
City of Merced
MEMORANDUM

DATE: April 4, 2024
TO: Planning Commission
FROM: Francisco Mendoza-Gonzalez, Senior Planner
SUBJECT: Items E.1 and E.2: Updated Referenced Table 6.1

Staff would like to replace Attachment K for both VTSM #1324 and VTSM #1325. The version attached to this Memorandum includes the modifications to Table 6.1 as approved by the City Council for General Plan Amendment #17-02 on January 16, 2024. The version currently attached to the reports is an older version of Table 6.1 that had since been modified prior to the City Council Meeting of January 16, 2024.

**Bellevue Ranch Master Development Plan (MDP) Table 6.1
Major Infrastructure Phasing**

~~(Revised & Adopted by City Council on June 21, 2004)~~

~~(Revision & Adopted by Planning Staff on August 17, 2005)~~

~~(Revision & Adopted by Planning Commission on June 18, 2008)~~

(Revision Adopted by City Council on January 16, 2024)

The following table shows the same circulation and major infrastructure improvements listed in the MDP Table 6.1, adopted by the City Council May 15, 1995, in the columns for contiguous and non-contiguous improvements. Two new columns have been added to show the village interior improvements as well as concurrent construction phasing. This table indicates when certain improvements are **warranted** by Sub-Phase development. It does not address funding sources or the timing of available funding. In general, each Developer shall be responsible for construction of the warranted improvements, with the exception of wells, which the City will construct.

The Sub-Phases have been reorganized to show the order in which the Villages are now expected to be developed by Crosswinds and Woodside, for the area south of Bellevue Road. North of Bellevue Road the order shown in the adopted Table 6.1 shall be maintained **except as noted**. MDP Villages 6, 11, 13 and 19 have been excluded from this proposed sequence due to floodplain constraints.

The “Clarification Revision” of August 2008 to the 6-18-08 version of Table 6.1 clarifies inconsistencies presented by Notes #1 and #2. These notes referred to recommended improvements of the Fehr & Peers memorandum of 12-2-04. The notes stated that certain improvements were “revised” as recommended in said traffic report. However, the text within Table 6.1 did not reflect those changes. To view these referenced changes, one needs to look at Table 6 of the 12-2-04 memorandum. The August 2008 Table 6.1 presented here reconciles the inconsistencies by showing where modification to text in Table 6.1 would have to be made in order to be consistent with Staff accepted portions of Table 6 of the 12-2-04 memorandum.

NOTE: Table 6.1 was not officially amended to include these “clarifications.” This document is prepared to show Staff’s interpretation and affect of the 12-2-08 traffic study.

Color Coding of Responsible Areas:

Red Bold=Bellevue Ranch East Improvements (Crosswinds)

Green Bold=North Merced Major Roadway Improvement Impact Fee

Blue Underlined=Bellevue Ranch West Improvements (Woodside)

Black Bold=Bellevue Ranch Improvements, joint responsibility in Village 22

Black=Bellevue Ranch Improvements, North of Bellevue Road (unchanged since May 15, 1995).

[Phases are as noted on Minor Phasing Diagram in Master Development Plan—page 60 and Attachment B of Planning Commission Staff Report #04-13 2nd Addendum]

