

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #19-07

AGENDA ITEM: 4.1

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: Feb. 20, 2019

PREPARED BY: Julie Nelson,
Associate Planner

SUBJECT: **Vesting Tentative Subdivision Map #1310**, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 32.7 acres of land into 188 lots (“Bellevue Ranch West, Village 18-A”) and approximately 11.4 acres into 61 single-family lots (“Bellevue Ranch West, Village 17-C”). This property is generally located on the west side of M Street, north of Arrow Wood Drive, within Planned Development (P-D) #42 and has a Low-Medium Density (LMD) and Low Density (LD) Residential General Plan Designation. *PUBLIC HEARING*

ACTION: PLANNING COMMISSION:
Approve/Disapprove/Modify

- 1) Environmental Review #18-69 (CEQA Section 15162 Findings)
- 2) Vesting Tentative Subdivision Map (VTSM) #1310

SUMMARY

The project site is located west of M Street and north of Arrow Wood Drive (extended) (Attachment A). The applicant has proposed to subdivide two Villages within the Bellevue Ranch Master Development Plan (BRMDP) area – Villages 17C and 18A. Village 17C would subdivide approximately 11.4 acres into 61 single-family lots and Village 18A would subdivide approximately 32.7 acres into 188 lots (Attachment B). There is a 5-acre park site north of Village 17C and a 13-acre school site east of Village 17C (refer to Attachment A).

Both Village 17C and 18A are located within Planned Development (P-D) #42. Village 17C has a Low Density (LD) Residential General Plan designation which allows 2 to 6 units per acre. Village 18A has a Low-Medium Density (LMD) Residential designation which allows 6 to 12 units per acre. Village 17C provides 5 units per acre and Village 18A provides 6 units per acre.

The proposed lots would range in size for Village 17C from 4,589 square feet to 8,173 square feet. For Village 18A, the lots range from 4,500 square feet to 15,132 square feet.

The proposed subdivisions are consistent with the BRMDP and the City’s General Plan. Therefore, staff is recommending approval of Vesting Tentative Map #1310.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #18-69 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1310 (including the adoption of the Resolution at Attachment G) subject to the following conditions:

- *1) The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan) - Attachment B, 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) Each Village shall install the improvements currently required by Table 6.1 of the Bellevue Ranch Master Development Plan, or as subsequently modified and approved by the City Council or by the authority granted the Development Services Director's designee to approve minor modifications as described in Section 1.6.2 of the BRMDP.

*10) Prior to any phase of this Vesting Tentative Map recording, the Large Lot Map for Bellevue Ranch West (FM #5368) shall be recorded.

Building/Site Design/Landscaping

*11) Per the BRMDP, all exterior building materials shall consist of stucco, masonry, or architectural grade wood siding, and roofing materials shall consist of tile, wood shake (with acceptable fire rating), and architectural composition shingles.

12) All dwellings shall be designed to include fire sprinklers as required by the California Fire Code.

13) All garages shall have a minimum setback of 20 feet measured from the property line or back of sidewalk, whichever is closest to the front of the garage. Per the BRMDP, the setback for the living area portion of the house may be reduced to 15 feet and shall be measured from the property line, whichever is closest to the living area portion of the house. Lot coverage shall not exceed 55% for all lots.

14) The building facades shall be of high quality design providing varied elevations and color schemes. All designs shall be consistent with the requirements of the BRMDP and Planned Development (P-D) #42 and shall be approved by Planning Staff at the building permit stage.

15) All mechanical equipment shall be screened from public view.

16) The project shall comply with all requirements of the California Building Code and all flood requirements of the Federal Emergency Management Agency (FEMA), as well as the requirements for the California Urban Level of Flood Protection (CA 200-year flood).

17) All necessary documentation related to the construction of the residential uses shall be provided at the building permit stage.

*18) The project shall comply with all the Post Construction Standards required to comply with state requirements for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System).

*19) All landscaping within the public right-of-way shall comply with state and local requirements for water conservation. All irrigation provided to street trees or other landscaping shall be provided with a drip irrigation or micro-spray system and shall comply with the City's Water Efficient Landscape Ordinance (MMC Section 20.36.030).

*20) Prior to final inspection of any home, all front yards and side yards exposed to public view shall be provided with landscaping to include, ground cover, trees, shrubs, and irrigation in accordance with Merced Municipal Code Section 20.36.050. Irrigation for all on-site

landscaping shall be provided by a drip system or micro-spray system in accordance with the State's Emergency Regulation for Statewide Urban Water Conservation or any other state or City mandated water regulations dealing with the current drought conditions. All landscaping shall comply with the City's Water Efficient Landscape Ordinance (MMC Section 20.36.030).

- 21) A 6-foot-tall masonry wall and required landscaping shall be installed along all lots abutting Freemark Avenue and Arrow Wood Drive.
- 22) At the building permit stage, the site plans for each lot shall include a minimum 3-foot by 6-foot concrete pad located in the side yard or backyard for the storage of 3 refuse containers.

Public Improvements

- 23) Prior to building permit issuance, a fee of \$861 per dwelling unit shall be collected to fund the future construction of the bridge at Fahrens Creek and Bellevue Road. This fee is in addition to all other permit and impact fees.
- 24) All cul-de-sac bulbs shall have a minimum diameter of 96 feet and shall be posted as "no parking" in compliance with Fire Department Standards adopted by Merced Municipal Code Section 17.32, unless otherwise approved by the Fire Department.
- *25) Fire hydrants shall be installed along street frontages to provide fire protection to the area. The hydrants shall meet all City of Merced standards and shall comply with all requirements of the City of Merced Fire Department. Final location of the fire hydrants shall be determined by the Fire Department.
- 26) Traffic control signs, street markings, and striping shall be as directed by the City Engineer.
- *27) The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
- 28) Provide all utility services to each lot, including sanitary sewer, water, electric power, gas, telephone, and cable television. All new utilities are to be undergrounded.
- 29) Install appropriate street name signs and traffic control signs with locations, names, and types approved by the City Engineer.
- 30) Developer shall provide construction plans and calculations for all landscaping and public maintenance improvements. All such plans shall conform to City standards and meet approval of the City Engineer.
- 31) The bike path required by the BRMDP shall be constructed from Arrow Wood Drive north, along the perimeter of the subdivision and be connected to the sidewalk on Stephanie Drive. The construction of the bike path shall commence at the time the 200th building permit is issued and shall be completed prior to the Certificate of Occupancy is issued for the last home in the subdivision.

General Requirements

- 32) Dedication by Final Map of all necessary easements will be made as shown on Vesting Tentative Subdivision Map #1310 and as needed for irrigation, utilities, drainage, landscaping, and access.
- 33) All entryway and subdivision signs shall be administratively approved by Planning Staff prior to the issuance of a building permit.
- 34) Landscaping and irrigation details shall be provided by the applicant with final maps for each phase and are subject to approval by the City.
- 35) Should the Tentative Map trigger any improvements/alternations to any water way, the applicant shall have completed all Federal and State permitting requirements for such phase. Documentation of such permits shall be provided to the City prior to approval of a final map.
- 36) Should the Federal and/or State permitting process relative to wetlands and/or waters of the United States cause the design of the Tentative map to be modified, the applicant shall reconcile the modification(s) with the City of Merced through an amended tentative map process.

(*) Denotes non-discretionary conditions.

PROJECT DESCRIPTION

The project site is located on the west side of M Street, north of Arrow Wood Drive. The project would subdivide Villages 17C and 18A within the Bellevue Ranch West area of the Bellevue Ranch Master Development Plan. Village 17C would subdivide approximately 11.4 acres into 61 single-family lots and Village 18A would subdivide approximately 32.7 acres into 188 lots.

Surrounding uses are noted at Attachment A.

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Vacant (Future Multi-family and Commercial)	P-D #42	Regional Commercial (RC)/High-Medium Density (HMD) Residential
South	Vacant Single-family (Village 12)	P-D #42	Low Density Residential (LD)
East	Residential (across M Street)	P-D #42	Low Density Residential (LD)
West	Vacant (Residential/Fahrens Creek/Future R Street)	P-D #42	Low Density Residential (LD)/Open Space (OS)

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 C).

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 D). It defines which Village is responsible for certain “Backbone Infrastructure” improvements.

General Plan Amendment: The Planning Commission recommended approval of and the City Council subsequently approved a General Plan Amendment that moved the park site south of Arrow Wood Drive (Lot A) to the current location north of Village 17C.

Large Lot Tentative Map: On July 5, 2018, the Planning Commission approved a Large Lot Tentative Map covering the area generally located west of M Street, between Bellevue Road and Arrow Wood Drive. This large lot map created the “Villages” which will subsequently be subdivided into smaller lots or developed with multi-family or commercial developments. The Final Map for the Large Lot Subdivision has not yet been recorded. However, per Condition #10, the Final Map shall be recorded prior to recording a Final Map for Villages 17C and 18A.

