

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #16-06

AGENDA ITEM: 4.1

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: Mar. 23, 2016

PREPARED BY: Julie Nelson,
Associate Planner

SUBJECT: **Vesting Tentative Subdivision Map #1304 (“Bellevue Ranch West, Village 12”)**, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 55 acres of an 89.6-acre parcel into 242 single-family lots and dedicating approximately 6.4 acres of land for a future park. This property is generally located at the southwest corner of M Street and Arrow Wood Drive (extended), within Planned Development (P-D) #42 and has a General Plan Designation of Low Density Residential (LD). *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #16-02 (CEQA Section 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1304

SUMMARY

The project site is an approximately 55-acre portion of an 89.6-acre vacant parcel of land located at the southwest corner of M Street and Arrow Wood Drive (extended) (Attachment A). The project site is located within the Bellevue Ranch Master Development Plan (BRMDP) area (Attachment B). The site has a Low Density (LD) General Plan designation and is zoned Planned Development (P-D) #42.

The Bellevue Ranch Master Development Plan identifies this area for “Standard” single-family homes with a density of 4-5 dwelling units/acre. The proposed tentative map, divides approximately 55 acres into 242 single-family lots which is equal to 4.9 units per acre after deducting the proposed 6.4-acre park (Attachment C). The proposed lots would range in size from 4,495 square feet to 12,739 square feet. The subdivision would be constructed in 7 phases.

The proposed tentative map also includes the dedication of approximately 6.4 acres of land at the southwest corner of M Street and Arrow Wood Drive (extended) for a neighborhood park as per the City’s 2030 General Plan Land Use Diagram. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff recommends approval of Environmental Review #16-02 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1304 ("Bellevue Ranch Village 12") (including the adoption of the Resolution at Attachment J) subject to the following conditions:

- *1) The proposed project shall be constructed/designed as shown on Exhibit 1 (Vesting Tentative Subdivision Map for Bellevue Ranch Village 12) and Exhibit 2 (Section 2.8.1 from the Bellevue Ranch Master Development Plan)-- Attachments C and F of Staff Report #16-06, 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) All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
- *5) All previously adopted conditions, mitigation measures, and guiding principles contained in Appendices D, E, and F of the Bellevue Ranch Master Development Plan (BRMDP) adopted by the Merced City Council on May 15, 1995, which are applicable to this project, shall apply to this tentative map and all subsequent final maps, improvement plans, building permits, and discretionary approvals.
- *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, 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 (with counsel selected by the City) 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) Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before Final Map approval. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the Development Services Director to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.

Infrastructure/Public Improvements/Additional Fees

- *10) All public improvements shall be provided along all new roadways and any damaged or missing improvements along M Street within the project area's frontage shall be repaired/replaced.
- *11) Developer shall construct full public improvements (including, but not limited to, curb and gutter, pavement, sidewalk and one drive approach per lot, street lights, landscaping, and utilities) on all new streets.
- *12) This development shall be responsible for the installation of the traffic signal at M Street and Cardella Road with the first phase of construction per Table 6.1 of the BRMDP. The developer's portion of the cost of the traffic signal is equal to \$141 per lot. The developer shall either pay this amount at the time of permit issuance for each lot or the total amount (\$141 x 242 lots = \$34,122) may be deducted from the amount eligible for reimbursement from the Public Facilities Financing Program (PFFP).
- *13) 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.
- *14) 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.
- *15) All collector roads shall have a minimum right-of-way width of 74 feet for any portion of street fronting a public use (i.e., school, park, etc.). The minimum right-of-way width may be reduced to 64 feet as allowed by the BRMDP in all other areas.
- *16) All cul-de-sac bulbs and street knuckles shall be constructed per City Standards and provide sufficient turning radii for fire and refuse trucks.

- *17) Prior to the recording of a final map, proper documentation shall be provided to the satisfaction of the City Engineer, showing how storm water will be managed on the site and directed to the City's storm water system. Storm water shall be collected on-site and metered into the City's system. The developer shall provide calculations to confirm there is capacity in the existing storm water system to serve the proposed project. If there is not sufficient capacity, the developer shall provide an alternative to using the existing lines and drainage basin.
- *18) The developer shall pay the reimbursement costs for any improvements installed by prior developments that are eligible for reimbursement by this development per the provisions of the Merced Municipal Code.
- *19) 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).
- *20) The developer shall construct a Class I Bikeway to City Standards along the western edge of the project site. The bikeway shall connect with the existing bikeway on the southern boundary of the project and extend north to Arrow Wood Drive, connecting with Arrow Wood Drive at street grade (refer to Attachment H of Staff Report #16-06).
- *21) Concurrent with submittal of the first building permit application for Village 12, the developer shall provide: 1) funds to cover the full cost of the future extension of the Class I Bikeway to the future undercrossing; and 2) funds to cover one-half the cost to design, permit and construct the bikeway undercrossing of the Arrowwood Bridge over Fahrens Creek (refer to Attachment H of Staff Report #16-06).

Building Design/Site Plan

- *22) All dwellings shall be designed to include fire sprinklers as required by the California Fire Code.
- *23) No residential driveways shall front any arterial or collector street.
- *24) The project shall comply with all requirements of the California Building Code and all flood requirements of the Federal Emergency Management Agency (FEMA). All necessary documentation related to the construction of the residential uses shall be provided at the building permit stage.
- *25) 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.
- *26) All garages shall have a minimum setback of 20 feet. The setback for the living area portion of the house may be reduced to 15 feet per the BRMDP. Lot coverage shall not exceed 45% for all lots 6,000 square feet or larger and 55% for lots less than 6,000 square feet.
- *27) 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.

- *28) All mechanical equipment shall be screened from public view.
- 29) 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.

Dedications/Easements

- *30) Lot A (approximately 6.4 acres) as shown on the Vesting Tentative Subdivision Map shall be dedicated for park use with the Final Subdivision Map for the first phase of construction.
- *31) A minimum 15-foot-wide public facilities easement shall be dedicated on all collector street frontages. Interior side yard and rear yard easements for sewer, water, or storm water shall have a minimum 15-foot wide easement.
- *32) Dedication by Final Map of all interior street rights-of-way and all necessary easements will be made as shown on Vesting Tentative Subdivision Map #1304 and as needed for irrigation, utilities, drainage, landscaping, and open space.

