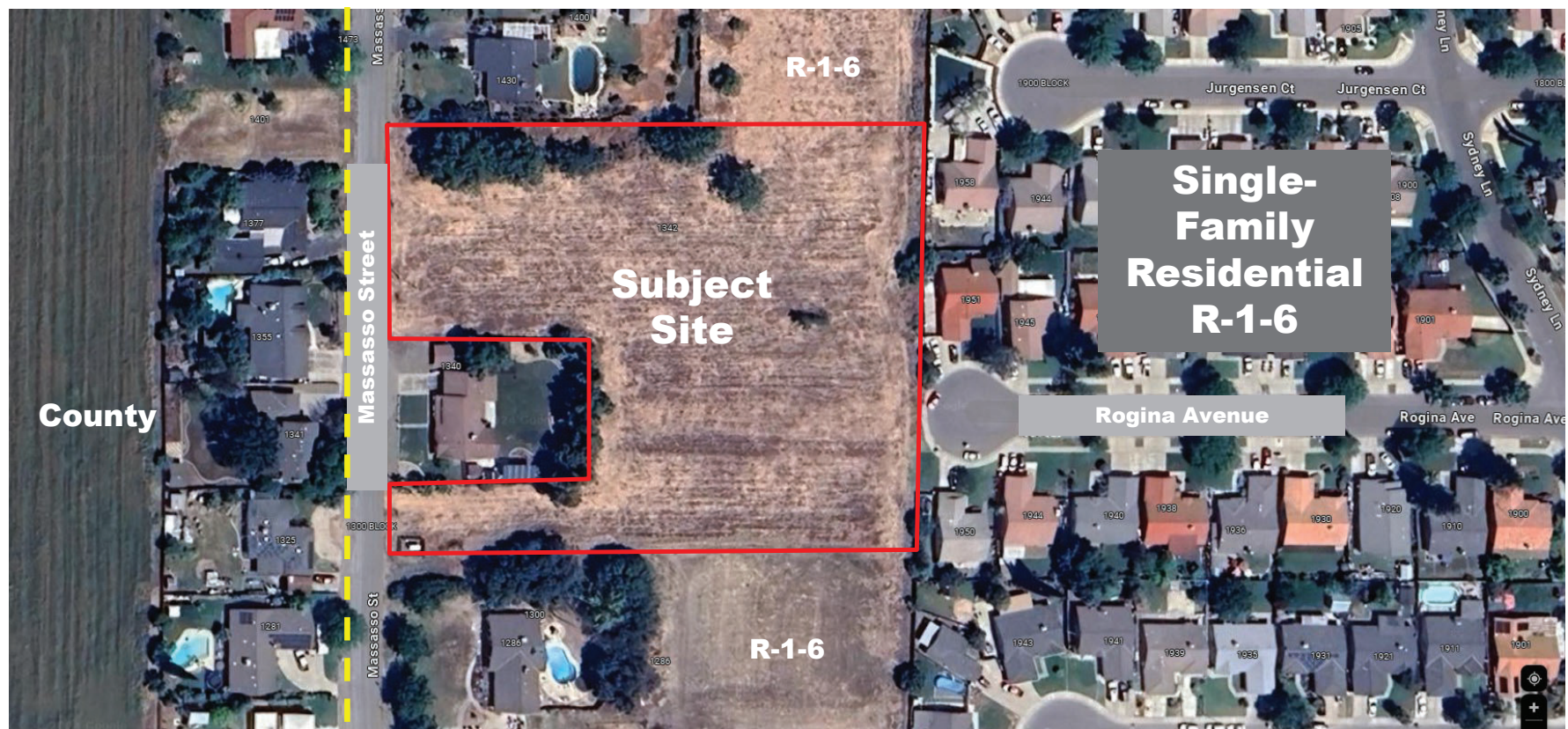


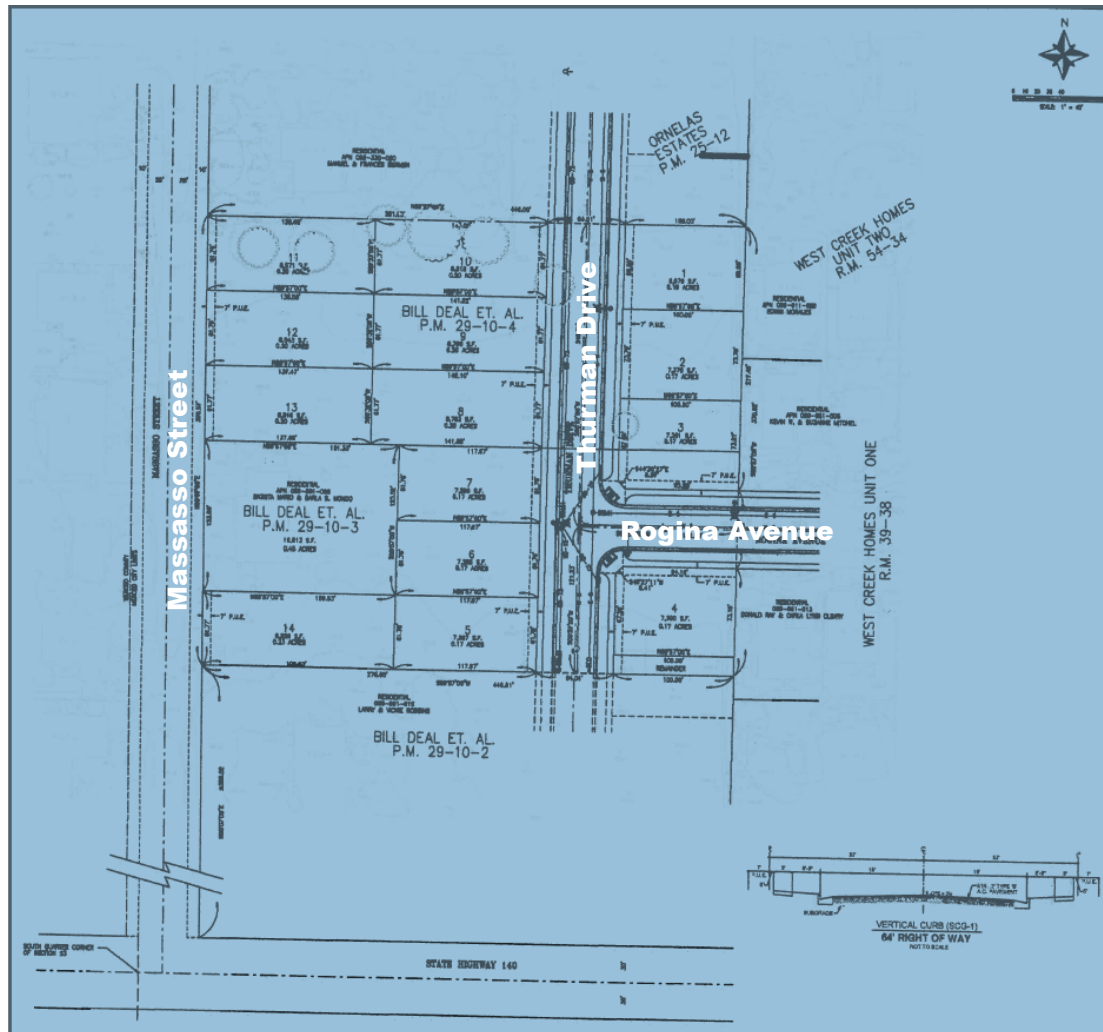
VESTING TENTATIVE