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) The proposed project complies with the General Plan designations of Low Density (LD) Residential and Low-Medium Density (LMD) Residential and the zoning designation of Planned Development (P-D) #42.

The proposed subdivision would achieve the following General Plan Land Use Policies:

- L-1.2 *Encourage a diversity of building types, ownership, prices, designs, and site plans for residential areas throughout the City.*
- L-1.3 *Encourage a diversity of lot sizes in residential subdivisions.*
- L-1.6 *Continue to pursue quality single-family and higher density residential development.*
- L-1.8 *Create livable and identifiable residential neighborhoods.*

Traffic/Circulation

- B) Village 17C is at the northeast corner of Freemark Avenue (collector road) and Arrow Wood Drive (collector road). Village 18A is between Freemark Drive and the future Stephanie Drive (local road), west of the future Catherina A. Hostetler Boulevard (collector

road). The major roadway system for the Bellevue Ranch area was approved with the BRMDP. There are not proposed changes to the major roadways. The lots inside the subdivision would be served by local roads and cul-de-sacs.

According to the Institute of Traffic Engineers (ITE) Manual, detached single-family dwelling are estimated to generate 9.57 trips per unit on a weekday. Therefore the proposed subdivision of Village 17C and 18A would generate 2,383 average daily trips (ADT's). Vehicle trips generated by the proposed project were accounted for in the Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan, and were the basis for the required road improvement projects listed in the BRMDP mitigation measures and conditions of approval. Construction of planned project roadways, payment of Public Facility Impact Fees, payment of a portion of the cost of construction for the Bellevue Road bridge at Fahrens Creek, and implementation of the Infrastructure Phasing Plan (Table 6.1) for the BRMDP will adequately mitigate the project's traffic impacts.

The subdivision would be required to install any missing improvements along their property frontage and all interior subdivision streets and roadway improvements.

Consistent with the BRMDP, this project would construct a portion of the bike patch west of Freemark Avenue. Per Condition #31, the bike path would extend from Arrow Wood Drive north along the perimeter of the subdivision and connect to Stephanie Drive. The bike path would eventually connect to Bellevue Road with future development. Condition #31 requires construction of the bike path to begin at the time the 200th building permit is issued and be completed prior to the final occupancy of the last home within the subdivision.

Public Improvements/City Services

- C) Table 6.1 (Attachment D) of the BRMDP lists the improvements that are required to be constructed with each village. As shown on Table 6.1, Villages 17 and 18 are responsible for substantial improvements. However, it isn't feasible for these small subdivisions to be able to financially support the costs associated with those improvements. Therefore, City staff and the developer will be working on modifications to Table 6.1 to spread the costs of the needed improvements more evenly among the remaining villages. Condition #9 requires this subdivision to install the improvements currently required by Table 6.1 or as amended by City Council.
- D) Class I Bikeway: The developer shall construct a Class I Bikeway to City Standards along the western edge of the project site as described above and required by Condition #31.
- E) Water Supply: Water supply for both domestic uses and fire flow protection is provided for by existing wells and lines that service the area. Water lines would be extended from Freemark Avenue into the subdivision.
- F) Sanitary Sewer: Sanitary sewer collection, treatment, and disposal will be provided by the City. The sewer line would be extended from Freemark Avenue into the subdivision.
- G) Storm Drainage: Storm water would be directed to the existing storm drain system in Freemark Avenue and delivered to the existing drainage basin to the south at the northwest

corner of Freemark Avenue and Cardella Road. Condition #18 requires the project to adhere to the City's Post Construction Standards required to comply with state requirements for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System).

- H) *Bellevue Bridge at Fahrens Creek*: Staff has determined that each remaining development within the Bellevue Ranch area south of Bellevue Road has a financial obligation towards the construction of the Bellevue Road Bridge over Fahrens Creek. This improvement is planned to be installed with Village 21, the commercial property on the south side of Bellevue Road. Staff determined the fair-share fee is \$861.00 per dwelling unit (per Condition #23).

Building Design

- I) All homes constructed within this subdivision would be required to meet all development standards identified by the BRMDP. The BRMDP approves the following exterior building materials: stucco, masonry, or architectural grade wood siding. Approved roofing materials include tile, wood shake (with acceptable fire rating), and architectural composition shingles (Condition #11). The building facades shall be of high quality design providing varied elevations and color schemes. All designs shall be consistent with the requirements of the BRMDP and Planned Development (P-D) #42 (Condition #14).

Site Design

- J) The proposed lots would range in size for Village 17C from 4,589 square feet to 8,173 square feet. For Village 18A, the lots range from 4,500 square feet to 15,132 square feet. This provides a wide range of lot sizes and development opportunities. All the lots have a minimum average depth of 100 feet and a minimum width of 45 feet. Per the BRMDP, standard single family lots shall be a minimum of 4,000 square feet. Therefore, this proposal is in compliance with this requirement.

Individual lots would be required to meet the setback requirements set forth in the BRMDP which requires a 20-foot setback from the public street right-of-way for all garages, but allows the setback for the living area to be reduced to 15 feet (refer to the diagram at Attachment E and Condition #13).

Landscaping

- K) The subdivision would be required to install landscaping along all exterior roadways adjacent to the subdivision (Freemark Avenue, Catherine A. Hostetler Boulevard, and Arrow Wood Drive). With the construction of each home, landscaping would be required in the front yard of each lot. Refer to Conditions #19 and #20 regarding the landscaping requirements.

Neighborhood Impact/Interface

- L) The proposed subdivision is consistent with the density and use requirements as approved with the BRMDP. There is a single-family subdivision under construction to the south (Village 12), a park site to the north of Village 17C, and a school site to the east of Village

17C. The closest developed homes to this area would be those on the east side of M Street and south of Arrow Wood Drive (refer to Attachment A)

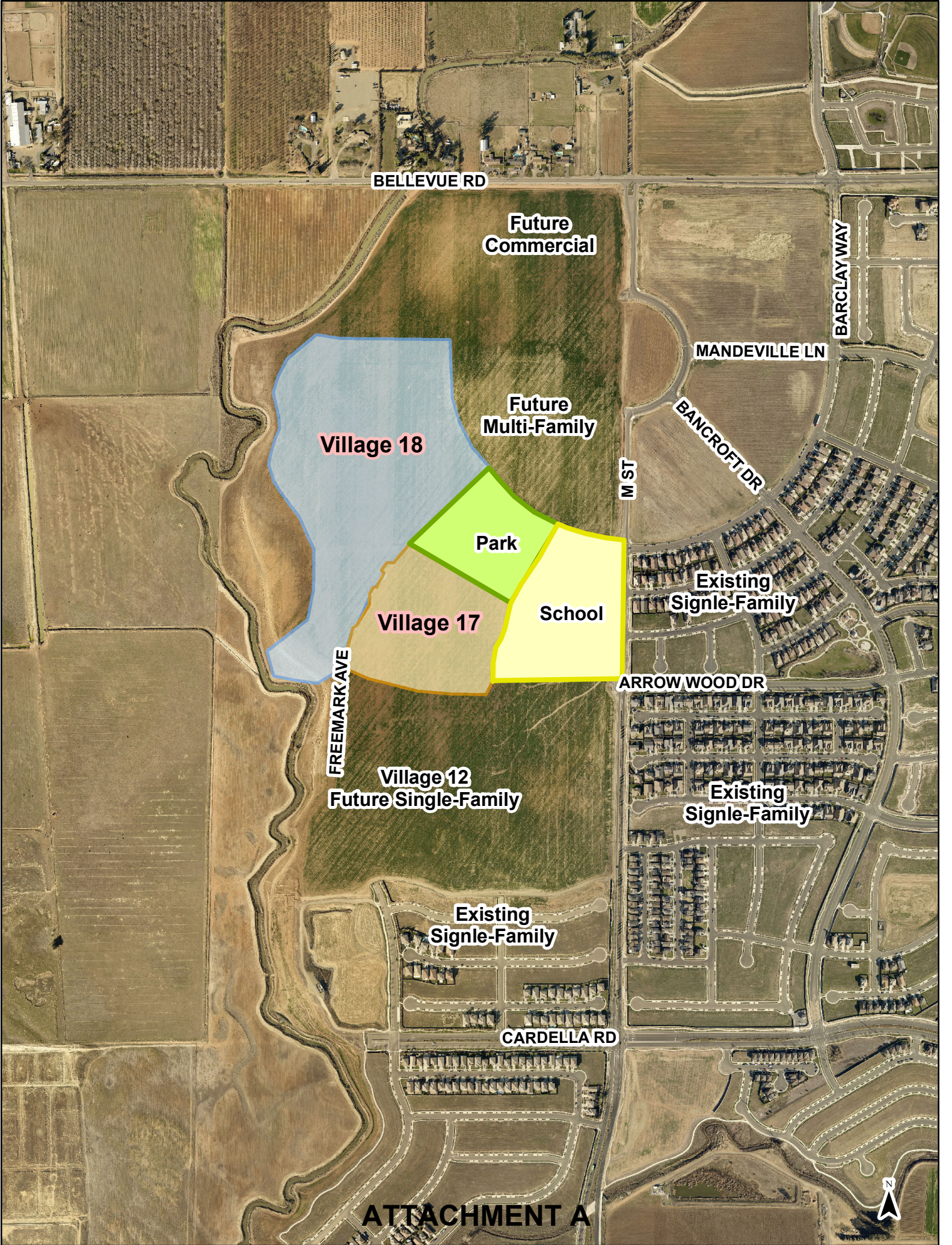
Public hearing notices were sent out to all property owners within 300 feet. As of the writing of this report, staff had one phone call inquiring about the development, but no opposition to the development has been voiced.

