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*City of Merced*  
**MEMORANDUM**

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**DATE:** December 7, 2022  
**TO:** Planning Commission  
**FROM:** Francisco Mendoza-Gonzalez, Associate Planner  
**SUBJECT:** Additional Conditions to TSM #1323 (Conditions #35 - #41)

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Engineering staff and the Merced Irrigation District (MID) request that the following conditions be added to Resolution #4102 for Vesting Tentative Subdivision Map #1323 (Capella Estates).

Engineering Division Conditions:

Condition #35: A portion of the proposed basin lot shall be dedicated for the future extension of Mira Court, as required by the City Engineer.

Condition #36: The developer shall remove the existing cul-de-sac at Capella Court for the extension of Capella Court.

Condition #37: Along the Coffee Street frontage, the developer shall dedicate 48 feet towards public right-of-way for the widening of Coffee Street.

Merced Irrigation District Conditions:

Condition #38: The developer shall reach-out to the Merced Irrigation District to determine if a storm drainage agreement is required for storm drainage discharge to MID facilities.

Condition #39: The developer shall re-route or replace the private irrigation line from MID Well No. 87 that goes through the subject site to serve the adjacent parcels to the south at Assessor Parcel Numbers 061-261-030 and 061-261-031. The developer shall work with MID to determine the need, size, and location of these lines.

Condition #40: If there is a private irrigation line from the MID Doane Lateral A that goes through the subject site along the west side of Coffee Street, the applicant shall re-route or replace the line so that it may continue to serve nearby properties.

The applicant shall work with MID to determine the need, size, and location of these lines.

Condition #41: A signature block shall be provided for MID for the relocation of all MID facilities.