**Bellevue Ranch Master Development Plan
Table 6.1—Major Infrastructure Phasing**

Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
BIIP I	None	<ul style="list-style-type: none"> • M St (Barclay Rd. to Lehigh)(1/2 street) • M St Cottonwood Creek Bridge (1/2 Street) • Well Site (G St/ Cardella Rd) 	<ul style="list-style-type: none"> • BIIP I Collectors • Sewer, Drain and Water • Detention Basins DB-P, T and U • Storm Drain and Sewer Pump Stations Outfalls 	<ul style="list-style-type: none"> • Village 15, 16, 8A, 14 and 9
8A	None	None	<ul style="list-style-type: none"> • V-8A streets and utilities 	<ul style="list-style-type: none"> • Concurrent with BIIP I
15	None	<ul style="list-style-type: none"> • Fire Station Dedication 	<ul style="list-style-type: none"> • Village-15 streets and utilities 	<ul style="list-style-type: none"> • Concurrent with BIIP I
1	<ul style="list-style-type: none"> • M St: Lehigh to Cottonwood Ck (1/2 Street) • M St: Cottonwood Bridge (1/2 street) and bike crossing 	<ul style="list-style-type: none"> • M St: Cottonwood Ck to Cardella Rd intersection (1/2 street) 	<ul style="list-style-type: none"> • V-1 streets and utilities 	<ul style="list-style-type: none"> • None <p>Note: Sub-Phase (Village) 1 is not dependent on Sub-Phases BBIP I, 8A, and 15.</p>
9	None	None	<ul style="list-style-type: none"> • V-9 streets and utilities 	<ul style="list-style-type: none"> • Concurrent with BIIP I
3	<ul style="list-style-type: none"> • Cardella Road: M St to Bancroft Dr (1/2 street) • Cottonwood Ck bike path/imp. • Cardella Rd (Bancroft Dr to G St) (1/2 street) 	<p>None</p> <ul style="list-style-type: none"> • <u>Cardella Rd/Bancroft Signal (as part of the development of the commercial site).</u> 	<ul style="list-style-type: none"> • V-3 streets and utilities • V-11 drainage basin 	<ul style="list-style-type: none"> • Village 2 <p>Note: Sub-Phase (Village) 3 is not dependent on Sub-Phases BBIP I, 8A, 9, and 15.</p>
2	<ul style="list-style-type: none"> • Cottonwood Ck bike path/improvements 	None	<ul style="list-style-type: none"> • V-2 streets and utilities 	<ul style="list-style-type: none"> • Concurrent with Village 3
5	<ul style="list-style-type: none"> • Cardella: (M St to Round Hill Dr (Freemark)) (4 lanes total) • Well site (Cardella Rd/Fahrens Ck.) 	None	<ul style="list-style-type: none"> • V-5 streets and utilities 	<ul style="list-style-type: none"> • Villages 4, 10, & 12 <p>Note: Sub-Phase (Village) 5 is not dependent on Sub-Phases BBIP I, 8A, 15 and 9.</p>
14	None	None	<ul style="list-style-type: none"> • Village-14 streets and utilities 	<ul style="list-style-type: none"> • Concurrent with BIIP I

Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
16	<ul style="list-style-type: none"> Well Site (G Street/Bellevue Road) 	<ul style="list-style-type: none"> M St: Cardella to Barclay (remainder to full improvements) 	<ul style="list-style-type: none"> Village-16 streets and utilities 	<ul style="list-style-type: none"> Concurrent with BIIP I
BIIP II	None	None	<ul style="list-style-type: none"> BIIP II Collector Roadways Sewer, Drain and Water 	<ul style="list-style-type: none"> Village 8B, 7 and Lot Q
4	<ul style="list-style-type: none"> Cottonwood Ck pedestrian bridge 	None	<ul style="list-style-type: none"> V-4 streets and utilities 	<ul style="list-style-type: none"> Concurrent with Village 5
8B	None	None	<ul style="list-style-type: none"> V-8B streets and utilities 	<ul style="list-style-type: none"> Concurrent with BIIP II
7	<ul style="list-style-type: none"> Cardella Rd (M St to G St)(1/2 street) Cardella Road/G Street signal 		<ul style="list-style-type: none"> V-7 streets and utilities 	<ul style="list-style-type: none"> Concurrent with BIIP II
10	None	None	<ul style="list-style-type: none"> V-10 streets and utilities 	<ul style="list-style-type: none"> Concurrent with Villages 5 and BBIP I (M Street component only)
12	None	<ul style="list-style-type: none"> M St/Cardella Rd signal¹, 	<ul style="list-style-type: none"> V-12 streets and utilities 	<ul style="list-style-type: none"> Concurrent with Village 10
17	None	<ul style="list-style-type: none"> R St (Yosemite to Cardella)(4 lanes total) ^{+,8 10} Cardella Rd (Round Hill Dr (Freemark) to R St) (4 lanes total) ^{+,8 10} Fahrens Ck Bridge at /Cardella Rd (4 lanes total) ^{+,8 14} R St/Cardella Rd Signal^{+, 11} 	<ul style="list-style-type: none"> V-17 streets and utilities 	<ul style="list-style-type: none"> Villages 18 & 19 Note: Sub-Phase (Village) 17 is not dependent on Sub-Phases BBIP I, 8A, 15, 9, 14, 16, BBIP II, 8B and 7. Excepting "M" Street portion of BBIP I.
18	None	<ul style="list-style-type: none"> R Street: Cardella Rd to Franciscan Dr (4 lanes total)^{+,8 10} R Street: Franciscan Dr (Arrow Wood) to Bellevue Rd (4 lanes total)^{+,8 10} Cardella Rd/Bancroft Signal Franciscan Dr (Arrow Wood)/R St signal ^{+,8 11} R St/Bellevue Rd Signal^{+, 11} Cardella Rd/Round Hill Dr (Freemark) signal 	<ul style="list-style-type: none"> V-18 streets and utilities 	<ul style="list-style-type: none"> Concurrent with Village 17