Environmental Clearance

- M) 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 #18-69 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 F.

Attachments:

- A) Location Map
- B) Vesting Tentative Subdivision Map #1310
- C) BRMDP Area
- D) Table 6.1
- E) Section 2.8.1 of the BRMDP
- F) CEQA Section 15162 Findings
- G) Draft Planning Commission Resolution



BELLEVUE RD

Future Commercial

BARCLAY WAY

MANDEVILLE LN

BANCROFT DR

M ST

Village 18

Future Multi-Family

Park

Village 17

School

Existing Single-Family

FREEMARK AVE

ARROW WOOD DR

Village 12
Future Single-Family

Existing Single-Family

Existing Single-Family

CARDELLA RD

ATTACHMENT A

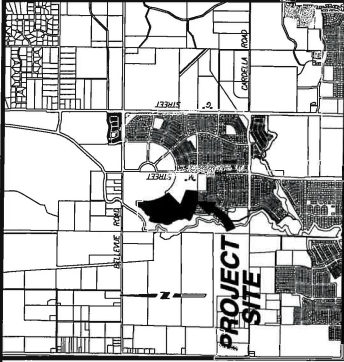
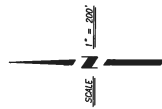
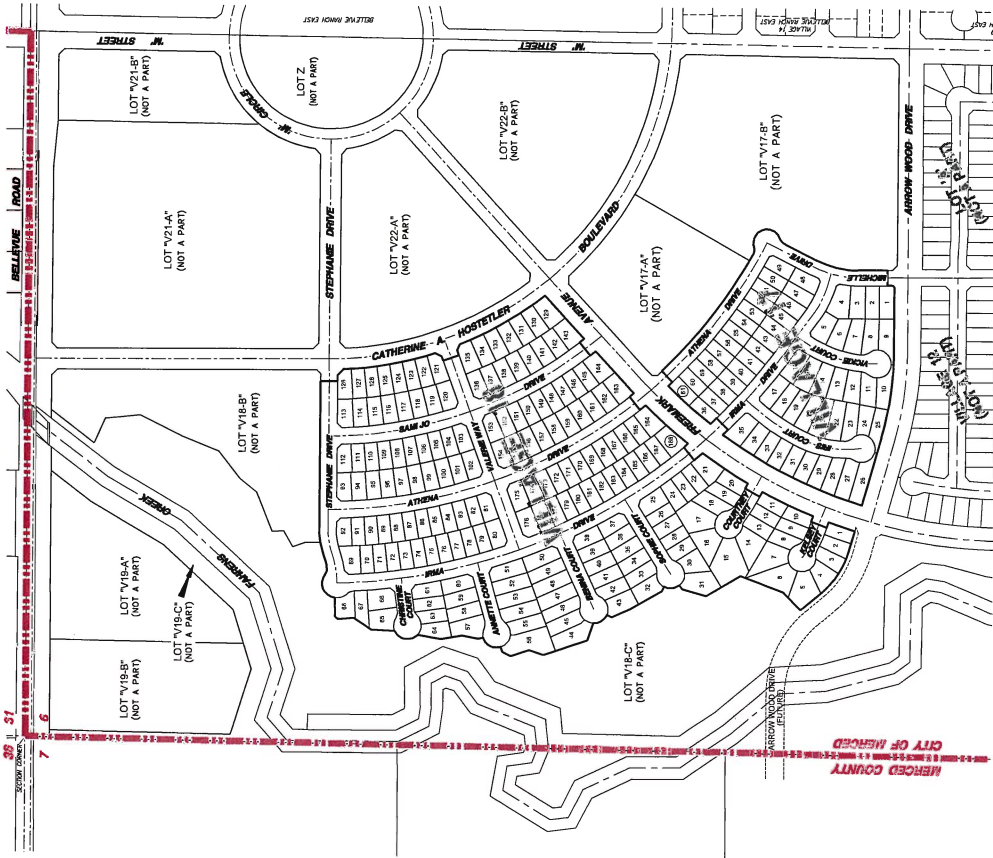


VESTING TENTATIVE SUBDIVISION MAP FOR: BELLEVUE RANCH WEST VILLAGE 17 AND 18 MERCED, CALIFORNIA

A SUBDIVISION OF LOTS "V17-C" AND "V18-A" AS SHOWN ON APPROVED V.T.S.M. #1308, LYING IN A PORTION OF THE EAST HALF OF SECTION 6, T.7S., R.1E., M.D.M., ALSO BEING A PORTION OF LOTS 2, 3 AND THE DESIGNATED REMAINDER AS SHOWN IN BOOK 95 OF PARCEL MAPS, AT PAGE 50, MERCED COUNTY RECORDS

SHEET INDEX

1. COVER SHEET
2. CROSS SECTIONS & DETAILS
3. LOT DIMENSION PLAN (SOUTH)
4. LOT DIMENSION PLAN (NORTH)
5. GRADING PLAN (SOUTH)
6. GRADING PLAN (NORTH)
7. COMPOSITE UTILITY PLAN (SOUTH)
8. COMPOSITE UTILITY PLAN (NORTH)



VICINITY MAP

OWNER & SUBDIVIDER
BAVIER RANCHES LLC
1000 S. BELLEVUE ROAD, SUITE C
LOS BANOS, CA 93835-4297

STATEMENT OF SUBDIVIDER

1. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
2. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
3. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
4. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
5. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
6. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
7. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
8. EXISTING RECORD MAP NO. 224-010-01, 241-010-02
9. EXISTING RECORD MAP NO. 224-010-01, 241-010-02

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. THE SITE HAS ALREADY BEEN MOVED GRADED WITH THE MASS GRADING PLANS.
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9. THE SITE HAS ALREADY BEEN MOVED GRADED WITH THE MASS GRADING PLANS.

LEGEND

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
DRAIN INLET	DRAIN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LINE	WATER LINE
SEWERY	SEWERY
STORM DRAIN	STORM DRAIN
TYPICAL STREET LIGHT	TYPICAL STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
CURB CUTTER AND SERRATE	CURB CUTTER AND SERRATE
TYPICAL RETURN WITH MANHOLE RAMP	TYPICAL RETURN WITH MANHOLE RAMP



NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING & LAND SURVEYING, INC.
507 F STREET • LOS BANOS, CALIFORNIA • 93835
FAX: (209) 848-9305
(209) 787-0900

COVER SHEET
VESTING TENTATIVE SUBDIVISION MAP
BELLEVUE RANCH WEST
VILLAGE 17 & 18
MERCED, CALIFORNIA

JOB NO. 125971	SHEET NUMBER
DATE 12-05-18	1
DRY... BY	
SCALE AS SHOWN	

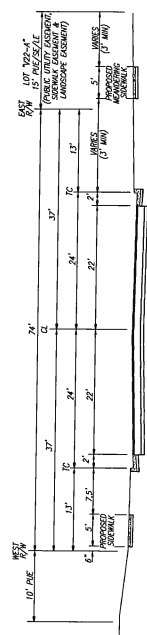


NO.	DESCRIPTIONS	DATE	APPROVED

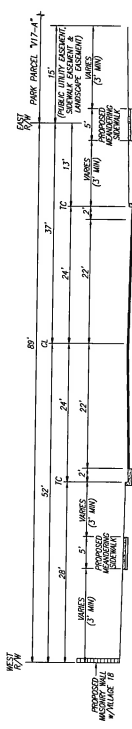
BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 93895
 (209) 737-0900 FAX: (209) 548-8905

CROSS SECTIONS
 WEST TREATING STRUCTURE AND
 BELLEVUE RANCH WEST
 VILLAGE 17 & 18
 MERCED, CALIFORNIA
 DATE: 12-05-18
 DRAWN BY: MR. [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

