

**CITY OF MERCED**  
**Planning & Permitting Division**

**STAFF REPORT:** #18-15

**AGENDA ITEM:** 4.2

**FROM:** Kim Espinosa,  
Planning Manager

**PLANNING COMMISSION**  
**MEETING DATE: July 5, 2018**

**PREPARED BY:** Julie Nelson,  
Associate Planner

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**SUBJECT:** **Vesting Tentative Subdivision Map #1308**, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 165 acres into 14 large lots. This property is generally located on the west side of M Street, between Bellevue Road and Arrow Wood Drive (extended), within Planned Development (P-D) #42 and has the following General Plan Designations: Regional/Community Commercial (RC), High-Medium Residential (HMD), Low-Medium Residential (LMD), School (SCH), Open Space (OS), and Low Density Residential (LD). \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify

- 1) Environmental Review #18-45 (CEQA Section 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1308

**SUMMARY**

The proposed subdivision would allow for the subdivision of approximately 165 acres of land located on the west side of M Street between Arrow Wood Drive (extended) and Bellevue Road within the Bellevue Ranch Master Development Plan area (Attachments A and B). The subdivision would create 14 large lots ranging in size from approximately 3.8 acres to approximately 32.7 acres (Attachment C). The large lots would create distinct Villages as described in the Bellevue Ranch Master Development Plan (BRMDP) and will allow for better financing options as well as the option to sell the Villages to other developers. This is the first step to future development of this area.

The land use designations for this area include single-family dwellings, multi-family dwellings, commercial uses, a school, and a park as well as open space along Fahrens Creek (Attachment D). A subsequent General Plan Amendment will be brought to the Commission for review to change the land use designations for some large lots. Staff is recommending approval subject to the conditions below.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Vesting Tentative Map #1308 (including the adoption of the Resolution at Attachment I) subject to the following conditions:

- \*1) The proposed project shall be constructed/designed as shown on Exhibit 1 (vesting tentative map) -- Attachment C, except as modified by the conditions.

- \*2) All conditions contained in Resolution #1175-Amended ("Standard Tentative Subdivision Map Conditions") shall apply.
- \*3) The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
- \*4) The Project shall comply with the conditions set forth in Bellevue Ranch Master Development Plan (BRMDP) previously approved for this project by City Council Resolution #95-24 adopted May 15, 1995.
- \*5) All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
- \*6) The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), 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 (with counsel selected by the City), 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.
- \*7) 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.
- \*8) Should any conflicts arise between the tentative map conditions contained herein and those conditions, mitigation measures, and guiding principles contained in the BRMDP, Appendices D, E, and F, or any other pertinent Sections/Appendices of the BRMDP, said conditions, mitigation measures, guiding principles, and sections/appendices shall take precedence.
- \*9) Consistent with Condition of Approval #91 of the BRMDP, the Backbone Improvement Plans for the Large Lot Final Map shall be reviewed by the local transit authority to locate appropriate locations and designs for bus stop facilities on arterial and collector streets.
- \*10) Prior to development of commercial and multi-family uses within the project area, Site Plan Review or a Conditional Use Permit shall be obtained in accordance with the City's

- Zoning Ordinance. Further subdivision of the large lots into small lots for single-family development requires a Tentative Subdivision Map.
- 11) Consistent with Conditions of Approval #39 and #40 of the BRMDP, the necessary right of way shown in the BRMDP for all major arterials, intersections, special intersections, and the M Street Transitway shall be dedicated within the large-lot Final Map to the satisfaction of the City Engineer.
  - 12) Consistent with Condition #75 of the BRMDP, collector streets that do not have fronting lots may utilize the “collector street alternative” design with a 64-foot-wide right-of way. This shall be provided on the Final Map of the large lot subdivision.
  - 13) Consistent with Condition #4 of the BRMDP, a minimum 15-foot-wide landscape buffer area shall be required along Bellevue Road. A solid decorative masonry wall shall be provided in this buffer area adjacent to any residential development.
  - 14) Street names shall be approved by the City Engineer.
  - 15) Offer for dedication, by Final Map, all collector and arterial street rights-of-way and all necessary easements and as needed for irrigation, utilities, drainage, landscaping, and open space.
  - 16) Consistent with Mitigation Measure 4.14.6 of the BRMDP, prior to approval of a Final Map, the project applicant shall submit all plans for review to affected electric utilities.
  - 17) Consistent with Condition #7 of the BRMDP, Lot Z, Lot 17-A and all other lands designated as “Park” on the Master Development Plan or otherwise agreed upon by the applicant and City shall be dedicated with the Final Map.
  - 18) Street frontage improvements for the dedicated park areas within Lot Z and Lot V17-A shall be installed as follows: Lot Z – with the development of Lots V21-B, V21-A, V22-A, and V-22B; Lot V17-A – with the development of Lot V17-C.
  - 19) The Fahrens Creek flood channel/open space corridor shall be dedicated by Final Map. Prior to or concurrent with submittal of a Final Map, the applicant shall provide the Engineering Department with a plan showing the 12-foot-wide path within the 25-foot-wide linear park way along Fahrens Creek.
  - 20) Consistent with Condition #20 of the BRMDP, Site Plan Review is required prior to any grading permits and/or construction of any improvements within the Fahrens Creek corridor including, but not limited to, bicycles/pedestrian paths, tree plantings, habitat installation, aesthetic enhancement, landscape design and landscape construction plans, with input from the California Department of Fish and Wildlife.
  - 21) Developer shall provide landscape/irrigation/wall plans for all areas to be maintained by the City through the Community Facilities District (CFD) for each Village as development occurs within the Village.
  - 22) Project infrastructure improvement plans shall include the provision of adequately sized utilities adjacent to school sites consistent with the BRMDP.
  - 23) Prior to the submittal of the Large Lot Final Map, the developer shall submit a Development and Improvement Phasing Implementation Plan (DIPIP) showing the

improvements to be constructed with each Large Lot and the order of expected development. This Plan shall be approved by the City Engineer and will be included as part of the Subdivision Agreement for the Large Lot Final Map. If the proposed large lots are developed in such a manner that they are not contiguous to existing improvements (i.e., water, sewer, roads, etc.), all intervening improvements between the existing improvement and the Large Lot being developed shall be installed. The DIPIP may require the construction of a road for circulation purposes, an all-weather surface shall be constructed to provide access to the utilities. All street frontage improvements shall include the construction of two-thirds street width with full improvements (sidewalk, curb, gutter, etc.) on the side where the development is occurring. The remainder of the street improvements shall be the responsibility of the large lot that shares the street frontage. Reimbursement for these improvements may be available per Merced Municipal Code (MMC) Sections 15.40.070 and 15.40.080 for sewer and water improvements and Section 17.58.020 for street improvements. Reimbursement for sewer and water lines shall not occur past the 10<sup>th</sup> anniversary of the date the lines were accepted by the City and shall not occur past the 15<sup>th</sup> anniversary of the date the street improvements were accepted by the City.

- 24) All infrastructure required per Table 6.1 of the BRMDP (or as amended as allowed by the Master Development Plan, Development Agreement, or by City Council) shall be installed at time of development of each large lot.

(\* ) Denotes non-discretionary conditions.

### **PROJECT DESCRIPTION**

The proposed project consists of a Vesting Tentative Subdivision Map (VTSM) to subdivide approximately 165 acres into 14 large lots or Villages. The subdivision of the project site into Villages would allow further development within the Bellevue Ranch Area providing additional financing options and the ability to sell the lots to other developers. The creation of the Villages is consistent with the BRMDP.