**Bellevue Ranch Master Development Plan
Table 6.1—Major Infrastructure Phasing
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Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
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19	None Bellevue Road Frontage	<ul style="list-style-type: none"> Franciscan Dr (Arrow Wood) (Freemark Ave to R St)^{1,8,10} Fahrens Creek Bridge at Franciscan Dr (Arrow Wood)^{8,10} 	<ul style="list-style-type: none"> V-19 streets and utilities 	<ul style="list-style-type: none"> Concurrent with Village 17
Lot Q	None	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Lot Q streets & utilities 	<ul style="list-style-type: none"> Concurrent with BIIP II
22-East ⁶ (MFR)	<ul style="list-style-type: none"> M Street (Barclay Drive to Bellevue Road) (2 lanes) on east side including Transit Circle w/ V-21 segments⁸ 	<ul style="list-style-type: none"> Bellevue/G Signal^{1, 8,} Bellevue Rd: M St to G St (3 lanes)^{8, 9} 	None	None
22-West (MFR)	<ul style="list-style-type: none"> M Street (Barclay Drive to Bellevue Road) (2 lanes) on west side including Transit Circle w/ V-21 segments⁸ 	<ul style="list-style-type: none"> Well site (Bellevue/R St)^{7,8} Bellevue Rd: R St to M St (3 lanes)^{8, 9} 	None	None
21 ⁶ (Comm)		<ul style="list-style-type: none"> M & Bellevue Signal^{11,} G St: Bellevue to Merced College (4 lanes total)^{3,10,} or Measure V Funds G & Foothill (Harvest) Signal¹² Fahrens Creek Bridge at Bellevue Rd(3 lanes)^{8,13} <u>Cardella Rd/Round Hill Dr (Freemark) signal (at time western portion of V-21 is developed.</u> 	None	

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Above Bellevue Road	Same as adopted in the MDP, 5/15/95 (see below)	Non-Contiguous Improvements	Each village's streets and utilities
20	<ul style="list-style-type: none"> • Fahrens Creek Bypass (Drainage Phase 3) 	<ul style="list-style-type: none"> • Fahrens Creek Bypass (Phase 3) 	<ul style="list-style-type: none"> • V. 20 streets and utilities
23	None	None	<ul style="list-style-type: none"> • V. 23 streets and utilities
24	<ul style="list-style-type: none"> • Well Site No. 6 • Old Lake Rd (Nevada Street) (2 lanes) 	None	<ul style="list-style-type: none"> • V. 24 streets and utilities
25	<ul style="list-style-type: none"> • Collector St./Fahrens Cr. Bridge (near Phase 23/24) (omit) • Collector St (Farmland Avenue) /Fahrens Cr. Bridge (near Phase 20) 	None	<ul style="list-style-type: none"> • V. 25 streets and utilities
26	<ul style="list-style-type: none"> • Old Lake Rd: 2 lanes (omit) • Old Lake Rd/Fahrens Creek Bridge (omit) 	<ul style="list-style-type: none"> • G St: 2 lanes Old Lake Rd to Bellevue Rd (4 lanes total) • G St/Collector St Traffic Signal (near Phase 20/23) (complete) 	<ul style="list-style-type: none"> • V. 26 streets and utilities
27	<ul style="list-style-type: none"> • M St: 2 lane ultimate section 	<ul style="list-style-type: none"> • Collector St/Fahrens Cr. Bridge (near Phase 20/23) • N/S Collector/Bellevue Signal 	<ul style="list-style-type: none"> • V. 27 streets and utilities
28	None	None	<ul style="list-style-type: none"> • V. 28 streets and utilities
29	<ul style="list-style-type: none"> • M St: 2 lane ultimate section 	<ul style="list-style-type: none"> • N/S Collector/Fahrens Creek Bridge (between M & R Sts.) (omit) • M St: 2 lanes (So. To Bellevue) • M St/Fahrens Creek Bridge 	<ul style="list-style-type: none"> • V. 29 streets and utilities