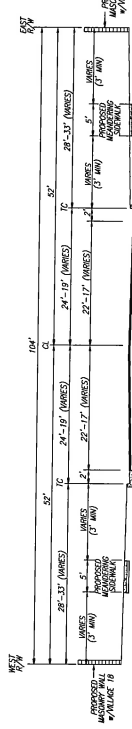
DATE: 12-05-18
 DRAWN BY: MR. [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NUMBER: **2**
 OF 8 SHEETS



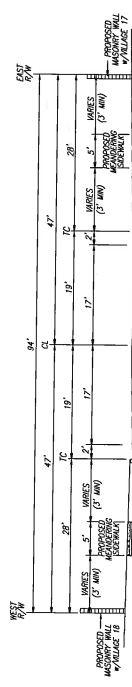
74' COLLECTOR
 CATHERINE A HOSTETTLER BLVD. (BETWEEN STEPHANIE DRIVE AND FREEMARK AVENUE)



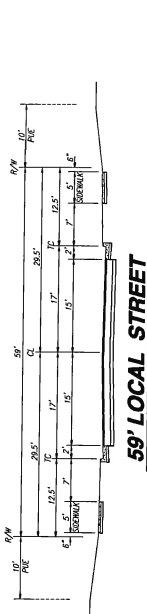
89' FREEMARK AVENUE
 (BETWEEN CATHERINE A. HOSTETTLER BLVD. & ATHENA DRIVE)



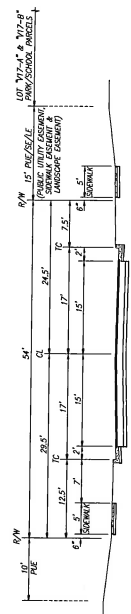
104' FREEMARK AVENUE
 (BETWEEN ATHENA DRIVE & IRMA DRIVE)



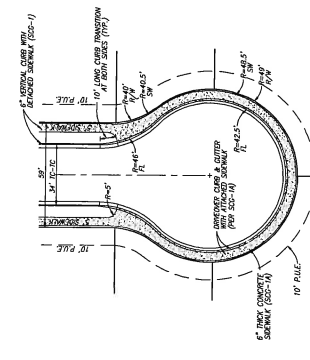
94' FREEMARK AVENUE
 (BETWEEN IRMA DRIVE & ARROW WOOD DRIVE)



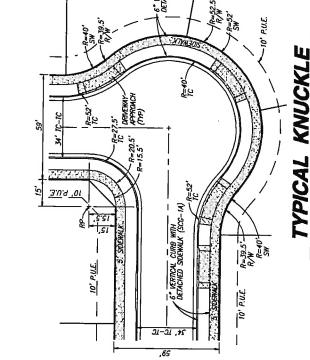
59' LOCAL STREET
 NTS



54' LOCAL STREET AT PARKSCHOOL
 NTS
 MICHELLE DRIVE AND ATHENA DRIVE (EAST OF FREEMARK AVENUE)



TYPICAL CUL-DE-SAC AND SIDEWALK TRANSITION
 NTS



TYPICAL KNUCKLE
 NTS



NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 93833
 (209) 737-0800
 FAX: (209) 548-8308

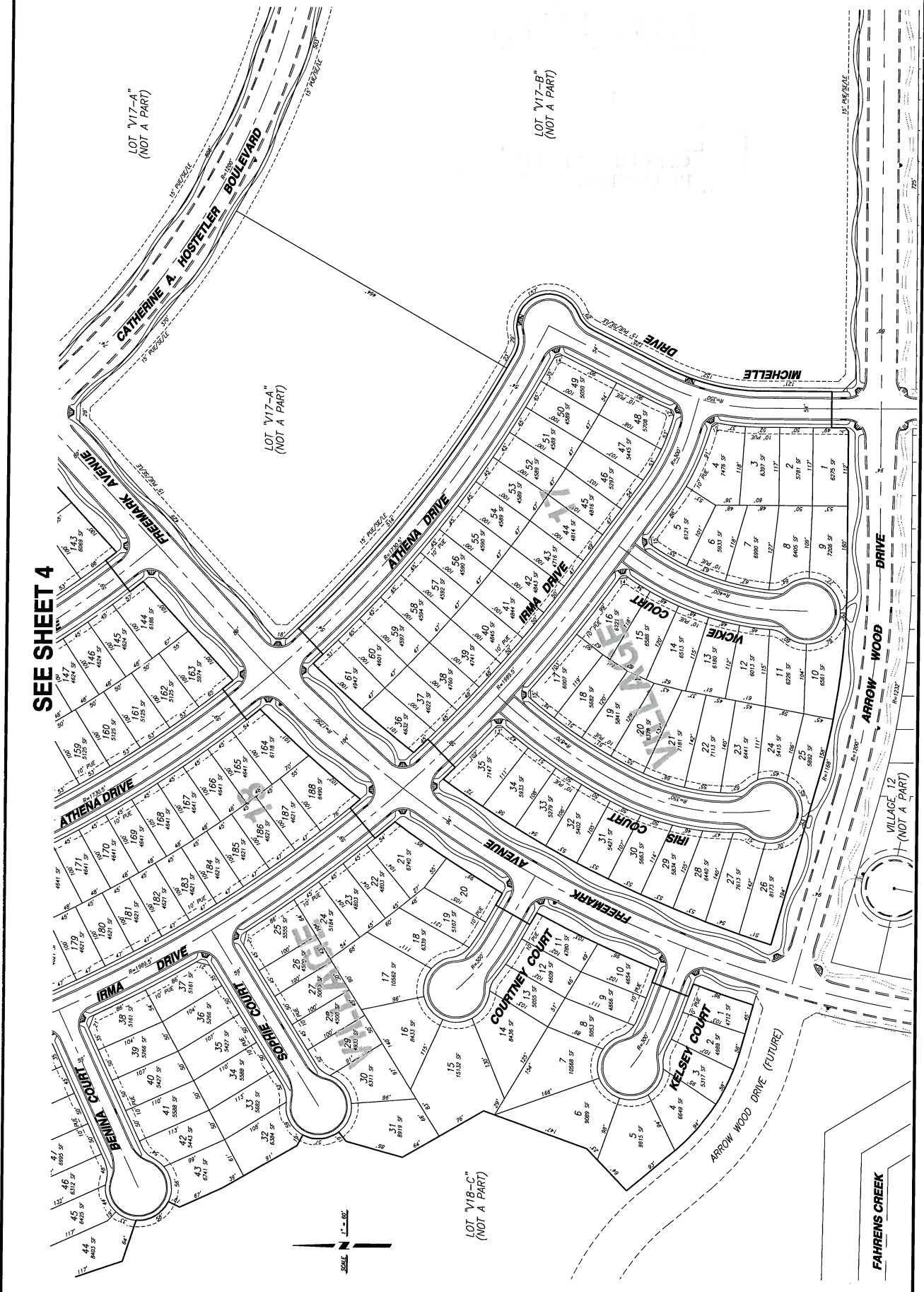


LOT DIMENSION PLAN
 VILLAGE 17 & 18
 BELLEVUE RANCH WEST
 MENDOTA, CALIFORNIA

JOB NO. 150671
 DATE: 12-29-18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