Currently, the General Plan designations for Lots V19-A, V19-B, and V19-C is Open Space/Park (OS). The designation for V17-A is for Low Density Residential (LD). A General Plan Amendment will be considered at a future Planning Commission meeting to change Lots V-19 A, B, and C from Open Space/Park (OS) to High-Medium Residential and Commercial and change Lot V17-A from Low Density Residential (LD) to Open Space/Park (OS). This park was originally designated on the south side of Arrow Wood Drive adjacent to Village 12. However, it was determined that it would be better to have the park adjacent to the school site. Therefore, the General Plan Amendment would also change the designation for the park site south of Arrow Wood to Low Density Residential (LD) (Attachment E).

Surrounding Uses  
(Attachment A)

Surrounding Land	Existing Use of Land	Zoning Designation	City General Plan Land Use Designation
North	Single-Family Residential (across Bellevue Road)	P-D #42/Merced County	Commercial Office (CO)/Open Space (OS)/Low Density Residential (LD)
South	Single-Family Residential	P-D #42	Low Density Residential (LD)
East	Single-Family Residential	PD#42	Regional/Community Commercial (RD)/High-Medium Density Residential (HMD)/Low Density Residential (LD)
West	Vacant Land	Merced County	Low Density Residential (LD)

**BACKGROUND**

On May 15, 1995, the City Council approved the Bellevue Ranch Master Development Plan (BRMDP) and certified the Bellevue Ranch Environmental Impact Report (SCH #92102055). The BRMDP provided a vision and standards for the development of a 1,385-acre area that would include commercial, transit, and low and high density residential uses (Attachment B).

*Standards and Guiding Principles:* As part of the approval of the Bellevue Ranch Master Development Plan (BRMDP), Final Conditions of Approval and Final Guiding Principles were adopted that continue to apply to new developments within the Master Development Plan Area.

There are also a number of Mitigation Measures adopted as part of the Bellevue Ranch Environmental Impact Report (EIR) that would apply to all developments within the BRMDP area. This project would be required to comply with all previous approvals that are applicable to this project (Condition #4).

*Off-Site Infrastructure:* The BRMDP includes a Minor Phasing Plan that lists off-site infrastructure (“Backbone Infrastructure”) such as bridges, roads and traffic signals to be installed with different phases. The BRMDP requires certain improvements to be done with each phase of development. The minor phasing plan is referred to as Table 6.1 (Attachment F). It defines which village is responsible for certain “Backbone Infrastructure” improvements. At the time of development of each large lot, all infrastructure required by Table 6.1 would be installed (Condition #24).

**FINDINGS/CONSIDERATIONS:**

**General Plan Compliance and Policies Related to This Application**

- A) The proposed project complies/ with the General Plan designations of Regional Community Commercial (RC), High-Medium Density Residential (HMD), Low Density Residential (LD) and Open Space/Park (OS) and the zoning designation of Planned Development (P-D) #42.

The project would help achieve the following General Plan Goals and Policies:

Policy L-1.5                    *Protect existing neighborhoods from incompatible developments.*

Policy L-1.6                    *Continue to pursue quality single-family development.*

Police L-1.8                    *Create livable and identifiable residential neighborhoods.*

### **Traffic/Circulation**

- B) The creation of the large lots would not generate additional traffic in the area. As each lot is developed, the roads fronting the lots would be constructed as well as any roads needed to provide complete circulation and two means of access to the lot. Prior to development, each lot would undergo either a Tentative Subdivision Map, Site Plan Review, or Conditional Use Permit. At that time, the traffic generated by the proposed use on the lot would be evaluated.

### **Public Improvements/City Services**

- C) Table 6.1 of the BRMDP identifies the necessary infrastructure required to be installed with each Village. This large lot tentative map would create Villages 17, 18, 19, 21, and 22. The color-coded map at Attachment G shows the infrastructure required for each village beyond the normal frontage improvements. However, due to the heavy cost burden of some of these improvements, staff is working with the developer to redistribute the responsibility of some of the infrastructure. As a result, some of the requirements for these villages may change in the future.

The creation of the large lots (villages) would not require connection to water, sewer, or storm-drain facilities. As each lot develops, connection to these utilities would be required. Water, sewer, and storm drain lines would be extended to each lot with the future development. Water supply for both domestic uses and fire flow protection is provided for by existing wells and lines that service the area. There is sufficient capacity in the City's sewer system to serve this area. The area is part of the overall storm drain master plan for Bellevue Ranch. Storm water would drain into the existing basin at Cardella Road and Freemark Drive.

### **Issues that will be addressed with Subsequent "Small Lot" Tentative Maps and Other Approvals**

- D) Consistent with BRMDP Condition #9, the design of walls, landscaping, and setback shall be reviewed and approved at the small lot or development stage.
- E) Site Plan Review or a Conditional Use Permit shall be required for all commercial development in according with the City's Zoning Ordinance. At that time, the proposed use, building and site design, traffic, and neighborhood impacts would be evaluated.

### **Environmental Clearance**

- F) The Planning staff has conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and concluded that Environmental Review #18-45 is a second tier environmental document, based upon the City's determination that the proposed development remains consistent with the current

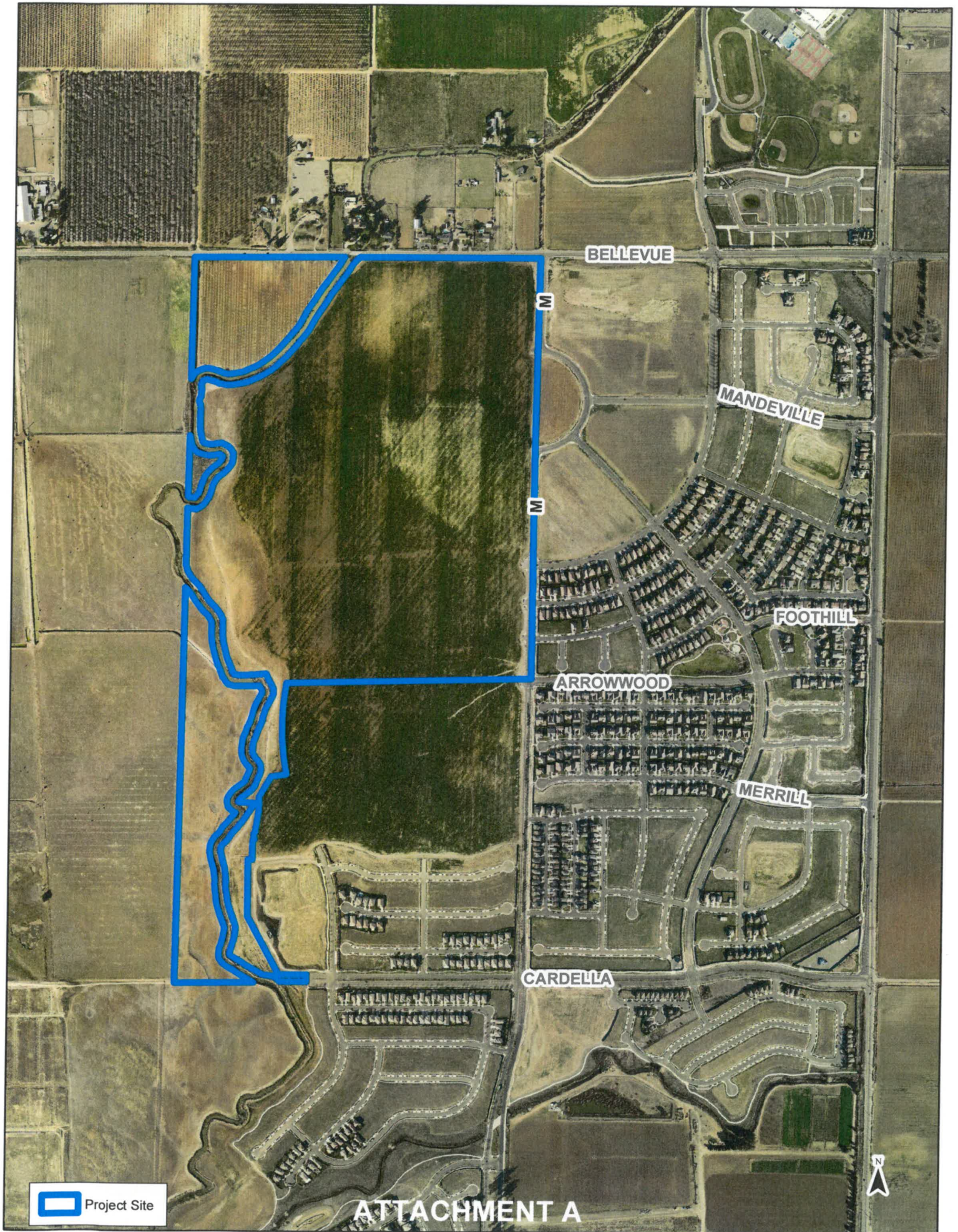
General Plan and provisions of CEQA Guidelines, Section 15162 [Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055)]. A copy of the Section 15162 Findings can be found at Attachment H.