Other Permits/Approvals

- *33) Prior to the approval of engineered improvement plans and/or final map applications(s) for any phase of the Tentative Map that 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.
- *34) 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.
- *35) The Phase II site reconnaissance and sampling investigations, as required by Project EIR Mitigation Measures 6.01, 6.02, 6.03, and 6.04, shall be submitted to the Merced County Health Department and the State of California Department of Substance Control for review and comment. Consistent with the above EIR requirements, all mitigations as specified in the reports/investigations shall be the sole responsibility of the applicant, including all costs associated with implementing mitigation. Further, all areas to be dedicated to the City, which may involve or contain environmental contamination, shall be fully mitigated by the applicant prior to recordation of final maps for affected areas and of dedication of such areas to the City. If this requirement has previously been satisfied, proper documentation showing compliance with this condition shall be provided prior to the recording of a Final Map.

Landscaping

- *36) All landscaping shall comply with State Water Resources Control Board Resolution No. 2015-0032 "To Adopt an Emergency Regulation for Statewide Urban Water Conservation" or the most recent water regulations adopted by the State and City addressing water conservation measures. If turf is proposed to be installed in park strips, high quality artificial turf (approved by the City Engineer and Development Services Director) shall be

installed. All irrigation provided to street trees or other landscaping shall be provided with a drip irrigation or micro-spray system.

- *37) A 6-foot-tall masonry wall and landscaping shall be installed along M Street, Arrow Wood Drive, and Freemark Drive consistent with the requirements of the Bellevue Ranch Master Development Plan.
- *38) Landscaping and irrigation details shall be provided by the applicant with final maps and are subject to approval by the City.
- *39) 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 20.54.250 (N). 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.

General Requirements

- *40) All entryway and subdivision signs shall be administratively approved by Planning Staff prior to the issuance of a building permit.
- *41) The applicant shall provide a footnote on the proposed tentative map indicating consistency between the "Village" numbering system on the map and the "Minor Phasing" numbers contained in the BRMDP. Any change/amendment to the sequencing of Minor Phases within the MDP shall take precedence over the Village sequencing.
- *42) Traffic control signs, street markings, and striping shall be as directed by the City Engineer.
- *43) The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
- *44) 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.
- *45) Install appropriate street name signs and traffic control signs with locations, names, and types approved by the City Engineer.
- *46) 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.

(*) Denotes non-discretionary conditions.

PROJECT DESCRIPTION

The project site is located within Bellevue Ranch at the southwest corner of M Street and Arrow Wood Drive (extended) (Attachment A). The proposed subdivision would subdivide approximately 55 acres of land into 242 single-family lots and an approximately 6-acre park site (Attachment C).

Surrounding Uses
(Attachment A)

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Vacant Land	P-D #42	Low Density Residential (LD)/Low Medium Density Residential (LMD)/ School (SCH)
South	Residential	P-D #42	Low Density Residential
East	Residential	P-D #42	Low Density Residential
West	Vacant	P_D #42	Open Space/Park (OS-P)

BACKGROUND

The Bellevue Ranch Master Development Plan (BRMDP) was approved by the City Council in 1995. 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. In 1996, Tentative Subdivision Map (TSM) #1213 (Attachment D) was approved subdividing approximately 801 acres within the Bellevue Ranch MDP area into 2,063 individual parcels (including the project site). Subsequently, Final Subdivision Maps were recorded for all of the lots east of M Street (Bellevue Ranch East) and a portion of the lots west of M Street (Bellevue Ranch West). However, in 2006, the Tentative Map expired, requiring a new map to be approved for any area that had not obtained Final Map approval.

Existing Development in Bellevue Ranch: To date, approximately 1,244 single family lots exist in Bellevue Ranch East and approximately 384 single-family lots exist in Bellevue Ranch West. Of those lots, approximately 756 lots (roughly 46%) have houses on them or are currently under construction (Attachment E).

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. The MDP provided standards for the location of single-family dwellings as well as General Development Guidelines for the development and siting of the homes on individual lots. Section 2.8.1 provides details on density, lot size, lot configurations, and setbacks for single-family homes (Attachment F).

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 MDP area. This project would be required to comply with all previous approvals that are applicable to this project (Condition #5).

Off-Site Infrastructure: The BRMDP includes a Minor Phasing Plan that lists off-site infrastructure such as bridges, roads and traffic signals to be installed with different phases. The project is located within Minor Phase 12 (commonly referred to as “Village 12”). The BRMDP requires certain improvements to be done with each phase of development. The minor phasing plan (referred to as Table 6.1, Attachment G) adopted as part of the BRMDP area calls for infrastructure

to be installed in sequential order of the phases of development. The infrastructure required with the previous phases of development has all been installed.

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) The proposed project complies with the General Plan designation of Low Density Residential (LD) and the zoning designation of Planned Development (P-D) #42. The General Plan designation of Low Density Residential (LD) allows two to six dwelling units per acre. However, the Bellevue Ranch Master Development Plan requires an average of 4 to 5 units per gross acre. The proposed subdivision would have a density of 4.9 dwelling units per acre.

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 site is located at the corner of M Street (a special street section – transit way) and Arrow Wood Drive (a collector road). The internal streets within the subdivision would be accessed from Arrow Wood Drive to the north or Freemark Avenue to the west. This project would be required to install all streets (with full improvements) and the traffic signal at Cardella Road and M Street. In addition, the development would be required to pay a portion of the construction of the future bridge at Bellevue Road and Fahrens Creek (Condition #13).

According to the Institute of Traffic Engineers (ITE) Manual, detached single-family dwellings are estimated to generate 9.57 trips per unit on a weekday. Therefore, the proposed subdivision would generate 2,516 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.

