

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #18-21

AGENDA ITEM: 4.1

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: Sept. 5, 2018

PREPARED BY: Julie Nelson,
Associate Planner

CITY COUNCIL
MEETING DATE: Oct. 1, 2018
(Tentative)

SUBJECT: **Vacation #18-02**, initiated by Benchmark Engineering on behalf of Stonefield Home, Inc., to abandon an approximately 5.88-acre parcel dedicated as a park site, generally located at the southwest corner of M Street and Arrow Wood Drive.

ACTION: Finding:

- 1) The proposed Vacation is consistent with the General Plan.

RECOMMENDATION

The owner is requesting the Vacation/Abandonment of approximately 5.88 acres generally located at the southwest corner of M Street and Arrow Wood Drive (Attachment A). Planning staff recommends the Planning Commission adopt a Finding that the proposed Vacation is consistent with the General Plan, subject to approval by the City Council of General Plan Amendment #18-01.

BACKGROUND

The proposed Vacation of the park site is part of the overall plan to move the park site from the current location at M Street and Arrow Wood Drive to the southeast corner of the future Catherine A Hostetler Boulevard and Freemark Avenue (extended) (Attachment B). The change in land use designation from Open Space/Park (OS) to Low-Medium Density Residential (LMD) as proposed by General Plan Amendment #18-01 would allow the construction of single-family dwellings at this location. General Plan Amendment #18-01 would also move the park site adjacent to the future school site (Attachment B). The Planning Commission reviewed General Plan Amendment at their meeting on August 8, 2018, and recommended approval to the City Council. The legal description and map showing the proposed area to be vacated is provided at Attachment C.

Prior to recording the proposed Vacation of this site, a new park site would be dedicated as described above (Condition #9 of Planning Commission Resolution #3098) and shown on Attachment B (all subject to the approval of General Plan Amendment #18-01). Therefore, the proposed Vacation is consistent with the General Plan, subject to approval of General Plan Amendment #18-01 by the City Council (scheduled for September 17, 2018) and a Finding of Consistency is recommended.

Attachments:

- A) Location Map and Vacation Area
- B) Proposed New Park Site
- C) Legal Description and Map of Proposed Vacation Area



BELLEVUE

VACANT
COMMERCIAL

VACANT
COMMERCIAL

VACANT
MULTI-FAMILY
RESIDENTIAL

COUNTY

Proposed
Vacation
Area

SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL

SINGLE FAMILY
RESIDENTIAL

MERCED
COLLEGE

City Limit



GENERAL PLAN LAND USE CHANGES

High Density Residential

High Density Residential

GENERAL PLAN:
Change from Low-Medium Density Residential (LMD) to Open Space/Park (OS) (Approximately 5.0 Acres)

Low-Medium Density Residential

Future School

Low-Medium Density Residential

Low Density Residential

GENERAL PLAN:
Change from OpenSpace/Park (OS) to Low-Medium Density Residential (LMD) (Approximately 5.58 Acres)

ARROW WOOD

ATTACHMENT B



LEGAL DESCRIPTION

VILLAGE 12, PHASE 1, LOT A

All that certain real property situate, lying, and being Lot A (Park), as shown on that certain map of "Bellevue Ranch West, Village 12 – Phase 1", filed in Volume 80 of Official Plats, at Pages 1 through 6, Merced County Records, lying in the City of Merced, County of Merced, State of California.

Containing a total of 5.88 acres, more or less.

D.N. 2018-003677, M.C.R.

ARROW WOOD DRIVE

N89°49'57"E 725.22'

LOT A (PARK)
5.88 ACRES

N0°10'03"W 338.46'

N45°10'03"W
21.21'

N89°02'16"W
59.00'
S45°23'51"W
21.00'

S89°49'57"W 529.07'

N0°57'44"E
35.29'

N89°02'16"W
100.44'

S0°57'44"W 377.25'

M STREET

SCALE 1" = 150'

BELLEVUE RANCH WEST
VILLAGE 12 - PHASE 1
80-O.P.-1

NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL RECORD INFORMATION SHOWN IS FROM MERCED COUNTY RECORDS.

DATE: 8/10/2018 10:04 FILE: M:\125971\Survey Drawings\PARK SITE\LOT A.dwg



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CIVIL ENGINEERING & LAND SURVEYING
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 (209) 548-9300 FAX:(209) 548-9305

PHASE 1 - LOT A
BELLEVUE RANCH WEST
 MERCED, CALIFORNIA

DRAWN BY: SYD
 DATE: 2018-08-10
 SHEET: 1 OF 2
 JOB: 125971