Attachments:

- A) Location Map
- B) Map of BRMDP Area
- C) VTSM #1308
- D) Land Use Map
- E) Future Land Use Changes
- F) Table 6.1
- G) Infrastructure Map
- H) CEQA Section 15162 Findings
- I) Draft Planning Commission Resolution

Ref: *N:\SHARED\PLANNING\STAFFREP\SR2018\SR 18-15 VTSM #1308 BRW Large Lots.docx*



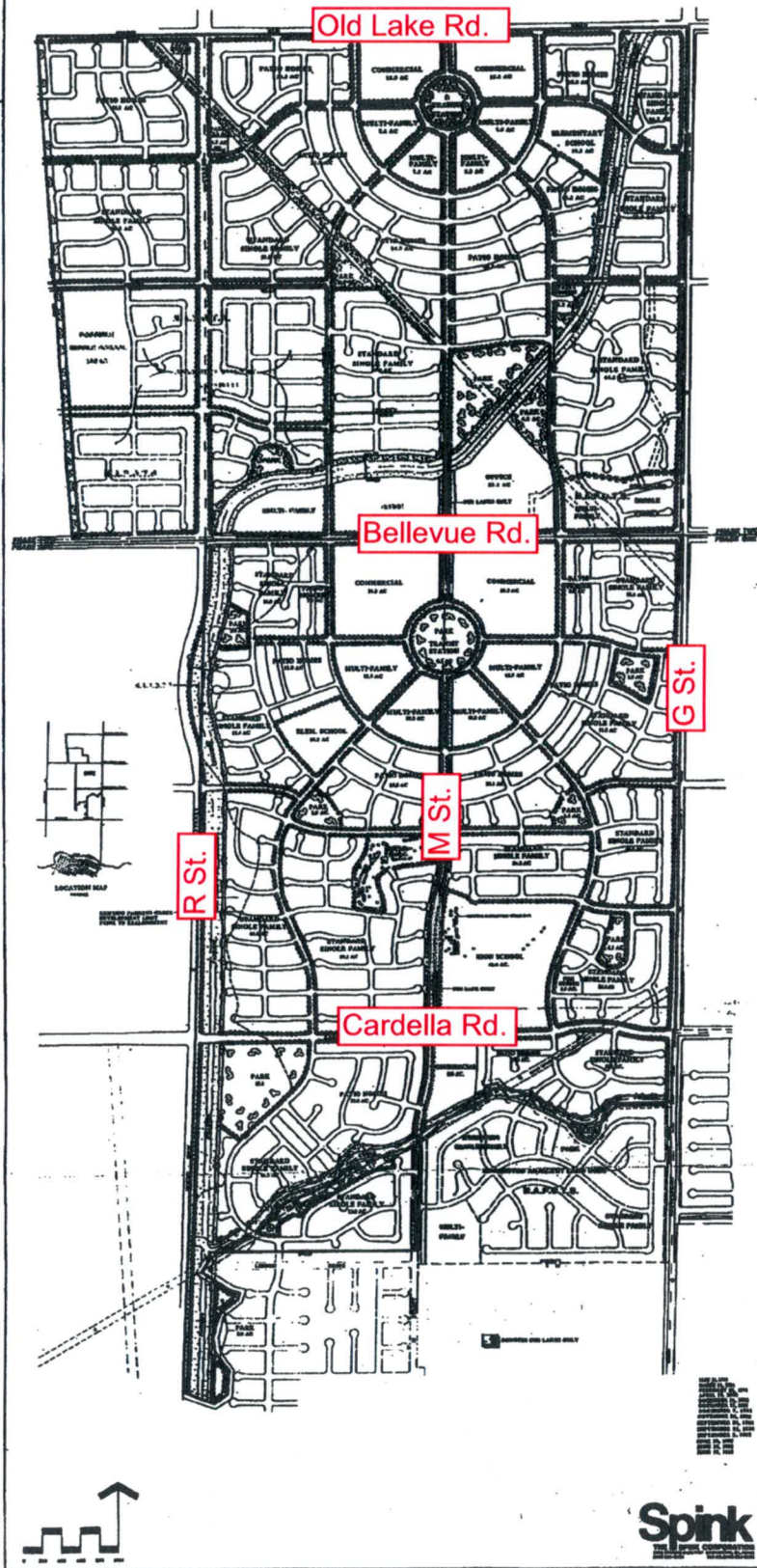


 Project Site

# ATTACHMENT A



DEVELOPMENT PLAN  
**BELLEVUE RANCH**  
CITY OF MERCED, CALIFORNIA



DEVELOPMENT PLAN







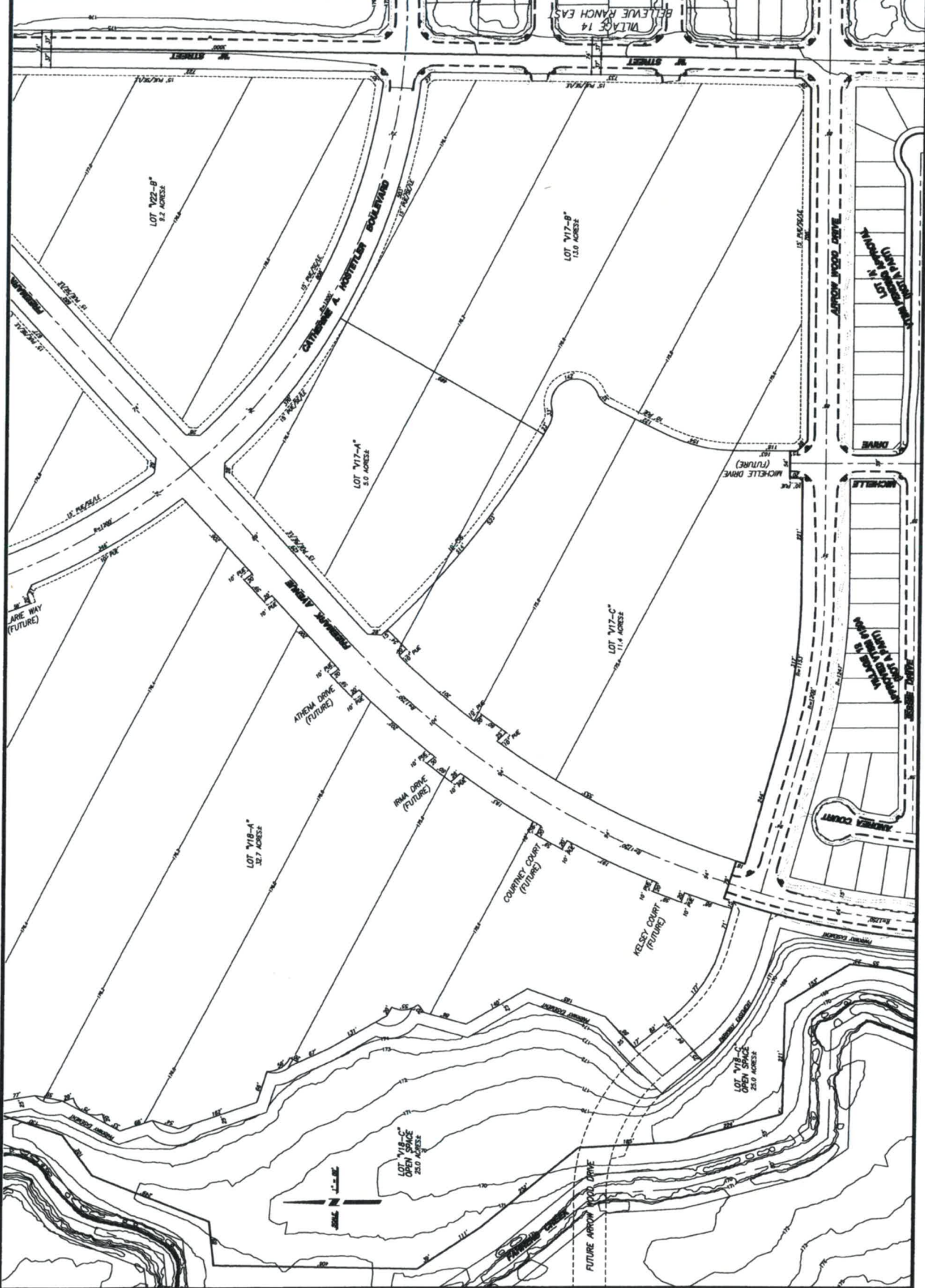


DATE	12/15/18
PROJECT	LOT DIMENSION PLAN (SOUTH)