Consistent with the BRMDP, this project will provide access to the bike path on the west side of Freemark Avenue by way of the southern-most cul-de-sac ("C" Court) and from Freemark Avenue (refer to Sheet 4 of Attachment C).

Public Improvements/City Services

- C) Table 6.1 of the BRMDP (Attachment G) identifies the necessary infrastructure required to be installed with each phase of construction. Village 12 is required to install the traffic signal at Cardella Road and M Street and a portion of the bike path along the western side of the development (Attachment H).
- D) Traffic Signal at Cardella Road and M Street: The installation of this traffic signal is triggered by the construction of Village 12. It would be the developer's responsibility to construct/install the traffic signal; however, the cost of installation would be reimbursable through the City's Public Facilities Financing Program (PFFP) with the exception of a per lot fee of \$141. The per-lot fee is this development's share of one-quarter of the cost of the signal. The PFFP covers the cost of traffic signals installed at the intersection of two arterials. This intersection is unique in that three legs of the intersection are arterials, but M Street, north of Cardella Road is considered a collector roadway and not eligible for reimbursement through PFFP funds. Therefore, the cost of one-quarter of the cost of construction of the traffic signal is to be divided among the remaining development within Bellevue Ranch (south of Bellevue Road), which for residential development equates to \$141/per unit (or lot). The Developer has the option to deduct the total per lot fee (\$34,122) from the reimbursement amount or receive full reimbursement and pay the per lot fee at the time of building permit issuance (Condition #12).
- E) Class I Bikeway: The developer shall construct a Class I Bikeway to City Standards along the western edge of the project site. The bikeway shall connect with the existing bikeway on the southern boundary of the project and extend north to Arrow Wood Drive, connecting with Arrow Wood Drive at street grade (refer to Attachment H). Concurrent with submittal of the first building permit application for Village 12, the developer is required to provide the following: 1) funds to cover the full cost of the future extension of the Class I Bikeway to the future undercrossing; and 2) funds to cover one-half the cost to design, permit and construct the bikeway undercrossing of the Arrowwood Bridge over Fahrens Creek. The above requirements are listed in Conditions 20 & 21.
- F) 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 M Street down Arrow Wood Drive and into the subdivision.
- G) Sanitary Sewer: Sanitary sewer collection, treatment, and disposal will be provided by the City. Currently a sewer line exists in Terra Corvo Avenue to the south of the subdivision. This line would be extended north to serve the subdivision.
- H) Storm Drainage: Storm water would be directed to the existing storm drain system (a 54-inch pipe exists in Freemark Avenue) and delivered to the existing drainage basin to the south at the northwest corner of Freemark Avenue and Cardella Road. Condition #17 requires the developer to provide documentation as needed by the City Engineer to confirm sufficient capacity exists in the existing storm drain system. Condition #19 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).

- I) Roadways: The BRMDP permits a variation from typical City Standards for certain roadway widths. Per the BRMDP, collector roads must have a 74-foot right-of-way (typical City Standard width) when it is adjacent to a school or park. However, in other areas, the roadway width may be reduced to a 64-foot right-of-way. As designed, Arrow Wood Drive (a collector road) would have a 74-foot right-of-way from M Street west to “F” Street along the future park’s frontage. It would then transition down to a 64-foot right-of-way to Freemark Avenue. All local streets within the subdivision would have a 49-foot right-of-way, consistent with City Standards. The sidewalks on the local roads would be in a Public Facilities Easement (PFE) outside of the public right-of-way (refer to Sheet 1 of Attachment C).
- J) Fire Coverage: For purposes of long-term planning and locating fire stations, the Fire Department has a goal of maintaining a response time of four to six minutes, 90 percent of the time (within the financial constraints of the City) for the first crew to arrive at the scene. This equates to a station located roughly 1.5 miles from the scene. The City has acquired properties for future fire stations in Bellevue Ranch and Merced College, and is collecting funds for the eventual construction of a fire station. This project will pay public facility impact fees that will contribute to the fire station construction fund.
- K) Public Safety Costs: In 1997, the Bellevue Ranch developers agreed through a Development Agreement to payment of fees and taxes for future development in order to defray the cost of new growth. In response to significant growth in Merced without a corresponding increase in the General Fund and other revenues, the City Council adopted Public Facilities Impact Fees in 1998; and in 2003, directed staff to implement ways of paying operating costs for police and fire services through Community Facilities Districts (CFD).

In 2003, the City adopted a Resolution forming a Community Facilities District (CFD) in compliance with the “Mello-Roos Community Facilities Act of 1982.” The revenue generated from the CFD would be used to fund services such as police and fire protection, landscape maintenance, parks, and storm drain facilities. The subject parcels were part of the original formation of the CFD (CFD No. 2003-2). Once developed, property owners will be assessed a special tax on their annual tax bill.

In addition to the CFD for services, the developers of the Bellevue Ranch area also requested approval of a CFD to fund infrastructure costs (CFD No. 2003-1). This CFD funded water and sewer systems, storm drainage facilities, street improvements, public safety facilities, and other required improvements. As with the CFD for services, a special tax is assessed on the tax bill for the property once it is developed.

Although the CFD is already formed, in the event additional information or documentation is needed, or an additional process is required to implement the assessment, the developer shall comply with any necessary CFD formation requirements to ensure the CFD is properly administered (Condition #9).

- L) 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.

Site Design

- M) The subdivision consists of a network of local roads, including six cul-de-sacs. An approximately 6.4-acre park site is located at the northeast corner of the subdivision with frontage along Arrow Wood Drive, M Street, and two local roads within the subdivision ("B" Avenue and "F" Street). All the lots front on the local roads. No lots front along the collector roads adjacent to the subdivision (Arrow Wood Drive and Freemark Avenue) or on M Street. The longest cul-de-sac ("C" Court) contains 12 lots at the southwest corner of the subdivision (refer to Sheet 2 of Attachment C).

The lots range in size from 4,495 square feet to 12, 739 square feet. Out of the 242 lots, 47 lots are less than 5,000 square feet in size and 92 lots are larger than 6,000 square feet. This provides a wide range of lot sizes and development opportunities. All the lots have a minimum average depth of 105 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 F and Condition #26).