SHEET NUMBER
3
 OF 8 SHEETS

SEE SHEET 4



FILE: K:\2018\150671\17-18



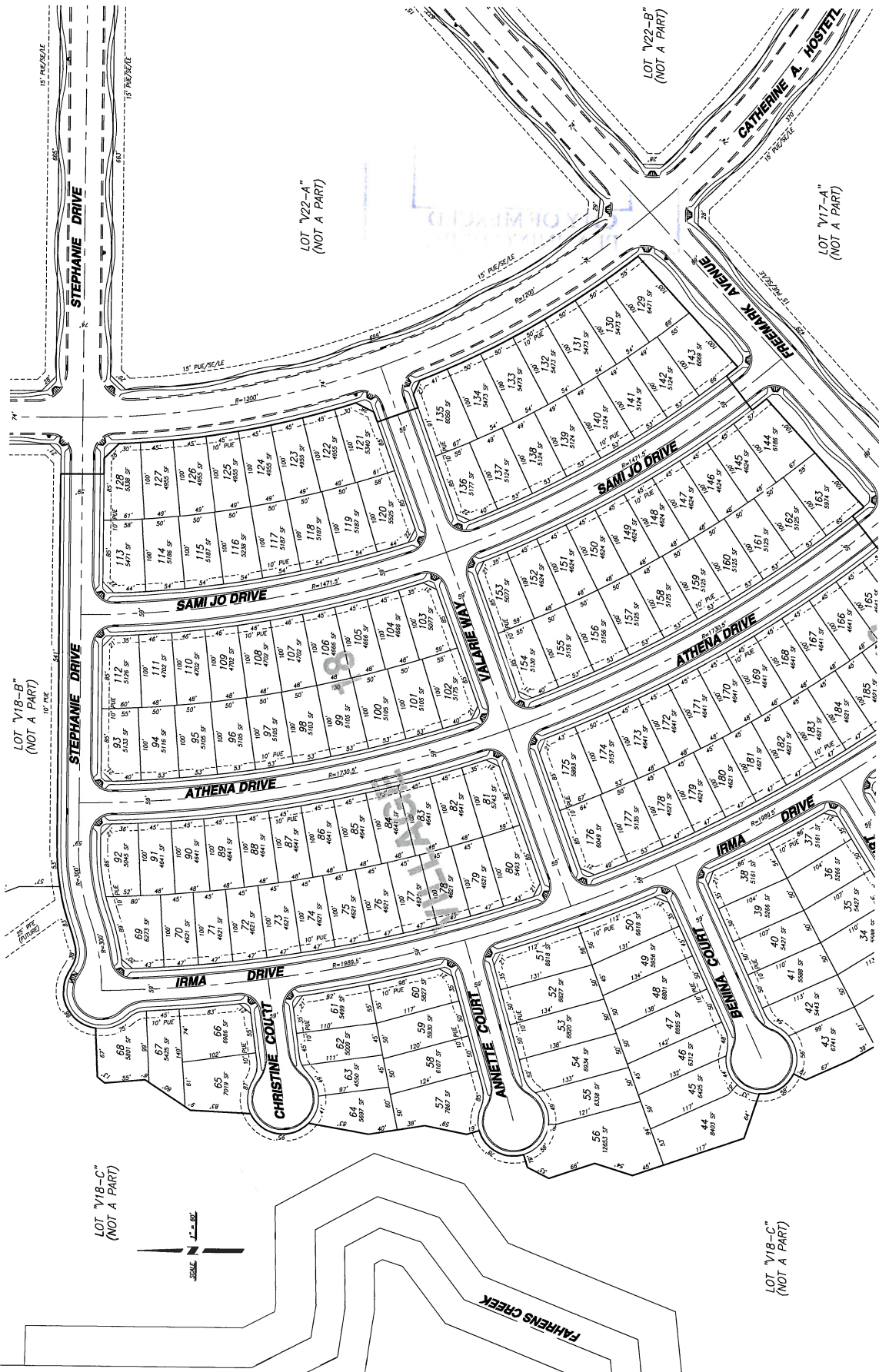
NO.	DESCRIPTIONS	REVISIONS	DATE

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 98385
 FAX: (209) 548-9305
 (209) 737-0900

LOT DIMENSION PLAN
 BELLEVUE RANCH WEST
 VILLAGE 17 & 18
 MERCED, CALIFORNIA

PROJECT NO. 12871
 DATE: 12-05-18
 DRAWN BY: JY
 CHECKED BY: JY
 SCALE: AS SHOWN

SHEET NUMBER
4
 OF 8 SHEETS
 FILE: 142871\DRAWING\17-18



SEE SHEET 3

LOT "V18-C"
 (NOT A PART)

LOT "V18-C"
 (NOT A PART)





NO.	DESCRIPTIONS	REVISIONS	DATE

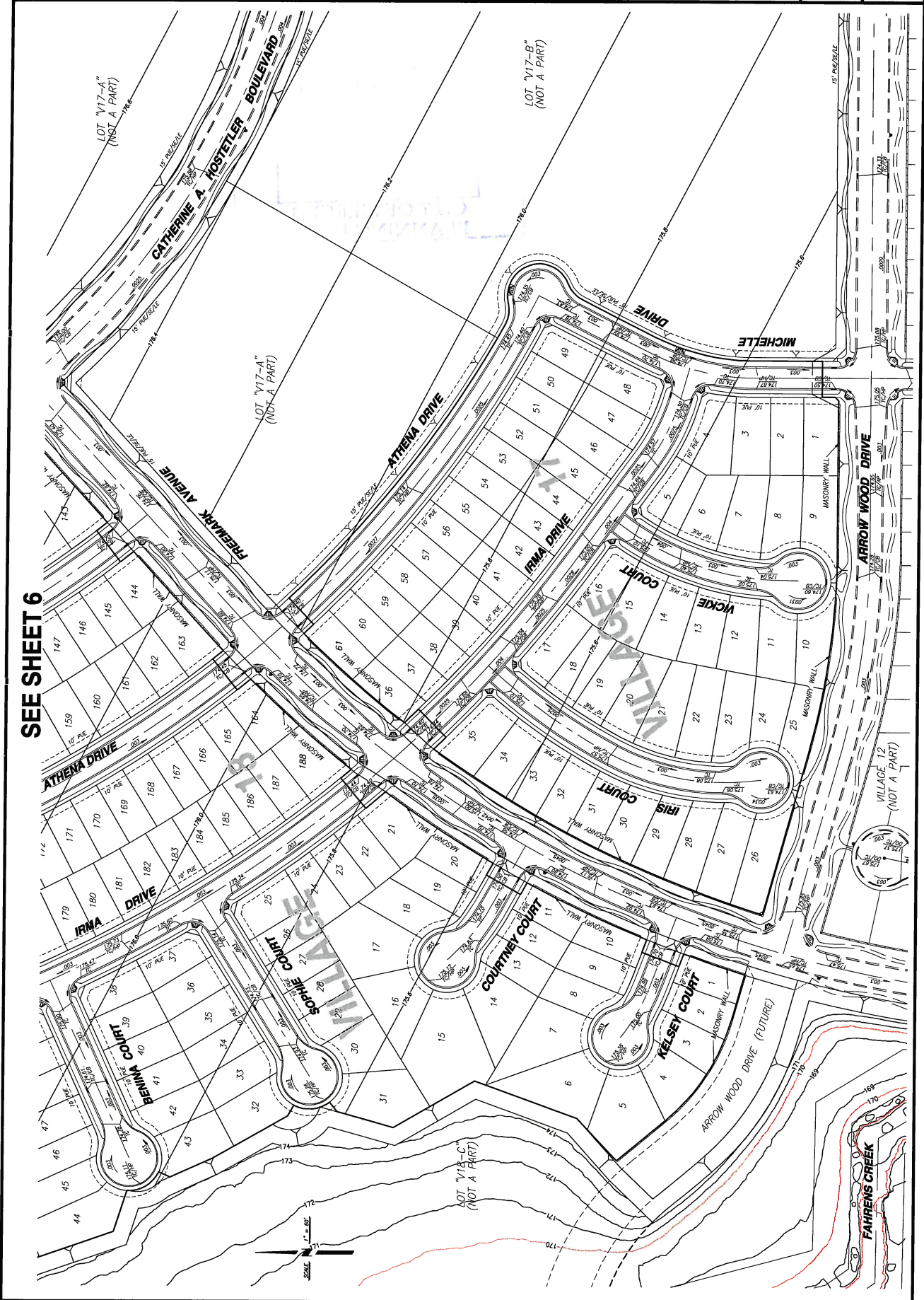
BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET, LOS BANOS, CALIFORNIA • 98935
 FAX: (209) 548-8305
 (209) 737-0900



GRADING PLAN & DETAILS
 BELLEVUE RANCH WEST
 VILLAGE 17 & 18
 MERCED, CALIFORNIA

JOB NO. 128971
 DATE 12-05-18
 DRAWN BY
 CHECKED BY
 SCALE AS SHOWN
 SHEET NUMBER
5
 OF 8 SHEETS

SEE SHEET 6





NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 94835
 FAX: (209) 548-9305
 (209) 737-0900