CLIENT	BELLEVE RANCH WEST
LOCATION	VILLAGE 17-02
CITY	INDIO, CALIFORNIA

**BENCHMARK ENGINEERING, INC.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 800 787-0000  
 807 J STREET • LOS BANOS, CALIFORNIA • 91763  
 (909) 787-0000  
 FAX (909) 787-0000

**LOT DIMENSION PLAN (SOUTH)**  
 BELLEVE RANCH WEST  
 VILLAGE 17-02  
 INDIO, CALIFORNIA

**3**  
 OF 4  
 SHEET NO. 17-02-03





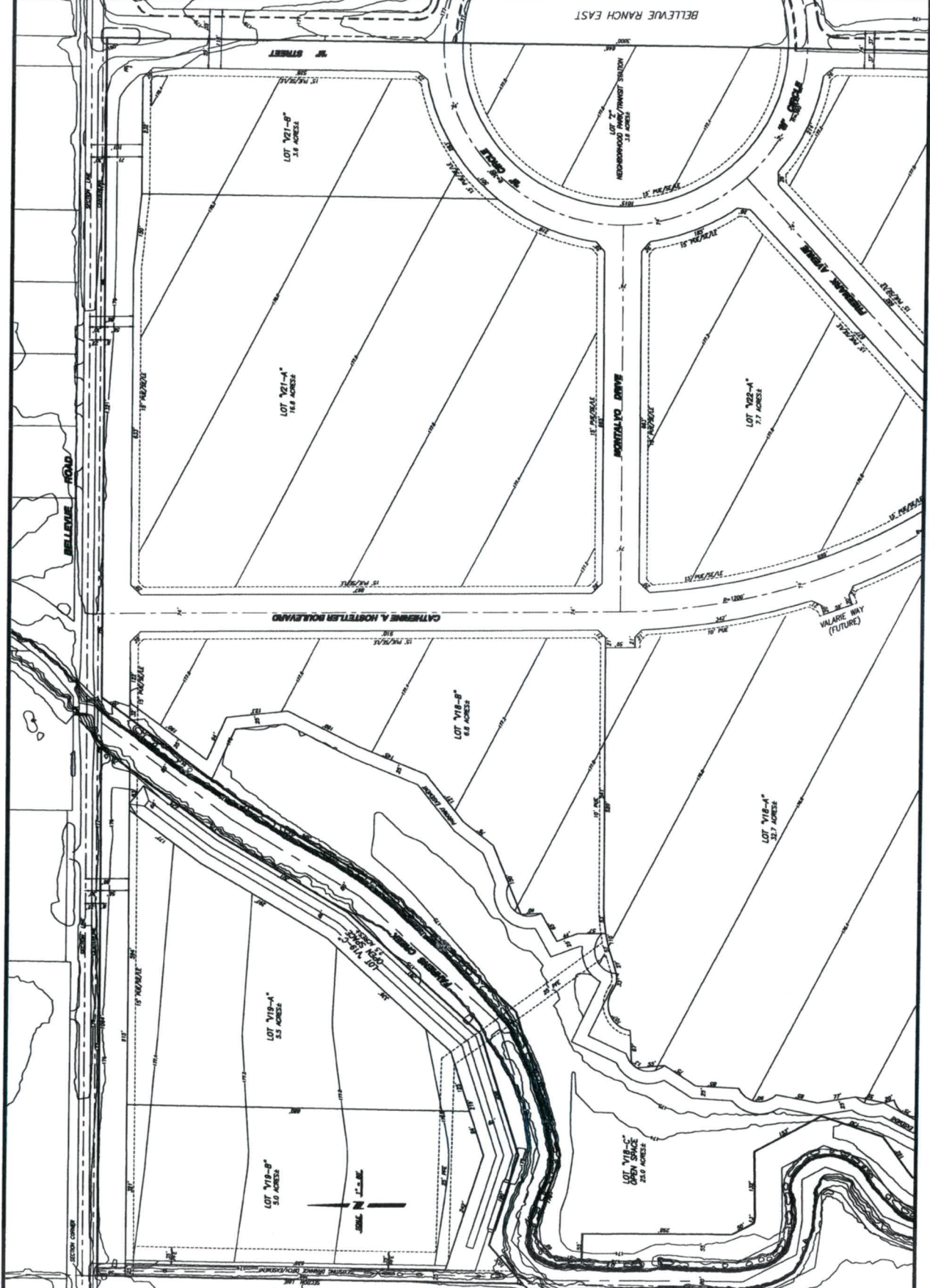


DATE	12/15/18
PROJECT	LOT DIMENSION PLAN (NORTH)
CLIENT	BELLEVE RANCH WEST
SCALE	AS SHOWN
BY	[Signature]
CHECKED	[Signature]
DATE	12/15/18