Building Design

- N) 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 #25). 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 #27).

Schools

- O) The Project site falls within the jurisdiction of the Merced City School District (elementary and middle schools) and the Merced Union High School District (MUHSD). Currently students from the development would be in the Franklin Elementary School and the Cruickshank Middle School attendance areas. High school students would attend El Capitan High School. According to the *Merced Vision 2030 General Plan* Land Use Diagram, an elementary school site is located just north of the project site at the northwest corner of M Street and Arrow Wood Drive. The developer is currently working with the Merced City School District on the acquisition of that site.

Neighborhood Impact/Interface

- P) The project site is adjacent to a single-family subdivision to the south and east (across M Street). Vacant land exists to the north and south (refer to the location map at Attachment A). The proposed use is consistent with the surrounding development and is consistent with the Bellevue Ranch Master Development Plan. The proposed park located at the southwest corner of M Street and Arrow Wood Drive (extended) would be a nice addition for the surrounding neighborhoods.

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

- Q) 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 #16-02 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 I.

Attachments:

- A) Location Map
- B) Bellevue Ranch MDP Area Map
- C) Tentative Map #1304
- D) Tentative Map #1213 (expired)
- E) Existing Lots and Homes in Bellevue Ranch
- F) Section 2.8.1 of the BRMDP
- G) Table 6.1 of the BRMDP
- H) Bikeway Design at Arrow Wood Drive
- I) CEQA Section 15162 Findings
- J) Draft Planning Commission Resolution