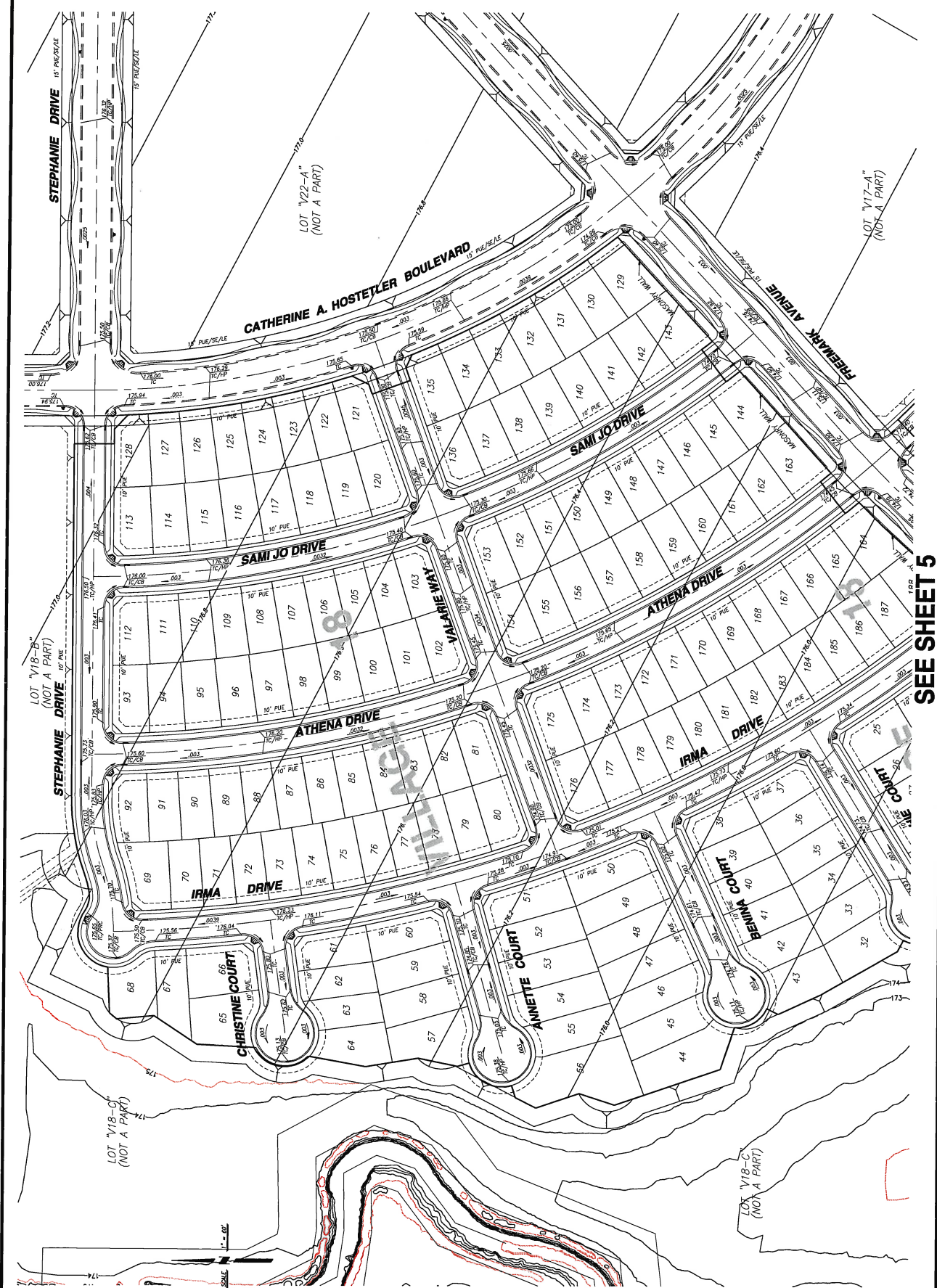


GRADING PLAN & DETAILS
 VILLAGE 17 & 18
 BELLEVUE RANCH WEST
 MENDOTA, CALIFORNIA

JOB NO. 125971
 DATE 12-05-18
 DR BY: MJP
 CK BY: JBY
 SCALE: AS SHOWN

SHEET NUMBER
6

OF 8 SHEETS



SEE SHEET 5

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(NOT A PART)

LOT "V18-C"
(NOT A PART)

LOT "V22-A"
(NOT A PART)

LOT "V17-A"
(NOT A PART)



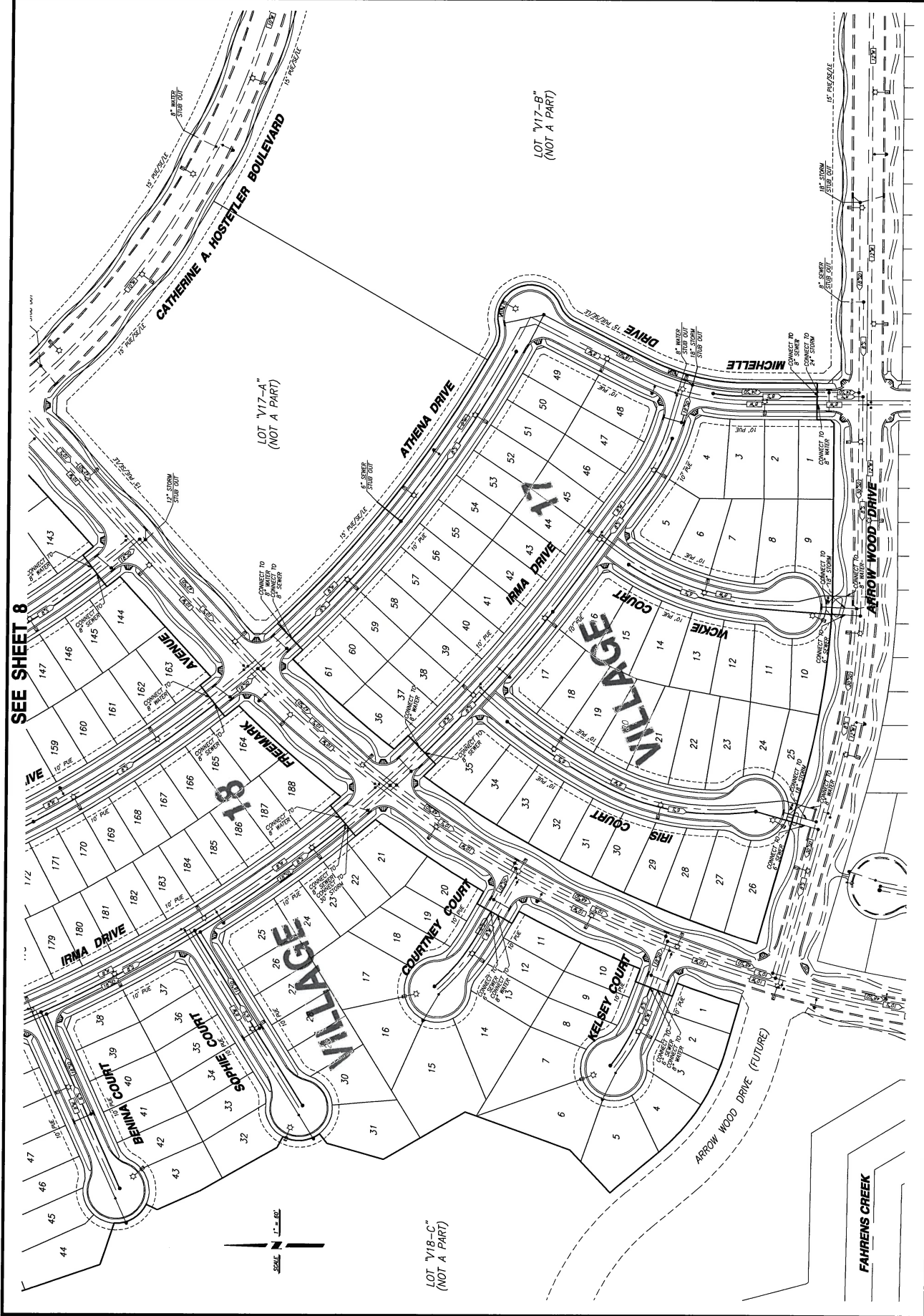
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BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 93835
 (209) 737-0900
 FAX: (209) 548-9305

COMPOSITE UTILITY PLAN
 BELLEVUE RANCH WEST
 VILLAGE 17 & 18
 MERCED, CALIFORNIA

DATE: 12-05-18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

7
 SHEET NUMBER
 OF 8 SHEETS



SEE SHEET 8

LOT "V17-A"
(NOT A PART)

LOT "V17-B"
(NOT A PART)

LOT "V18-C"
(NOT A PART)