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30	<ul style="list-style-type: none"> • R St: 2 lanes • Fire Station 	<ul style="list-style-type: none"> • R St: 2 lanes ½ mile north of Bellevue to Bellevue Rd ¹⁰ • R St: 2 lanes Bellevue to ½ mile south of Bellevue (4 lanes total) ¹⁰ • R St Bellevue/Fahrens Creek Bridge: 2 lanes (4 lanes total) ¹³ • R S Traffic Signal (near Phases 13/18)t/Collector St 	<ul style="list-style-type: none"> • V. 30 streets and utilities
31	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • V. 31 streets and utilities
32	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • V. 32 streets and utilities
33	<ul style="list-style-type: none"> • R St: 2 lanes • Old Lake Rd: 2 lanes 	<ul style="list-style-type: none"> • Old Lake Rd: 2 lanes (in Phase 35) 	<ul style="list-style-type: none"> • V. 33 streets and utilities
34	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • V. 34 streets and utilities
35	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • V. 35 streets and utilities
36	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • V. 36 streets and utilities

Notes:

1A. The ~~R Street improvements as well as the~~ staging of signal improvements, including the specified lane configurations throughout the plan area have been revised as recommended by in Table 6 of the memorandum dated December 2, 2004 entitled “Timing of off-site roadway improvements for Bellevue Ranch” prepared by Fehr & Peers, except that: (a) the signal at “M” Street and Cardella Road will remain as a requirement of Phase 12; (b) the signal at “G” Street and Bellevue will remain a Village 22-“East” requirement; (c) “G” Street road widening between Bellevue Road and Merced College will remain a Village 21 requirement; and the signal at Cardella Road and “G” Street will remain a Village 7 requirement.

1B. “R” Street will be constructed as shown in Table 6.1, not the Fehr & Peers memo dated 12-2-04.

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2. ~~Not used.~~ “R” Street will be constructed as shown in Table 6.1; the Fehr & Peers memo dated 12-2-04 did not change the timing of this improvement.
3. The G Street improvements have **not** been revised as recommended **by-in Table 6 of the memorandum** dated December 2, 2004 entitled “Timing of off-site roadway improvements for Bellevue Ranch” prepared by Fehr & Peers.
4. Projects revised due to lack of Corps of Engineers drainage projects:
 - a. Cottonwood Creek Bypass (Drainage Phase 1, 2): By Bellevue Ranch West, Villages 1-3.
 - b. Fahrens Creek Bypass (Drainage Phase 1, 2, 3): deleted
5. Project moved to a later phase: Bellevue Rd: M to R (last 1 of 6 lanes) is moved into Phase 3/4.
6. The timing and responsibility (Crosswinds or Woodside) for these improvements in Village 21 (commercial) will be determined at the time of conditional use permit approval for this village.
7. Well site may be required sooner if deemed necessary by the City Engineer.
8. Improvements shall be completed prior to occupancy of any unit in this village.
9. Frontage improvements per Table B (Attachment H) of PC Staff Report #07-32 – 3rd Addendum.
10. **North Merced Major Roadway Improvement Impact Fee (NMMRIIP)**
11. **To be installed at the time intersection improvements are made. PFFP Eligible.**
12. **To be installed as “warranted” per Traffic Study prepared by Traffic Engineering Consultant. PFFP Eligible.**
13. **City of Merced Capital Improvement Project PFFP Funds and Fees collected with Bellevue Ranch building permits.**
14. **City of Merced Capital Improvement Project utilizing PFFP funds.**