BELLEVue

VACANT
COMMERCIAL

VACANT
COMMERCIAL

VACANT
MULTI-FAMILY
RESIDNETIAL

COUNTY

NOT PART
OF PROJECT

SUBJECT
SITE

SINGLE FAMILY
RESIDNETIAL

SINGLE FAMILY
RESIDNETIAL

SINGLE FAMILY
RESIDNETIAL

MERCED
COLLEGE

Legend

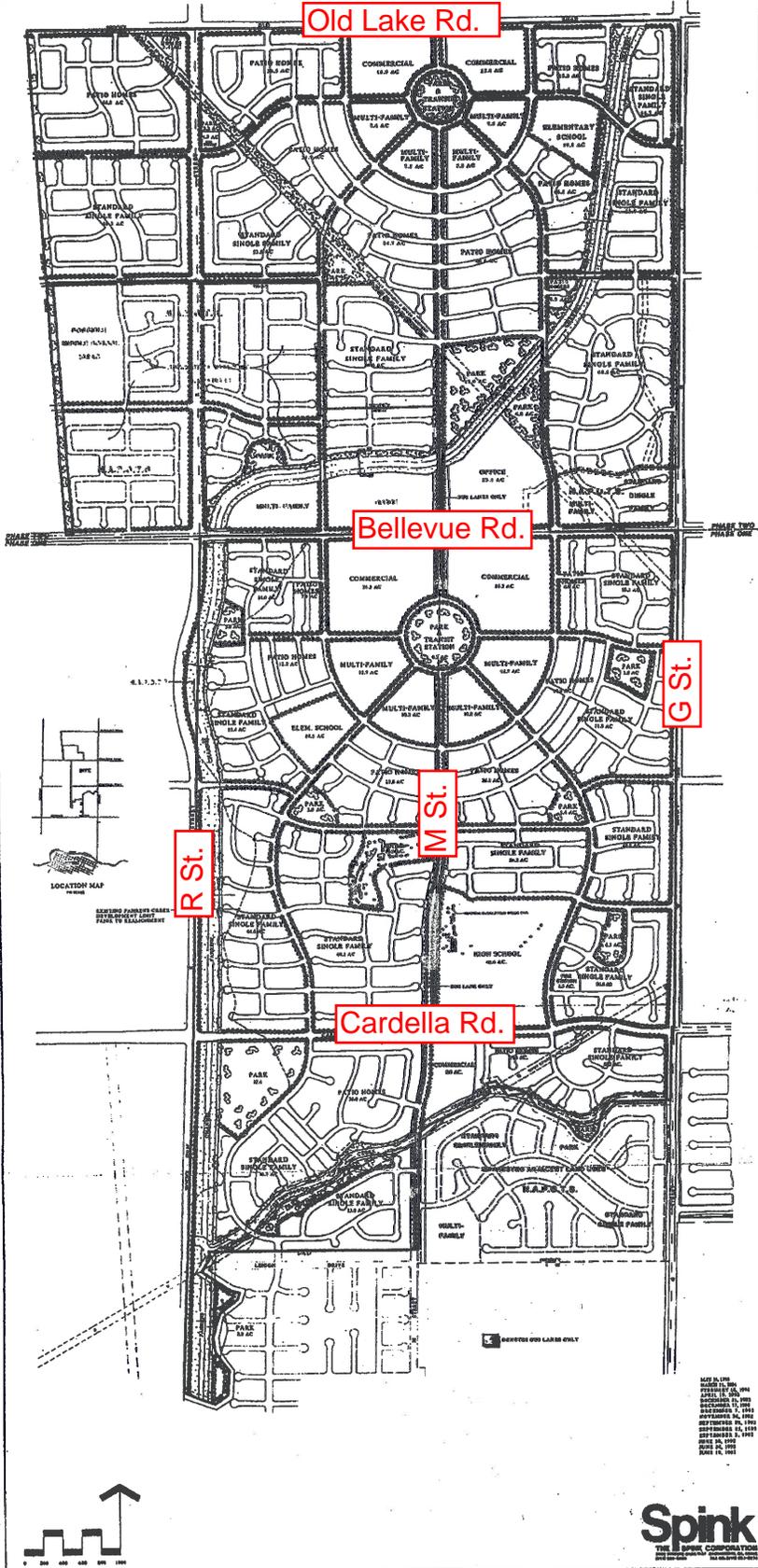
-  Subject Site
-  City Limit



DEVELOPMENT PLAN

BELLEVUE RANCH

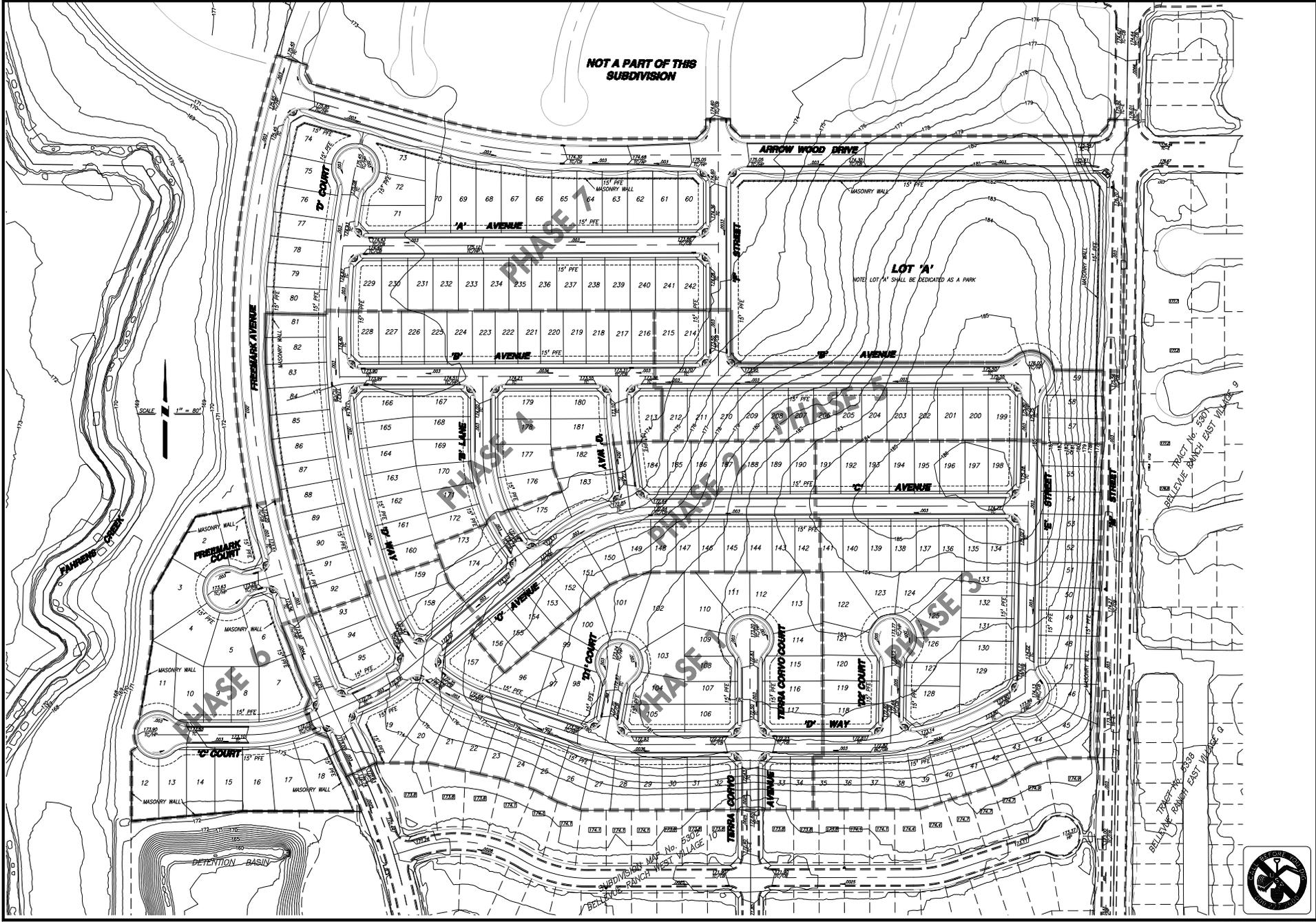
CITY OF MERCED, CALIFORNIA



DEVELOPMENT PLAN

MAP NO. 100
 PREPARED BY
 SPINK & ASSOCIATES
 1000 CALIFORNIA ST., SUITE 100
 SACRAMENTO, CALIF. 95811
 SEPTEMBER 26, 1990
 REVISED 11, 1991
 REVISED 2, 1992
 DATE OF PLAN
 1990





DATE:	APPROVED:
REVISIONS:	DATE:
NO.	DESCRIPTION:

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 507 J STREET • LOS BANOS, CALIFORNIA • 93635
 (209) 737-9000