FAHRENS CREEK

FILE: A:\1518\1518\1518-V17-18



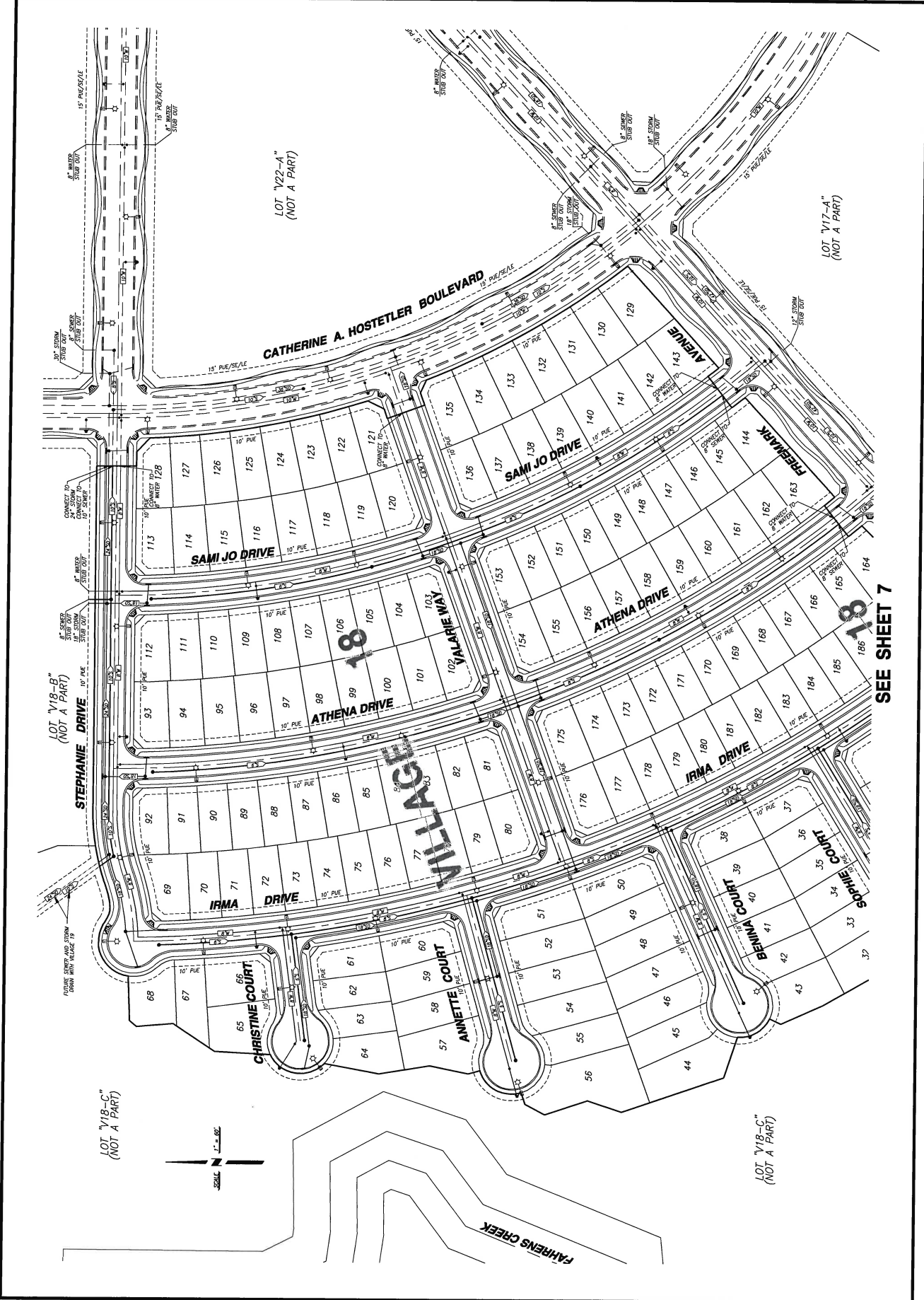
NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 507 J STREET • LOS ANGELES, CALIFORNIA • 90069
 (202) 737-0900 FAX: (202) 548-8205



COMPOSITE UTILITY PLAN
 VILLAGE 17 & 18
 BELLEVUE RANCH WEST
 WESTERN TRACTING & MANAGEMENT CO.
 MENDOTA, CALIFORNIA

JOB NO. 12527
 DATE: 05-18
 DRAWN BY: JAW
 CHECKED BY: JAW
 SCALE: AS SHOWN
 SHEET NUMBER
8
 OF 8 SHEETS



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(NOT A PART)

LOT "V22-A"
(NOT A PART)

LOT "V17-A"
(NOT A PART)

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(NOT A PART)

LOT "V18-C"
(NOT A PART)

LOT "V18-C"
(NOT A PART)



SEE SHEET 7

FILE: K:\2017\17VILLAGE17-18

BELLEVUE RANCH MASTER DEVELOPMENT PLAN AREA

NEVADA

OLD LAKE

R

BELLEVUE

MANDELL

M

G

FOOTHILL





ARROW WOOD

BANCROFT

CARDELLA

LEHIGH

MERCED COLLEGE

-  Bellevue Ranch MDP Area
-  Bellevue Ranch East
-  Bellevue Ranch West
-  Bellevue Ranch North

ATTACHMENT C



**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.

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 BIIP 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

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

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) 	None	<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
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

**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"> • R St (Yosemite to Cardella)(4 lanes total)^{1,8} • Cardella Rd (Round Hill Dr (Freemark) to R St) (4 lanes total)^{1,8} • Fahrens Ck Bridge at /Cardella Rd (4 lanes total)^{1,8} • R St/Cardella Rd Signal¹ 	<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)^{1,8} • R Street: Franciscan Dr to Bellevue Rd (4 lanes total)^{1,8} • Cardella Rd/Bancroft Signal • Franciscan Dr/R St signal^{1,8} • R St/Bellevue Rd Signal¹ • 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 •
19	None	<ul style="list-style-type: none"> • Franciscan Dr (Freemark Ave to R St)^{1,8} • Fahrens Creek Bridge at Franciscan Dr⁸ 	<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
22⁶ (MFR)	<ul style="list-style-type: none"> • M Street (Barclay Drive to Bellevue Road) (2 lanes) including Transit Circle w/ V-21 segments 	<ul style="list-style-type: none"> • Bellevue/G Signal¹ • Well site (Bellevue/R St)⁷ • Fahrens Creek Bridge at Bellevue Rd(3 lanes)⁸ • Bellevue Rd: R St to G St (3 lanes)⁸ 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
<u>22-East⁶ (MFR)</u>	<ul style="list-style-type: none"> • <u>M Street (Barclay Drive to Bellevue Road) (2 lanes) on east side including Transit Circle w/ V-21 segments⁸</u> 	<ul style="list-style-type: none"> • <u>Bellevue/G Signal^{1,8}</u> • <u>Bellevue Rd: M St to G St (3 lanes)^{8,9}</u> 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: 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"> • <u>M Street (Barclay Drive to Bellevue Road) (2 lanes) on west side including Transit Circle w/ V-21 segments</u>⁸ 	<ul style="list-style-type: none"> • <u>Well site (Bellevue/R St)</u>^{7,8} • <u>Bellevue Rd: R St to M St (3 lanes)</u>^{8,9} 	<p align="center"><u>None</u></p>	<p align="center"><u>None</u></p>
<p>21⁶ (Comm)</p>		<ul style="list-style-type: none"> • M & Bellevue Signal¹ • G St: Bellevue to Merced College (4 lanes total)³ • G & Foothill (Harvest) Signal¹ • <u>Fahrens Creek Bridge at Bellevue Rd(3 lanes)</u>⁸ • 	<p align="center">None</p>	

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

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"> • G St: 2 lanes Bellevue to Yosemite (4 lanes total) • G St/Bellevue Traffic Signal • G St/Cardella Traffic Signal • G St/Collector St. Traffic Signal (in Phase 15) • 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 (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) • Collector St./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 • Old Lake Rd/Fahrens Creek Bridge 	<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) 	<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.) • M St: 2 lanes (So. To Bellevue) • M St/Fahrens Creek Bridge 	<ul style="list-style-type: none"> • V. 29 streets and utilities
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 	<ul style="list-style-type: none"> • V. 30 streets and utilities

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

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 2nd Addendum]

Notes:

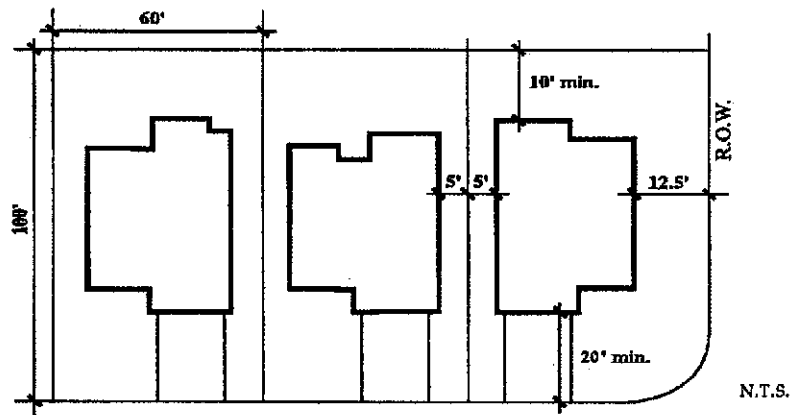
1. The R Street improvements as well as the staging of signal improvements throughout the plan area have been revised as recommended by the memorandum dated December 2, 2004 entitled “Timing of off-site roadway improvements for Bellevue Ranch” prepared by Fehr & Peers.
2. Not used.
3. The G Street improvements 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**

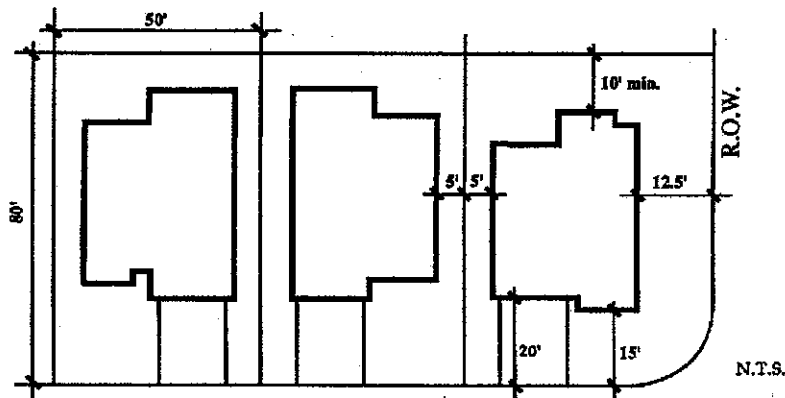
8. Improvements shall be completed prior to occupancy of any unit in this village.
9. Frontage improvements per Table B (Attachment H) of PC Staff Report #07-32 – 3rd Addendum.