**BENCHMARK ENGINEERING, INC.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 807 J STREET - LOS BANOS, CALIFORNIA - 93838  
 (509) 737-0900  
 FAX: (509) 737-0900

**LOT DIMENSION PLAN (NORTH)**  
 BELLEVE RANCH WEST  
 VOLUME 11-23  
 MENDOTA, CALIFORNIA

PROJECT NUMBER	4
SHEET NUMBER	4



# LAND USE DESIGNATIONS

BELLEVUE

OPEN SPACE  
-PARK  
RECREATION

REGIONAL  
COMMUNITY  
COMMERCIAL

OPEN SPACE  
-PARK  
RECREATION

MANDEVILLE

LOW TO MEDIUM  
DENSITY  
RESIDENTIAL

HIGH TO  
MEDIUM  
RESIDENTIAL

BANCROFT

BARCLAY

BECKMAN

TOLMAN

JACOBS

LOW DENSITY  
RESIDENTIAL

SCHOOL

MOFFITT

COHEN

ARROW WOOD

WELLMAN

HEARST

ROWLAND

ELLISON

NOBLE

SIBLEY

HART

HART

HEITZ

MATHIAS

BRIGGS

ANDERSON

FAWCETT

NEWTON

KEENAN

SAMUEL

FREEMARK

SUNOL

TERRA CORVO  
COPPOLA

GLENDON

WICKSON

CARDELLA

CARDELLA

## ATTACHMENT D

CHANDON



BALE  
MILL



# PROPOSED FUTURE Land Use Changes

Change a portion of this area to Commercial

Change this area to Park

Change this area to Single-Family

School

CARDELLA

**ATTACHMENT E**  
CHANDON

CARDELLA



BALE  
MILL

MANDEVILLE

BANCROFT

BARCLAY

BECKMAN

TOLMAN

JACOBS

MOFFITT

COHEN

ARROW WOOD

WELLMAN

HEARST

ROWLAND

ELLISON

NOBLE

SIBLEY

HART

HART

MATHIAS

BRIGGS

ANDERSON

FAWCETT

SAMUEL

FREEMARK

HEITZ

NEWTON

KEENAN

TERRA CORVO

SUNOL

COPPOLA

WICKSON

GLENDON

**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)

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.

<b>Bellevue Ranch Master Development Plan Table 6.1—Major Infrastructure Phasing</b>				
<b>Sub-Phase (Village)</b>	<b>Contiguous Improvements</b>	<b>Non-Contiguous Improvements</b>	<b>Interior Improvements</b>	<b>Villages Able to Construct out of sequence with this sub-phase</b>
<b>BIIP I</b>	<b>None</b>	<ul style="list-style-type: none"> <li>• <b>M St (Barclay Rd. to Lehigh)(1/2 street)</b></li> <li>• <b>M St Cottonwood Creek Bridge (1/2 Street)</b></li> <li>• <b>Well Site (G St/ Cardella Rd)</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>BIIP I Collectors</b></li> <li>• <b>Sewer, Drain and Water</b></li> <li>• <b>Detention Basins DB-P, T and U</b></li> <li>• <b>Storm Drain and Sewer Pump Stations Outfalls</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Village 15, 16, 8A, 14 and 9</b></li> </ul>
<b>8A</b>	<b>None</b>	<b>None</b>	<ul style="list-style-type: none"> <li>• <b>V-8A streets and utilities</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Concurrent with BIIP I</b></li> </ul>
<b>15</b>	<b>None</b>	<ul style="list-style-type: none"> <li>• <b>Fire Station Dedication</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Village-15 streets and utilities</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Concurrent with BIIP I</b></li> </ul>
<b>1</b>	<ul style="list-style-type: none"> <li>• <b>M St: Lehigh to Cottonwood Ck (1/2 Street)</b></li> <li>• <b>M St: Cottonwood Bridge (1/2 street) and bike crossing</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>M St: Cottonwood Ck to Cardella Rd intersection (1/2 street)</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>V-1 streets and utilities</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>None</b></li> </ul> <p>Note: Sub-Phase (Village) 1 is not dependent on Sub-Phases BIIP I, 8A, and 15.</p>
<b>9</b>	<b>None</b>	<b>None</b>	<ul style="list-style-type: none"> <li>• <b>V-9 streets and utilities</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Concurrent with BIIP I</b></li> </ul>



**Bellevue Ranch Master Development Plan  
Table 6.1—Major Infrastructure Phasing  
June 18, 2008 Version, Page 2**

3	<ul style="list-style-type: none"> <li>• Cardella Road: M St to Bancroft Dr (1/2 street)</li> <li>• Cottonwood Ck bike path/imp.</li> <li>• Cardella Rd (Bancroft Dr to G St) (1/2 street)</li> </ul>	None	<ul style="list-style-type: none"> <li>• V-3 streets and utilities</li> <li>• V-11 drainage basin</li> </ul>	<ul style="list-style-type: none"> <li>• Village 2</li> </ul> <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"> <li>• Cottonwood Ck bike path/improvements</li> </ul>	None	<ul style="list-style-type: none"> <li>• V-2 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with Village 3</li> </ul>
5	<ul style="list-style-type: none"> <li>• Cardella: (M St to Round Hill Dr (Freemark)) (4 lanes total)</li> <li>• Well site (Cardella Rd/Fahrens Ck.)</li> </ul>	None	<ul style="list-style-type: none"> <li>• V-5 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Villages 4, 10, &amp; 12</li> </ul> <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"> <li>• Village-14 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with BIIP I</li> </ul>
16	<ul style="list-style-type: none"> <li>• Well Site (G Street/Bellevue Road)</li> </ul>	<ul style="list-style-type: none"> <li>• M St: Cardella to Barclay (remainder to full improvements)</li> </ul>	<ul style="list-style-type: none"> <li>• Village-16 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with BIIP I</li> </ul>
BIIP II	None	None	<ul style="list-style-type: none"> <li>• BIIP II Collector Roadways</li> <li>• Sewer, Drain and Water</li> </ul>	<ul style="list-style-type: none"> <li>• Village 8B, 7 and Lot Q</li> </ul>
4	<ul style="list-style-type: none"> <li>• Cottonwood Ck pedestrian bridge</li> </ul>	None	<ul style="list-style-type: none"> <li>• V-4 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with Village 5</li> </ul>
8B	None	None	<ul style="list-style-type: none"> <li>• V-8B streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with BIIP II</li> </ul>
7	<ul style="list-style-type: none"> <li>• Cardella Rd (M St to G St)(1/2 street)</li> <li>• Cardella Road/G Street signal</li> </ul>		<ul style="list-style-type: none"> <li>• V-7 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with BIIP II</li> </ul>
10	None	None	<ul style="list-style-type: none"> <li>• V-10 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with Villages 5 and BBIP I (M Street component only)</li> </ul>
12	None	<ul style="list-style-type: none"> <li>• M St/Cardella Rd signal<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>• V-12 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with Village 10</li> </ul>