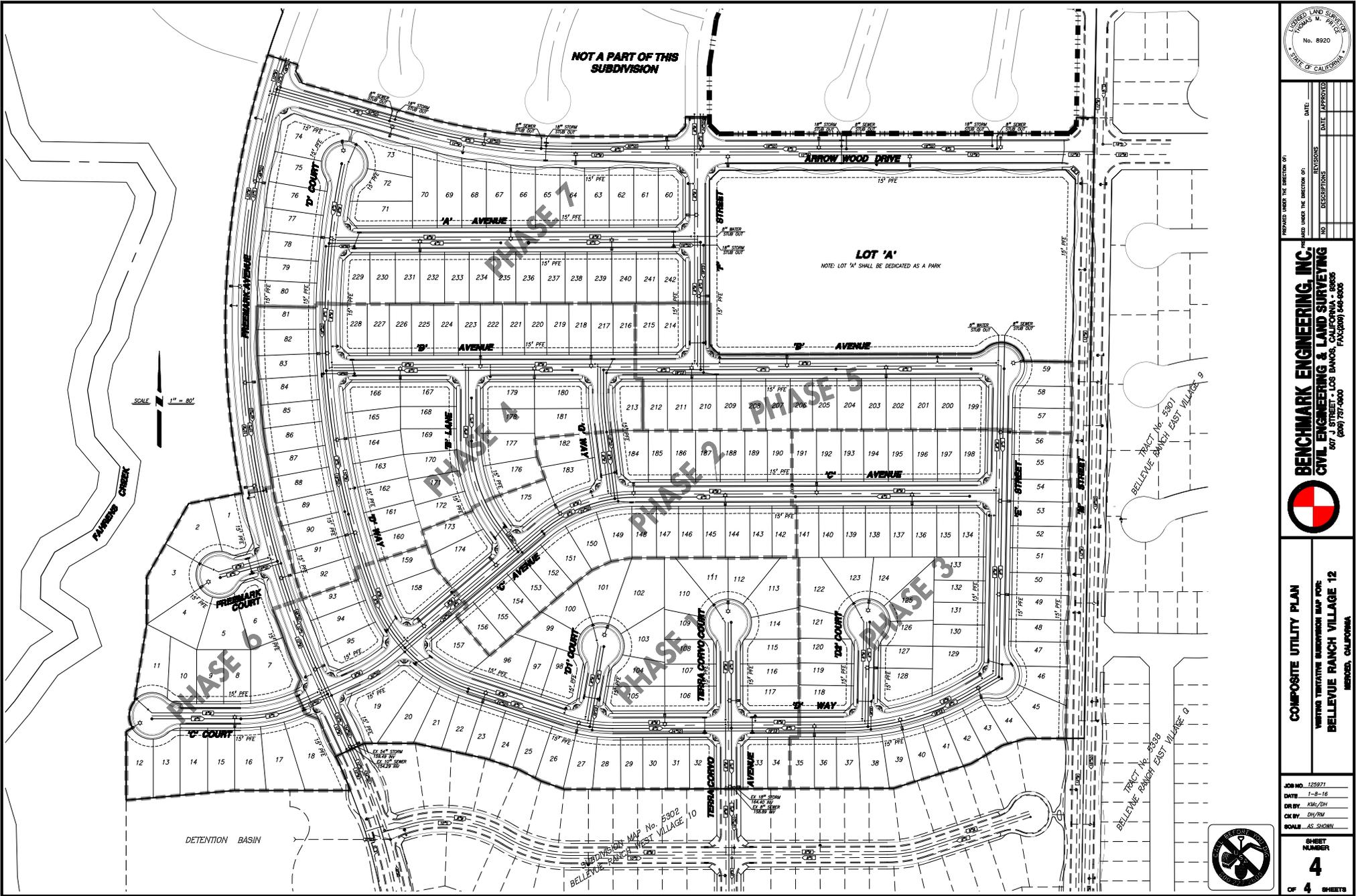


GRADING PLAN
 TENTATIVE GRADING MAP FOR
BELLEVUE RANCH VILLAGE 12
 MERCED, CALIFORNIA

JOB NO. 125971
 DATE: 1-8-18
 DR BY: KSK/JM
 CK BY: DM/JM
 SCALE: AS SHOWN

3
 OF 4 SHEETS





DATE:	11/18/16
REVISIONS:	
NO.	DESCRIPTION
DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:
 BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 607 J STREET • LOS BANOS, CALIFORNIA • 93833
 (909) 737-9000
 (909) 737-9000