2.8.1 Standard Single Family

The standard single family detached homes may be built to an average of 4.0 to 5.0 dwelling units per gross acre. Variations in lot sizes, configurations and densities shall be permitted. Densities for the various housing types may fall above or below the density range, as shown on Table 2.1 on page 8, provided that the total units fall within the total dwelling unit range for the standard single family category. Typical lotting configurations for standard single family are illustrated below. These configurations and dimensions are examples only and do not represent specific standards. The underlying standards consistent with the proposed density shall apply to all standard single family lots, with the exception of front setbacks and lot area. Setbacks from the public street right-of-way shall be a minimum of 20 feet from the garage and 15 feet from the living area. The lot area for standard single family shall be a minimum of 4,000 square feet. Acceptable building materials for single family homes may include stucco, masonry, and architectural grade wood siding. Acceptable roof materials may include tile, wood shake and architectural composition shingles.



Typical Lot Layout for Standard Single Family



**Typical Lot Layout for Standard Single Family,
Wide-Shallow Configuration**

**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): 224-010-021and -022

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

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 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.

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 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.

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 3. New information of substantial importance that was not known and could not have been know 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

	Yes	No
A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>


	Yes	No
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.	<input type="checkbox"/>	<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:

- | | |
|----------|--|
| | 1. It is found that subsequent negative declaration will need to be prepared. |
| | 2. It is found that an addendum Negative Declaration will need to be prepared. |
| | 3. That a subsequent EIR will need to be prepared. |
| X | 4. No further documentation is required. |

Date: January 20, 2019
 Prepared By:



 Julie Nelson,
 Associate Planner

**CITY OF MERCED
Planning Commission**

Resolution #4017

WHEREAS, the Merced City Planning Commission at its regular meeting of February 20, 2019, held a public hearing and considered **Tentative Subdivision Map #1310 (“Bellevue Ranch West, Villages 17 & 18”)**, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 32.7 acres of land into 188 lots (“Bellevue Ranch West, Village 18-A”) and approximately 11.4 acres into 61 single-family lots (“Bellevue Ranch West, Village 17-C”). This property is generally located on the west side of M Street, north of Arrow Wood Drive, within Planned Development (P-D) #42 and has a Low-Medium Density (LMD) and Low Density (LD) Residential General Plan Designation; also known as Assessor’s Parcel Numbers (APN) 224-010-021 and -022 ; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through M of Staff Report #19-07; 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 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 #1310, 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)

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February 20, 2019

Adopted this 20th day of February 2019

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Attachment:

Exhibit A – Conditions of Approval

Conditions of Approval
Planning Commission Resolution #4017
Vesting Tentative Subdivision Map # 1310

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan) - Attachment B of Staff Report #19-07, 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. Each Village shall install the improvements currently required by Table 6.1 of the Bellevue Ranch Master Development Plan, or as subsequently modified and approved by the City Council or by the authority granted the Development Services Director's designee to approve minor modifications as described in Section 1.6.2 of the BRMDP.
10. Prior to any phase of this Vesting Tentative Map recording, the Large Lot Map for Bellevue Ranch West (FM #5368) shall be recorded.
11. Per the BRMDP, all exterior building materials shall consist of stucco, masonry, or architectural grade wood siding, and roofing materials shall consist of tile, wood shake (with acceptable fire rating), and architectural composition shingles.
12. All dwellings shall be designed to include fire sprinklers as required by the California Fire Code.
13. All garages shall have a minimum setback of 20 feet measured from the property line or back of sidewalk, whichever is closest to the front of the garage. Per the BRMDP, the setback for the living area portion of the house may be reduced to 15 feet and shall be measured from the property line, whichever is closest to the living area portion of the house. Lot coverage shall not exceed 55% for all lots.
14. The building facades shall be of high quality design providing varied elevations and color schemes. All designs shall be consistent with the

EXHIBIT A

OF PLANNING COMMISSION RESOLUTION #4017

- requirements of the BRMDP and Planned Development (P-D) #42 and shall be approved by Planning Staff at the building permit stage.
15. All mechanical equipment shall be screened from public view.
 16. The project shall comply with all requirements of the California Building Code and all flood requirements of the Federal Emergency Management Agency (FEMA), as well as the requirements for the California Urban Level of Flood Protection (CA 200-year flood).
 17. All necessary documentation related to the construction of the residential uses shall be provided at the building permit stage.
 18. The project shall comply with all the Post Construction Standards required to comply with state requirements for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System).
 19. All landscaping within the public right-of-way shall comply with state and local requirements for water conservation. All irrigation provided to street trees or other landscaping shall be provided with a drip irrigation or micro-spray system and shall comply with the City's Water Efficient Landscape Ordinance (MMC Section 20.36.030).
 20. Prior to final inspection of any home, all front yards and side yards exposed to public view shall be provided with landscaping to include, ground cover, trees, shrubs, and irrigation in accordance with Merced Municipal Code Section 20.36.050. Irrigation for all on-site landscaping shall be provided by a drip system or micro-spray system in accordance with the State's Emergency Regulation for Statewide Urban Water Conservation or any other state or City mandated water regulations dealing with the current drought conditions. All landscaping shall comply with the City's Water Efficient Landscape Ordinance (MMC Section 20.36.030).
 21. A 6-foot-tall masonry wall and required landscaping shall be installed along all lots abutting Freemark Avenue and Arrow Wood Drive.
 22. At the building permit stage, the site plans for each lot shall include a minimum 3-foot by 6-foot concrete pad located in the side yard or backyard for the storage of 3 refuse containers.
 23. Prior to building permit issuance, a fee of \$861 per dwelling unit shall be collected to fund the future construction of the bridge at Fahrens Creek and Bellevue Road. This fee is in addition to all other permit and impact fees.

24. All cul-de-sac bulbs shall have a minimum diameter of 96 feet and shall be posted as “no parking” in compliance with Fire Department Standards adopted by Merced Municipal Code Section 17.32, unless otherwise approved by the Fire Department.
25. Fire hydrants shall be installed along street frontages to provide fire protection to the area. The hydrants shall meet all City of Merced standards and shall comply with all requirements of the City of Merced Fire Department. Final location of the fire hydrants shall be determined by the Fire Department.
26. Traffic control signs, street markings, and striping shall be as directed by the City Engineer.
27. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
28. Provide all utility services to each lot, including sanitary sewer, water, electric power, gas, telephone, and cable television. All new utilities are to be undergrounded.
29. Install appropriate street name signs and traffic control signs with locations, names, and types approved by the City Engineer.
30. Developer shall provide construction plans and calculations for all landscaping and public maintenance improvements. All such plans shall conform to City standards and meet approval of the City Engineer.
31. The bike path required by the BRMDP shall be constructed from Arrow Wood Drive north, along the perimeter of the subdivision and be connected to the sidewalk on Stephanie Drive. The construction of the bike path shall commence at the time the 200th building permit is issued and shall be completed prior to the Certificate of Occupancy is issued for the last home in the subdivision.
32. Dedication by Final Map of all necessary easements will be made as shown on Vesting Tentative Subdivision Map #1310 and as needed for irrigation, utilities, drainage, landscaping, and access.
33. All entryway and subdivision signs shall be administratively approved by Planning Staff prior to the issuance of a building permit.
34. Landscaping and irrigation details shall be provided by the applicant with final maps for each phase and are subject to approval by the City.

35. Should the Tentative Map trigger any improvements/alternations to any water way, the applicant shall have completed all Federal and State permitting requirements for such phase. Documentation of such permits shall be provided to the City prior to approval of a final map.
36. Should the Federal and/or State permitting process relative to wetlands and/or waters of the United States cause the design of the Tentative map to be modified, the applicant shall reconcile the modification(s) with the City of Merced through an amended tentative map process.

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