
City of Merced
MEMORANDUM

DATE: May 8, 2024
TO: Planning Commission
FROM: Francisco Mendoza-Gonzalez, Senior Planner
SUBJECT: Updated Conditions of Approval

Based on staff recommendation, the following conditions are being modified or added for Resolution #4134 for Vesting Tentative Subdivision Map #1330 - Bellevue Ranch West, Village 18-22 (Note: ~~Strikethrough~~ deleted language, under line added language)

Modified Conditions:

9. 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 Development Services Director to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received. The developer has satisfied this requirement as the subject site was annexed into the City's CFD (CFD #2003-2 Services) under CFD Annexation #2/Improvement Area #7 for Bellevue Ranch West.
20. Each lot within the subdivision shall be provided with one driveway. ~~No residential driveways shall front on any arterial or collector street.~~
27. A 76-foot-tall masonry wall shall be installed along M Street/M Circle, Freemark Avenue, Stephanie Drive, and Street G (to be officially named at Final Map stage). The wall shall include anti-graffiti coating. Graffiti shall be removed within 7 days or as determined to be a reasonable timeframe by the Director of Development Services.
36. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.

Added Condition:

42. The applicant shall work with a traffic engineer to determine the appropriate striping plan/traffic control system for M Circle. Details to be reviewed and approved by the City Engineer. The City Engineer may eliminate this requirement if an alternative plan can be agreed upon between the applicant and the City Engineer.