COMPOSITE UTILITY PLAN
 TENTATIVE SUBDIVISION MAP FOR
 BELLEVUE RANCH VILLAGE 12
 MENLO PARK, CALIFORNIA

JOB NO. 125971
 DATE: 11-18-16
 DR BY: JSM/JSM
 CK BY: DHT/DM
 SCALE: AS SHOWN

SHEET NUMBER
4
 OF 4 SHEETS



**EXISTING HOMES
BELLEVUE RANCH**

BELLEVUE

MANDEVILLE

BARCLAY

BANCROFT

M

ARROW
WOOD

G

MERRILL



CARDELLA

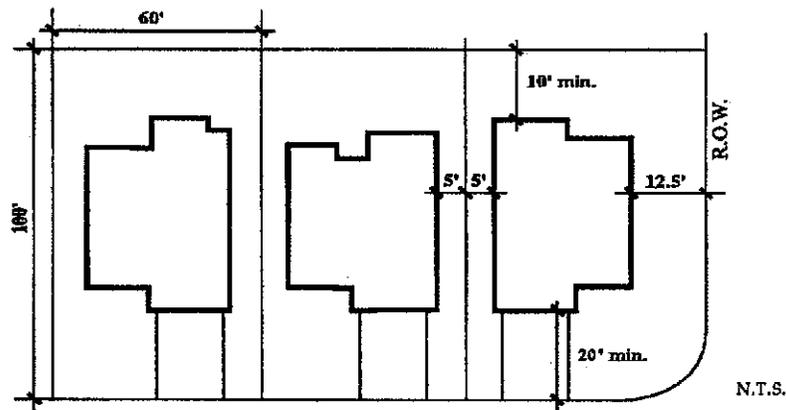
Legend

-  TSM Area
-  Permits issued 2015 to present

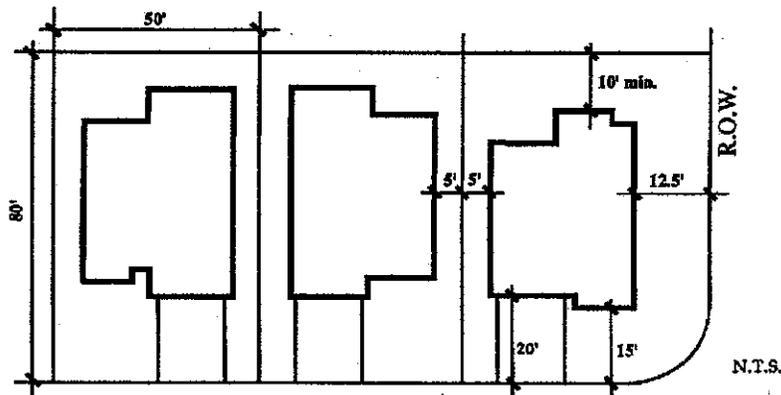


2.8.1 Standard Single Family

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**

**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]

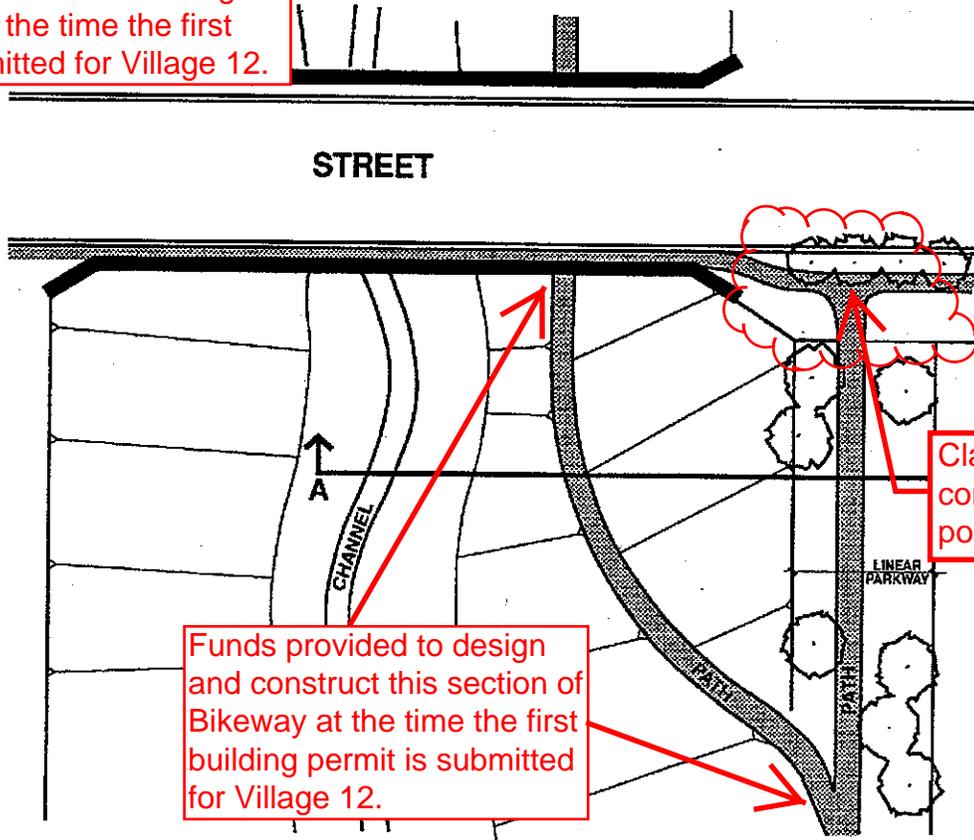
Notes:

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.

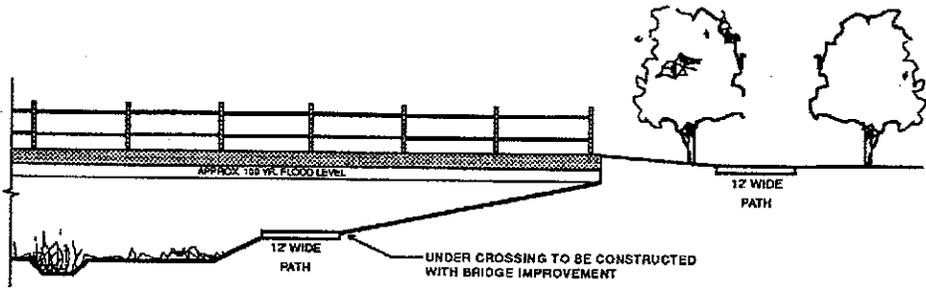
Funds provided to cover 1/2 the cost to design, permit, and construct the Bikeway undercrossing at the Arrow Wood Bridge over Fahrens Creek at the time the first building permit is submitted for Village 12.



Funds provided to design and construct this section of Bikeway at the time the first building permit is submitted for Village 12.

Class I Bikeway constructed to this point with Village 12.

LINEAR PARKWAY PATH CROSSING



SECTION A-A

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

Application: Tentative Subdivision Map #1304 – Environmental Review #16-02

Assessor Parcel Number or Location: Assessor’s Parcel Number (APN): 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

- | | | |
|--|--------------------------|-------------------------------------|
| | 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 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

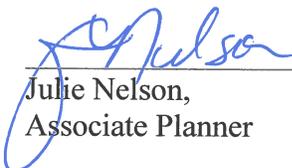
- | | | |
|---|--|--|
| A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration. | Yes
<input type="checkbox"/> | No
<input checked="" type="checkbox"/> |
| B) Significant effects previously examined will be substantially more severe than shown in the previous EIR. | Yes
<input type="checkbox"/> | No
<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
<input type="checkbox"/> | No
<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
<input type="checkbox"/> | No
<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: February 29, 2016
 Prepared By:



 Julie Nelson,
 Associate Planner

CITY OF MERCED
Planning Commission

Resolution #3065

WHEREAS, the Merced City Planning Commission at its regular meeting of March 23, 2016, held a public hearing and considered **Vesting Tentative Subdivision Map #1304 (“Bellevue Ranch West, Village 12”)**, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 55 acres of an 89.6-acre parcel into 242 single-family lots and dedicating approximately 6.4 acres of land for a future park. This property is generally located at the southwest corner of M Street and Arrow Wood Drive (extended), within Planned Development (P-D) #42 and has a General Plan Designation of Low Density Residential (LD); and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through Q of Staff Report #16-06; 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 (subsequent EIR/ND 15162 Findings), and approve Vesting Tentative Subdivision Map #1304, 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: Commissioners(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

PLANNING COMMISSION RESOLUTION #3065

Page 2

March 23, 2016

Adopted this _____ day of _____, _____

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Attachment:

Exhibit A – Conditions of Approval

Conditions of Approval
Planning Commission Resolution #3065
Vesting Tentative Subdivision Map # 1304

