
City of Merced
MEMORANDUM

DATE: April 5, 2023
TO: Planning Commission
FROM: Francisco Mendoza-Gonzalez, Associate Planner
SUBJECT: Modified and Additional Conditions to TSM #1326 (Conditions #33, #34, #40, #41, and #42)

Engineering staff is requesting that the following conditions be modified in Resolution #4110 for Vesting Tentative Subdivision Map #1326 (Lotus). Underlined text is added text, ~~strikethrough~~ text is deleted text.

Modified Conditions:

33. A developer shall design the public right-of-way along Cardella Road so that it totals ~~158~~ 148 feet of right-of-way (with ~~79~~ 74 feet of right-of-way dedicated along property frontage), or as required by the City Engineer. Cardella Road is an eligible roadway for PFFP reimbursement per Administrative Policy A - 32. If reimbursement is requested, the entire portion of the project is subject to prevailing wage.
34. The developer shall install a 16-inch ductile iron pipe for water services along Cardella Road, or as required by the City Engineer. Oversizing utilities would qualify for reimbursement per the Merced Municipal Code. If reimbursement is requested the entire portion of the project is subject to prevailing wage.

Engineering staff is requesting that the following conditions be added to Resolution #4110 for Vesting Tentative Subdivision Map #1326 (Lotus).

Added Conditions

40. Utility connections (sewer, water, and storm drain lines) shall be extended on El Redondo Drive from the project site south to Monaco Drive, unless they are already installed. Details to be worked out with the City Engineering
41. Utility connections (sewer, water, and storm drain lines) shall be extended on Horizons Avenue from the project site south to Monaco Drive, unless they are already installed. Details to be worked out with the City Engineering.

42. Utility connections (sewer, water, and storm drain lines) shall be extended from Gaucho Drive south to each cul-de-sac of the Sage Creek subdivision. Details to be worked out with the City Engineer.