**Bellevue Ranch Master Development Plan  
Table 6.1—Major Infrastructure Phasing  
June 18, 2008 Version, Page 3**

17	None	<ul style="list-style-type: none"> <li>• R St (Yosemite to Cardella)(4 lanes total)<sup>1,8</sup></li> <li>• Cardella Rd (Round Hill Dr (Freemark) to R St) (4 lanes total)<sup>1,8</sup></li> <li>• Fahrens Ck Bridge at /Cardella Rd (4 lanes total)<sup>1,8</sup></li> <li>• R St/Cardella Rd Signal<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>• V-17 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Villages 18 &amp; 19</li> <li>• 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.</li> </ul>
18	None	<ul style="list-style-type: none"> <li>• R Street: Cardella Rd to Franciscan Dr (4 lanes total)<sup>1,8</sup></li> <li>• R Street: Franciscan Dr to Bellevue Rd (4 lanes total)<sup>1,8</sup></li> <li>• Cardella Rd/Bancroft Signal</li> <li>• Franciscan Dr/R St signal<sup>1,8</sup></li> <li>• R St/Bellevue Rd Signal<sup>1</sup></li> <li>• Cardella Rd/Round Hill Dr (Freemark) signal</li> </ul>	<ul style="list-style-type: none"> <li>• V-18 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with Village 17</li> <li>•</li> </ul>
19	None	<ul style="list-style-type: none"> <li>• Franciscan Dr (Freemark Ave to R St)<sup>1,8</sup></li> <li>• Fahrens Creek Bridge at Franciscan Dr<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>• V-19 streets and utilities</li> </ul>	<ul style="list-style-type: none"> <li>• Concurrent with Village 17</li> </ul>
<b>Lot Q</b>	<b>None</b>	<ul style="list-style-type: none"> <li>• <b>None</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Lot Q streets &amp; utilities</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Concurrent with BIIP II</b></li> </ul>
<b>22<sup>6</sup> (MFR)</b>	<ul style="list-style-type: none"> <li>• <del>M Street (Barclay Drive to Bellevue Road) (2 lanes) including Transit Circle w/ V-21 segments</del></li> </ul>	<ul style="list-style-type: none"> <li>• <del>Bellevue/G Signal<sup>1</sup></del></li> <li>• <del>Well site (Bellevue/R St)<sup>7</sup></del></li> <li>• <del>Fahrens Creek Bridge at Bellevue Rd (3 lanes)<sup>8</sup></del></li> <li>• <del>Bellevue Rd: R St to G St (3 lanes)<sup>8</sup></del></li> </ul>	None	None
<u>22-East<sup>6</sup> (MFR)</u>	<ul style="list-style-type: none"> <li>• <u>M Street (Barclay Drive to Bellevue Road) (2 lanes) on east side including Transit Circle w/ V-21 segments<sup>8</sup></u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Bellevue/G Signal<sup>1,8</sup></u></li> <li>• <u>Bellevue Rd: M St to G St (3 lanes)<sup>8,9</sup></u></li> </ul>	None	None

**Bellevue Ranch Master Development Plan  
Table 6.1—Major Infrastructure Phasing  
June 18, 2008 Version, Page 4**

<p><u>22-West (MFR)</u></p>	<ul style="list-style-type: none"> <li>• <u>M Street (Barclay Drive to Bellevue Road) (2 lanes) on west side including Transit Circle w/ V-21 segments</u><sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Well site (Bellevue/R St)</u><sup>7,8</sup></li> <li>• <u>Bellevue Rd: R St to M St (3 lanes)</u><sup>8,9</sup></li> </ul>	<p><u>None</u></p>	<p><u>None</u></p>
<p>21<sup>6</sup> (Comm)</p>		<ul style="list-style-type: none"> <li>• M &amp; Bellevue Signal<sup>1</sup></li> <li>• G St: Bellevue to Merced College (4 lanes total)<sup>3</sup></li> <li>• G &amp; Foothill (Harvest) Signal<sup>1</sup></li> <li>• <u>Fahrens Creek Bridge at Bellevue Rd(3 lanes)</u><sup>8</sup></li> <li>•</li> </ul>	<p>None</p>	

**Bellevue Ranch Master Development Plan  
Table 6.1—Major Infrastructure Phasing  
June 18, 2008 Version, Page 5**

<b>Above Bellevue Road</b>	Same as adopted in the MDP, 5/15/95 (see below)	<b>Non-Contiguous Improvements</b>	Each village's streets and utilities
20	<ul style="list-style-type: none"> <li>Fahrens Creek Bypass (Drainage Phase 3)</li> </ul>	<ul style="list-style-type: none"> <li><del>G St: 2 lanes Bellevue to Yosemite (4 lanes total)</del></li> <li><del>G St/Bellevue Traffic Signal</del></li> <li><del>G St/Cardella Traffic Signal</del></li> <li><del>G St/Collector St. Traffic Signal (in Phase 15)</del></li> <li>Fahrens Creek Bypass (Phase 3)</li> </ul>	<ul style="list-style-type: none"> <li>V. 20 streets and utilities</li> </ul>
23	None	None	<ul style="list-style-type: none"> <li>V. 23 streets and utilities</li> </ul>
24	<ul style="list-style-type: none"> <li>Well Site No. 6</li> <li>Old Lake Rd (2 lanes)</li> </ul>	None	<ul style="list-style-type: none"> <li>V. 24 streets and utilities</li> </ul>
25	<ul style="list-style-type: none"> <li>Collector St./Fahrens Cr. Bridge (near Phase 23/24)</li> <li>Collector St./Fahrens Cr. Bridge (near Phase 20)</li> </ul>	None	<ul style="list-style-type: none"> <li>V. 25 streets and utilities</li> </ul>
26	<ul style="list-style-type: none"> <li>Old Lake Rd: 2 lanes</li> <li>Old Lake Rd/Fahrens Creek Bridge</li> </ul>	<ul style="list-style-type: none"> <li>G St: 2 lanes Old Lake Rd to Bellevue Rd (4 lanes total)</li> <li>G St/Collector St Traffic Signal (near Phase 20/23)</li> </ul>	<ul style="list-style-type: none"> <li>V. 26 streets and utilities</li> </ul>
27	<ul style="list-style-type: none"> <li>M St: 2 lane ultimate section</li> </ul>	<ul style="list-style-type: none"> <li>Collector St/Fahrens Cr. Bridge (near Phase 20/23)</li> <li>N/S Collector/Bellevue Signal</li> </ul>	<ul style="list-style-type: none"> <li>V. 27 streets and utilities</li> </ul>
28	None	None	<ul style="list-style-type: none"> <li>V. 28 streets and utilities</li> </ul>
29	<ul style="list-style-type: none"> <li>M St: 2 lane ultimate section</li> </ul>	<ul style="list-style-type: none"> <li>N/S Collector/Fahrens Creek Bridge (between M &amp; R Sts.)</li> <li>M St: 2 lanes (So. To Bellevue)</li> <li>M St/Fahrens Creek Bridge</li> </ul>	<ul style="list-style-type: none"> <li>V. 29 streets and utilities</li> </ul>
30	<ul style="list-style-type: none"> <li>R St: 2 lanes</li> <li>Fire Station</li> </ul>	<ul style="list-style-type: none"> <li>R St: 2 lanes ½ mile north of Bellevue to</li> </ul>	<ul style="list-style-type: none"> <li>V. 30 streets and utilities</li> </ul>



**Bellevue Ranch Master Development Plan  
Table 6.1—Major Infrastructure Phasing  
June 18, 2008 Version, Page 6**

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

Color Coding of Responsible Areas:

**Red Bold=Bellevue Ranch East Improvements (Crosswinds)**

**Blue Underlined=Bellevue Ranch West Improvements (Woodside)**

**Black Bold=Bellevue Ranch Improvements, joint responsibility in Villages ~~21~~ and 22**

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

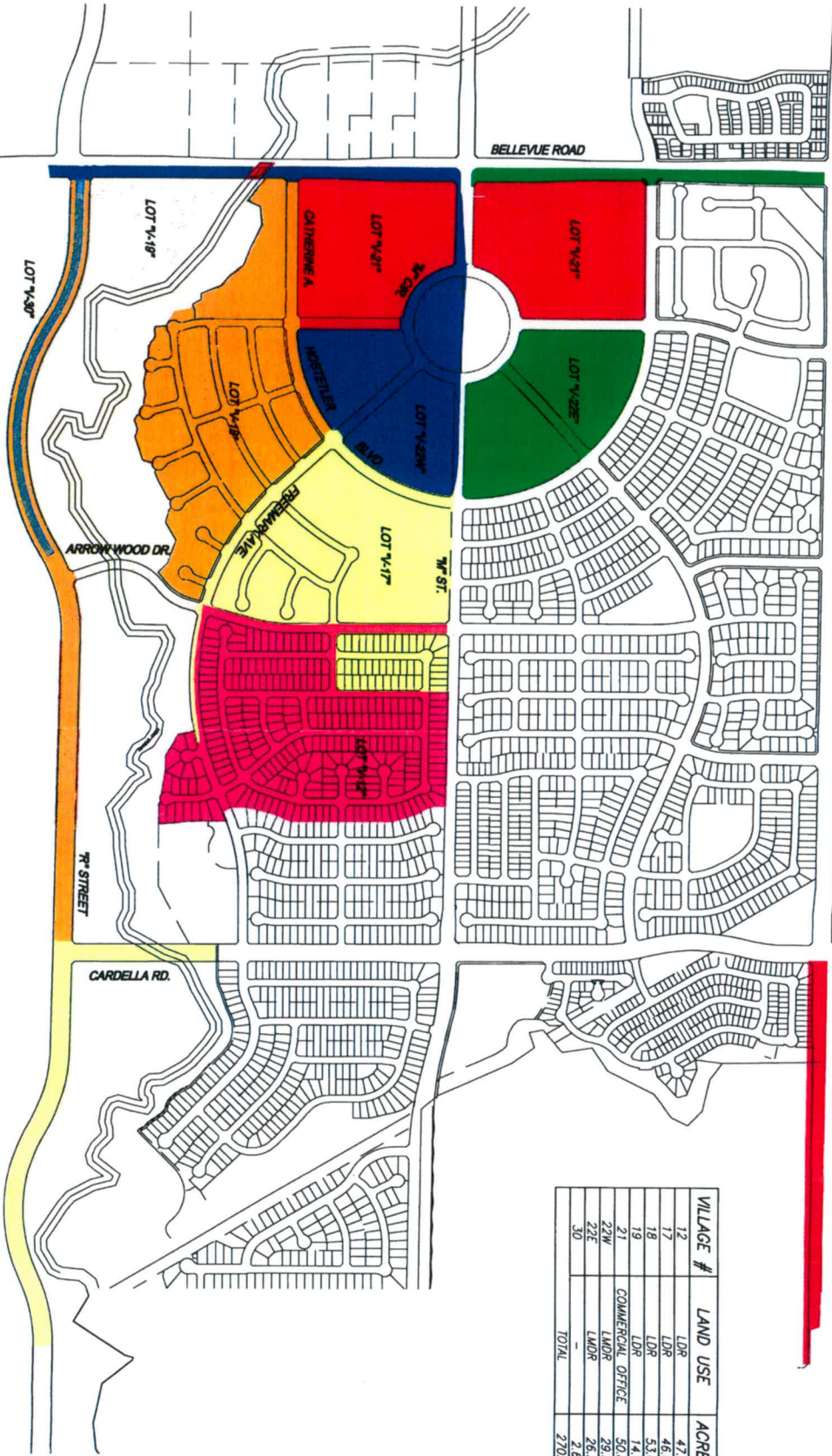
[Phases are as noted on Minor Phasing Diagram in Master Development Plan—page 60 and Attachment B of Planning Commission Staff Report #04-13 2<sup>nd</sup> Addendum]

Notes:

1. The R Street improvements as well as the staging of signal improvements throughout the plan area have been revised as recommended by the memorandum dated December 2, 2004 entitled "Timing of off-site roadway improvements for Bellevue Ranch" prepared by Fehr & Peers.
2. Not used.
3. The G Street improvements have been revised as recommended by 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 Villages 21 (commercial) and ~~22 (multi-family)~~ will be determined at the time of conditional use permit approval for ~~these areas this village~~.
7. Well site may be required sooner if deemed necessary by the City Engineer.

**Bellevue Ranch Master Development Plan**  
**Table 6.1—Major Infrastructure Phasing**  
**June 18, 2008 Version, Page 7**

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 – 3<sup>rd</sup> Addendum.



VILLAGE #	LAND USE	ACREAGE
12	LDR	47.31
17	LDR	46.00
18	LDR	53.02
19	LDR	14.41
21	COMMERCIAL OFFICE	50.82
22W	LMDR	29.90
22E	LMDR	26.55
30		2.65
	TOTAL	270.66

**BENCHMARK ENGINEERING, INC.**  
 CIVIL, ENGINEERING & LAND SURVEYING  
 915 17th STREET, MODesto, CALIFORNIA • 95304  
 (209) 544-8900 FAX:(209) 544-8005

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**ATTACHMENT G**

**The California Environmental Quality Act  
(CEQA) Section 15162 Findings:**

**Application:** Tentative Subdivision Map #1308 – Environmental Review #18-45

**Assessor Parcel Number or Location:** Assessor’s Parcel Number (APN): 224-010-009, -011, and -021 and 224-030-018

**Previous Initial Study/EIR Reference:** This site was previously reviewed through Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055)

**Original Project Date:** The Environmental Impact Report was approved on May 15, 1995, by the Merced City Council.

**Section A - Previous Studies**

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 1. Substantial changes are proposed in the project that will require major revisions of the previous project EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** The proposed project is consistent with the previous environmental review. No substantive changes are proposed.

- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <b>Yes</b>               | <b>No</b>                           |
| 2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** There have been no changes in the circumstances under which the project is undertaken that would require major revisions in the previous EIR. There are no new significant environmental effects or substantial increases in the severity of previously identified environmental effects, and the area under consideration remains the same area previously evaluated.

- |   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | <b>Yes</b>               | <b>No</b>                           |
| 3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, has been revealed? (If “Yes” is checked, go to Section “B” below) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comment/Finding:** There is no new information of substantial importance that was not known and could not have been known with the reasonable diligence at the time the previous EIR was adopted.



**Section B - New Information**

- |   |                                 |   |
|---|---------------------------------|---|
| A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.   | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
| B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.  | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
| C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.           | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |
| D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. | Yes<br><input type="checkbox"/> | No<br><input checked="" type="checkbox"/> |

**Comment/Finding:** All previously identified mitigation measures will be enforced with this project including payment of Public Facility Impact Fees. Therefore, the resulting impacts are no greater than those previously analyzed and the previously imposed mitigation measures remain sufficient to address all impacts from this project.

