

MTG

DATE:

8-2-04

**TO:** James G. Marshall, City Manager

**FROM:** Bill King, Principal Planner

**DATE:** July 26, 2004

**SUBJECT:** **Annexation/Prezoning Application #03-02, Establishment of Planned Development #53, and Environmental Review #03-23** initiated by Pete and Vicki Bandoni, property owners. This application involves annexation of 76.1 acres to the City of Merced with the following land use designations and pre-zoning: 5 acres designated "Low Density Residential" (LD) and pre-zoned "Low Density Residential" (R-1-5); 51.1 acres designated "Village Residential" (VR) with a pre-zone of "Planned Development" (P-D); and approximately 20 acres will be designated "Neighborhood Commercial" (C-N) with a pre-zone of "Planned Development" (P-D). The property is generally located at the northeast corner of Cardella Road and "G" Street within the City's Specific Urban Development Plan (SUDP).

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### RECOMMENDATION:

- a) Adopt a motion (by minute order) to adopt a Mitigated Negative Declaration and Mitigation Monitoring Plan regarding Initial Study #03-23 (Enclosure 1 of Planning Commission Staff Report, Attachment 4); and,
- b) Adopt Resolution #04-\_\_, "A Resolution of the City Council of the City of Merced, California, for Application by the City Council of the City of Merced to the Local Agency Formation Commission for the Annexation of Uninhabited Property Located at the Northeast Corner of Cardella Road and 'G' Street" (Attachment 5); and,
- c) Introduce Ordinance #\_\_\_\_, "An Ordinance of the City of Merced, California, Amending the Official Zoning Map by Prezoning the Property Located at the Northeast Corner of Cardella Road and G Street as 'Low Density Residential' (R-1-5) and 'Planned Development' (P-D)" (Attachment 6); subject to execution of the Developer Agreement (Attachment 7).

### POSSIBLE CITY COUNCIL ACTIONS

- 1) Approve, as recommended by Planning Commission and staff; or,
- 2) Approve, subject to modifications as conditioned by Council; or,
- 3) Deny the request completely; or,
- 4) Refer back to staff for reconsideration of specific items as requested by Council; or,
- 5) Continue item to a future Council meeting (date and time to be specified in motion).

### AUTHORITY/CODE SECTION

The State of California's Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 outlines the procedures governing the annexation of uninhabited territory to local jurisdictions. Title 19 of the Merced Municipal Code outlines environmental review procedures and Title 20 of the Merced Municipal Code (Zoning) regulates the use of land within the "Low Density Residential" and "Planned Development" zones.

### DISCUSSION

#### Background

The applicants, Pete and Vicki Bandoni, seek to annex 76.1-acres located on the northeast corner of Cardella Road and "G" Street and pre-zone the site consistent with the adopted land use designations of the *Merced Vision 2015 General Plan*. These pre-zones are "Low Density Residential" (R-1-5) and "Planned Development" (P-D) in the area of the "Urban Village." Areas to the south, southwest and west are currently within the City of Merced. Although no specific development project has been submitted with this request, none is required. Additional review and analysis of any specific development project for this site will be made by the City when those plans have been prepared and submitted for review. Consistent with the general plan goals and policies, City Staff anticipates that the site will be developed in accordance with the "Urban Village" concept (mixed use, pedestrian and transit friendly neighborhoods), containing a variety of residential dwellings (in terms of size and design) together with neighborhood commercial services, open spaces and public facilities. Along with improvements placed on private property, public facility infrastructure improvements will be

required to be put in place by the applicants as part of approved development projects such as subdivisions and conditional use permits.

#### Annexation Criteria

General Plan Implementing Action UE-1.3.f calls for the City to evaluate annexations against certain criteria, specifically: (1) Is the area contiguous to the current City limits and within the City's Specific Urban Development Plan (SUDP)? (2) Is the proposed development consistent with the land use classifications on the General Plan Land Use Diagram? (3) Can the proposed development be served by the City public utilities and services and meet acceptable standards and service levels without requiring improvements beyond which the developer will consent to provide? (4) Will this annexation result in the premature conversion of prime agricultural land? and (5) Will a non-agricultural use create conflict with adjacent or nearby agricultural uses? An analysis of how this project meets these criteria can be found on pages 7-8 of the Planning Commission Staff Report (Attachment 4). In summary, this application satisfies all five criteria.

#### Planning Commission Recommendation

On June 23, 2004, the Planning Commission held a public hearing on the proposed annexation/prezoning. There was no public testimony. The Planning Commission unanimously recommended to the City Council by a 6-0-1 vote (6 yes, 0 no, 1 absent) approval of the annexation, and pre-zoning (Planning Commission Resolution #2778, Attachment 2, and Planning Commission Minutes, Attachment 3).

#### Environmental Clearance

The Planning staff has conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration has been prepared (see Expanded Initial Study #03-23--Enclosure 1 of the Planning Commission Staff Report, Attachment 4).

#### Summary

Both the Planning Staff and Planning Commission recommend approval of this Project. No public opposition to the Project has been heard at this point. The

proposed annexation is consistent with the Urban Expansion policies of the *Merced Vision 2015 General Plan*, and the proposed designation and zoning for the site to be used as an "Urban Village" is consistent with said plan and is compatible with the adjacent land uses. The applicants will enter into a Developer Agreement to ensure that all fees associated with such development are paid to the City and the Project meets City Standards.

RESPECTFULLY SUBMITTED:



BILL KING  
PRINCIPAL PLANNER

APPROVED:



JACK D. LESCH  
DIRECTOR OF DEVELOPMENT  
SERVICES

REVIEWED AND APPROVED:



JAMES G. MARSHALL  
CITY MANAGER

ATTACHMENTS:

- 1) Vicinity Map and Annexation Map
- 2) Planning Commission Resolution #2778
- 3) Planning Commission Minute Excerpts from June 23, 2004
- 4) Planning Commission Staff Report #04-24 (Enclosure 1 for Env. Rev. #03-23)
- 5) Draft City Council Resolution (Annexation)
- 6) Draft Ordinance (Prezoning)
- 7) Developer Agreement