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Vesting Tentative Subdivision Map for Bellevue Ranch Village 12) and Exhibit 2 (Section 2.8.1 from the Bellevue Ranch Master Development Plan)- - Attachments C and F of Staff Report #16-06, 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. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
5. All previously adopted conditions, mitigation measures, and guiding principles contained in Appendices D, E, and F of the Bellevue Ranch Master Development Plan (BRMDP) adopted by the Merced City Council on May 15, 1995, which are applicable to this project, shall apply to this tentative map and all subsequent final maps, improvement plans, building permits, and discretionary approvals.
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, 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 (with counsel selected by the City) 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. Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before Final Map approval. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the Development Services Director to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.
10. All public improvements shall be provided along all new roadways and any damaged or missing improvements along M Street within the project area's frontage shall be repaired/replaced.
11. Developer shall construct full public improvements (including, but not limited to, curb and gutter, pavement, sidewalk and one drive approach per lot, street lights, landscaping, and utilities) on all new streets.
12. This development shall be responsible for the installation of the traffic signal at M Street and Cardella Road with the first phase of construction per Table 6.1 of the BRMDP. The developer's portion of the cost of the traffic signal

is equal to \$141 per lot. The developer shall either pay this amount at the time of permit issuance for each lot or the total amount (\$141 x 242 lots = \$34,122) may be deducted from the amount eligible for reimbursement from the Public Facilities Financing Program (PFFP).

13. 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.
14. 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.
15. All collector roads shall have a minimum right-of-way width of 74 feet for any portion of street fronting a public use (i.e., school, park, etc.). The minimum right-of-way width may be reduced to 64 feet as allowed by the BRMDP in all other areas.
16. All cul-de-sac bulbs and street knuckles shall be constructed per City Standards and provide sufficient turning radii for fire and refuse trucks.
17. Prior to the recording of a final map, proper documentation shall be provided to the satisfaction of the City Engineer, showing how storm water will be managed on the site and directed to the City's storm water system. Storm water shall be collected on-site and metered into the City's system. The developer shall provide calculations to confirm there is capacity in the existing storm water system to serve the proposed project. If there is not sufficient capacity, the developer shall provide an alternative to using the existing lines and drainage basin.
18. The developer shall pay the reimbursement costs for any improvements installed by prior developments that are eligible for reimbursement by this development per the provisions of the Merced Municipal Code.
19. 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).
20. The developer shall construct a Class I Bikeway to City Standards along the western edge of the project site. The bikeway shall connect with the existing bikeway on the southern boundary of the project and extend north to Arrow

EXHIBIT A

Of Planning Commission Resolution # 3065

Wood Drive, connecting with Arrow Wood Drive at street grade (refer to Attachment H of Staff Report #16-06).

21. Concurrent with submittal of the first building permit application for Village 12, the developer shall provide: 1) funds to cover the full cost of the future extension of the Class I Bikeway to the future undercrossing; and 2) funds to cover one-half the cost to design, permit and construct the bikeway undercrossing of the Arrowwood Bridge over Fahrens Creek (refer to Attachment H of Staff Report #16-06).
22. All dwellings shall be designed to include fire sprinklers as required by the California Fire Code.
23. No residential driveways shall front any arterial or collector street.
24. The project shall comply with all requirements of the California Building Code and all flood requirements of the Federal Emergency Management Agency (FEMA). All necessary documentation related to the construction of the residential uses shall be provided at the building permit stage.
25. 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.
26. 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 also be measured from the property line or back of sidewalk, whichever is closest to the living area portion of the house. Lot coverage shall not exceed 45% for all lots 6,000 square feet or larger and 55% for lots less than 6,000 square feet.
27. 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.
28. All mechanical equipment shall be screened from public view
29. 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.

30. Lot A (approximately 6.4 acres) as shown on the Vesting Tentative Subdivision Map shall be dedicated for park use with the Final Subdivision Map for the first phase of construction.
31. A minimum 15-foot-wide public facilities easement shall be dedicated on all collector street frontages. Interior side yard and rear yard easements for sewer, water, or storm water shall have a minimum 15-foot wide easement.
32. Dedication by Final Map of all interior street rights-of-way and all necessary easements will be made as shown on Vesting Tentative Subdivision Map #1304 and as needed for irrigation, utilities, drainage, landscaping, and open space.
33. Prior to the approval of engineered improvement plans and/or final map applications(s) for any phase of the Tentative Map that 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.
34. 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.
35. The Phase II site reconnaissance and sampling investigations, as required by Project EIR Mitigation Measures 6.01, 6.02, 6.03, and 6.04, shall be submitted to the Merced County Health Department and the State of California Department of Substance Control for review and comment. Consistent with the above EIR requirements, all mitigations as specified in the reports/investigations shall be the sole responsibility of the applicant, including all costs associated with implementing mitigation. Further, all areas to be dedicated to the City, which may involve or contain environmental contamination, shall be fully mitigated by the applicant prior to recordation of final maps for affected areas and of dedication of such areas to the City. If this requirement has previously been satisfied, proper documentation showing compliance with this condition shall be provided prior to the recording of a Final Map.
36. All landscaping shall comply with State Water Resources Control Board Resolution No. 2015-0032 "To Adopt an Emergency Regulation for

Statewide Urban Water Conservation” or the most recent water regulations adopted by the State and City addressing water conservation measures. If turf is proposed to be installed in park strips, high quality artificial turf (approved by the City Engineer and Development Services Director) shall be installed. All irrigation provided to street trees or other landscaping shall be provided with a drip irrigation or micro-spray system.

37. A 6-foot-tall masonry wall and landscaping shall be installed along M Street, Arrow Wood Drive, and Freemark Drive consistent with the requirements of the Bellevue Ranch Master Development Plan.
38. Landscaping and irrigation details shall be provided by the applicant with final maps and are subject to approval by the City.
39. 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 20.54.250 (N). 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.
40. All entryway and subdivision signs shall be administratively approved by Planning Staff prior to the issuance of a building permit.
41. The applicant shall provide a footnote on the proposed tentative map indicating consistency between the “Village” numbering system on the map and the “Minor Phasing” numbers contained in the BRMDP. Any change/amendment to the sequencing of Minor Phases within the MDP shall take precedence over the Village sequencing.
42. Traffic control signs, street markings, and striping shall be as directed by the City Engineer.
43. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
44. 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.

45. Install appropriate street name signs and traffic control signs with locations, names, and types approved by the City Engineer.
46. 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.

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