**On the basis of this evaluation, in accordance with the requirements of Section 15162 of the CEQA Guidelines:**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 1. It is found that subsequent negative declaration will need to be prepared.  |
| <input type="checkbox"/>            | 2. It is found that an addendum Negative Declaration will need to be prepared. |
| <input type="checkbox"/>            | 3. That a subsequent EIR will need to be prepared.                             |
| <input checked="" type="checkbox"/> | 4. No further documentation is required.                                       |

Date: June 11, 2018  
 Prepared By:

  
 \_\_\_\_\_  
 Julie Nelson,  
 Associate Planner

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

**Resolution # \_\_\_\_\_**

**WHEREAS**, the Merced City Planning Commission at its regular meeting of July 5, 2018, held a public hearing and considered **Vesting Tentative Subdivision Map #1308**, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 165 acres into 14 large lots. This property is generally located on the west side of M Street, between Bellevue Road and Arrow Wood Drive (extended), within Planned Development (P-D) #42 and has the following General Plan Designations: Regional/Community Commercial (RC), High-Medium Residential (HMD), Low-Medium Residential (LMD), School (SCH), Open Space (OS), and Low Density Residential (LD); also known as Assessor's Parcel Numbers (APN) 224-010-009, 224-010-011, and 224-010-021; and,

**WHEREAS**, the Merced City Planning Commission concurs with Findings A through F of Staff Report #18-15; and,

**NOW THEREFORE**, after reviewing the City's Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby find that the previous environmental review [Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH#9212055)] remains sufficient and no further documentation is required (CEQA Section 15162 Findings), and approve Vesting Tentative Subdivision Map #1308, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and carried by the following vote:

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

**ATTACHMENT I**

PLANNING COMMISSION RESOLUTION #3097

Page 2

July 5, 2018

Adopted this 5<sup>th</sup> day of July 2018

---

Chairperson, Planning Commission of  
the City of Merced, California

ATTEST:

---

Secretary

Attachment:

Exhibit A – Conditions of Approval

N:\SHARED\PLANNING\PC RESOLUTIONS\RESOLUTIONS\ VTSM #1308 (BRW big lots).docx

**Conditions of Approval**  
**Planning Commission Resolution # \_\_\_\_\_**  
**Vesting Tentative Subdivision Map # 1308**

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (vesting tentative map) -- Attachment C of Staff Report #18-15, except as modified by the conditions.
2. All conditions contained in Resolution #1175-Amended ("Standard Tentative Subdivision Map Conditions") shall apply.
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
4. The Project shall comply with the conditions set forth in Bellevue Ranch Master Development Plan (BRMDP) previously approved for this project by City Council Resolution #95-24 adopted May 15, 1995.
5. All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
6. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), 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 (with counsel selected by the City), 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.

7. 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.
8. Should any conflicts arise between the tentative map conditions contained herein and those conditions, mitigation measures, and guiding principles contained in the BRMDP, Appendices D, E, and F, or any other pertinent Sections/Appendices of the BRMDP, said conditions, mitigation measures, guiding principles, and sections/appendices shall take precedence.
9. Consistent with Condition of Approval #91 of the BRMDP, the Backbone Improvement Plans for the Large Lot Final Map shall be reviewed by the local transit authority to locate appropriate locations and designs for bus stop facilities on arterial and collector streets.
10. Prior to development of commercial and multi-family uses within the project area, Site Plan Review or a Conditional Use Permit shall be obtained in accordance with the City's Zoning Ordinance. Further subdivision of the large lots into small lots for single-family development requires a Tentative Subdivision Map.
11. Consistent with Conditions of Approval #39 and #40 of the BRMDP, the necessary right of way shown in the BRMDP for all major arterials, intersections, special intersections, and the M Street Transitway shall be dedicated within the large-lot Final Map to the satisfaction of the City Engineer.
12. Consistent with Condition #75 of the BRMDP, collector streets that do not have fronting lots may utilize the "collector street alternative" design with a 64-foot-wide right-of way. This shall be provided on the Final Map of the large lot subdivision.
13. Consistent with Condition #4 of the BRMDP, a minimum 15-foot-wide landscape buffer area shall be required along Bellevue Road. A solid decorative masonry wall shall be provided in this buffer area adjacent to any residential development.
14. Street names shall be approved by the City Engineer.

15. Offer for dedication, by Final Map, all collector and arterial street rights-of-way and all necessary easements and as needed for irrigation, utilities, drainage, landscaping, and open space.
16. Consistent with Mitigation Measure 4.14.6 of the BRMDP, prior to approval of a Final Map, the project applicant shall submit all plans for review to affected electric utilities.
17. Consistent with Condition #7 of the BRMDP, Lot Z, Lot 17-A and all other lands designated as “Park” on the Master Development Plan or otherwise agreed upon by the applicant and City shall be dedicated with the Final Map.
18. Street frontage improvements for the dedicated park areas within Lot Z and Lot V17-A shall be installed as follows: Lot Z – with the development of Lots V21-B, V21-A, V22-A, and V-22B; Lot V17-A – with the development of Lot V17-C.
19. The Fahrens Creek flood channel/open space corridor shall be dedicated by Final Map. Prior to or concurrent with submittal of a Final Map, the applicant shall provide the Engineering Department with a plan showing the 12-foot-wide path within the 25-foot-wide linear park way along Fahrens Creek.
20. Consistent with Condition #20 of the BRMDP, Site Plan Review is required prior to any grading permits and/or construction of any improvements within the Fahrens Creek corridor including, but not limited to, bicycles/pedestrian paths, tree plantings, habitat installation, aesthetic enhancement, landscape design and landscape construction plans, with input from the California Department of Fish and Wildlife.
21. Developer shall provide landscape/irrigation/wall plans for all areas to be maintained by the City through the Community Facilities District (CFD) for each Village as development occurs within the Village.
22. Project infrastructure improvement plans shall include the provision of adequately sized utilities adjacent to school sites consistent with the BRMDP.
23. Prior to the submittal of the Large Lot Final Map, the developer shall submit a Development and Improvement Phasing Implementation Plan (DIPIP) showing the improvements to be constructed with each Large Lot and the order of expected development. This Plan shall be approved by the City Engineer and will be included as part of the Subdivision Agreement for the Large Lot Final Map. If the proposed large lots are

EXHIBIT A

OF PLANNING COMMISSION RESOLUTION #\_\_\_\_\_

developed in such a manner that they are not contiguous to existing improvements (i.e., water, sewer, roads, etc.), all intervening improvements between the existing improvement and the Large Lot being developed shall be installed. The DIPIP may require the construction of a road for circulation purposes, an all-weather surface shall be constructed to provide access to the utilities. All street frontage improvements shall include the construction of two-thirds street width with full improvements (sidewalk, curb, gutter, etc.) on the side where the development is occurring. The remainder of the street improvements shall be the responsibility of the large lot that shares the street frontage. Reimbursement for these improvements may be available per Merced Municipal Code (MMC) Sections 15.40.070 and 15.40.080 for sewer and water improvements and Section 17.58.020 for street improvements. Reimbursement for sewer and water lines shall not occur past the 10<sup>th</sup> anniversary of the date the lines were accepted by the City and shall not occur past the 15<sup>th</sup> anniversary of the date the street improvements were accepted by the City.

24. All infrastructure required per Table 6.1 of the BRMDP (or as amended as allowed by the Master Development Plan, Development Agreement, or by City Council) shall be installed at time of development of each large lot.