SUBDIVISION MAP #1331
APNS 059-330-026 AND 059-581-040
MASSASSO STREET

PLANNING COMMISSION MEETING – 07/03/2024
JONNIE LAN, AICP, PRINCIPAL PLANNER



City Limits

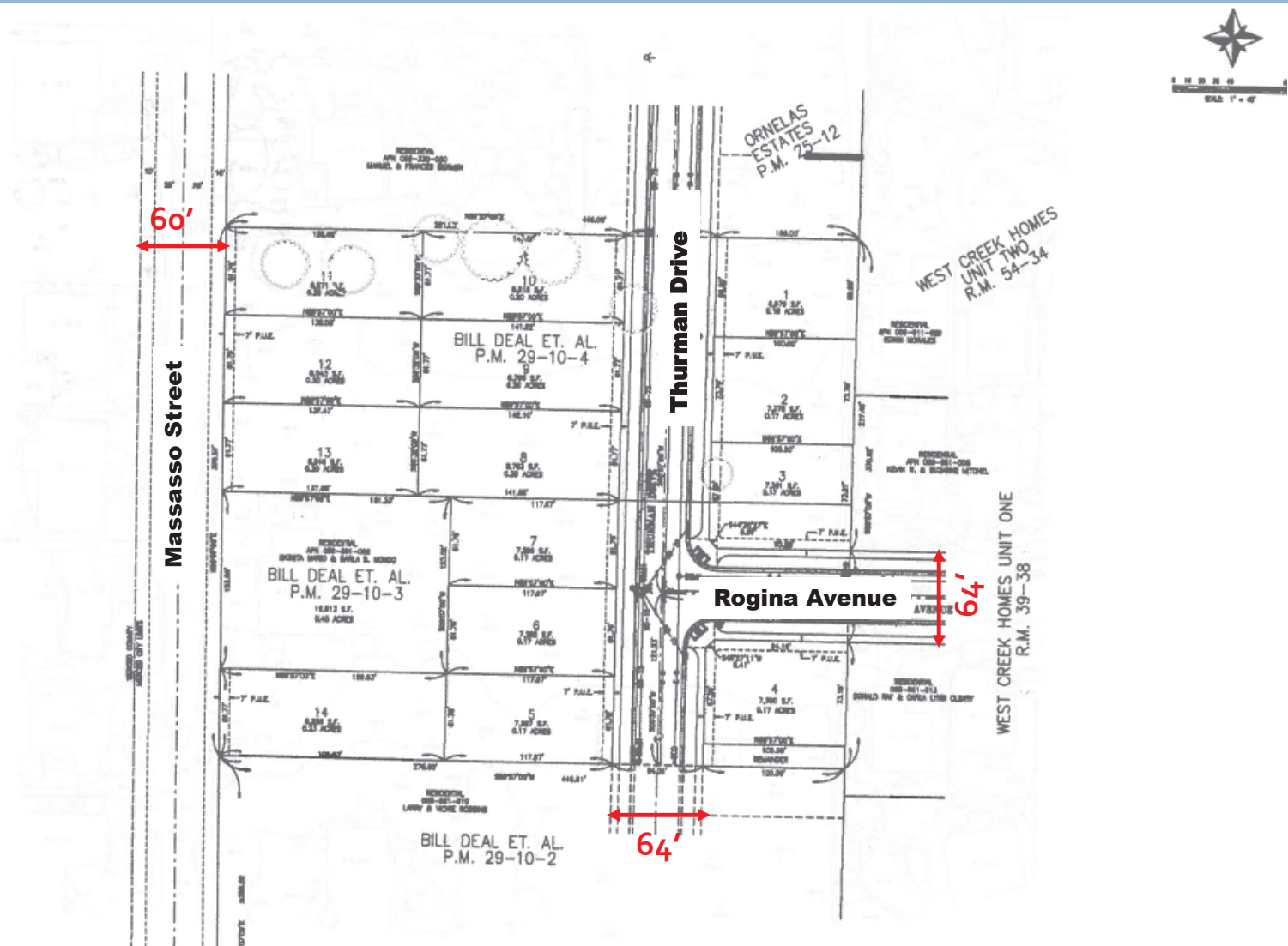
Subject Site

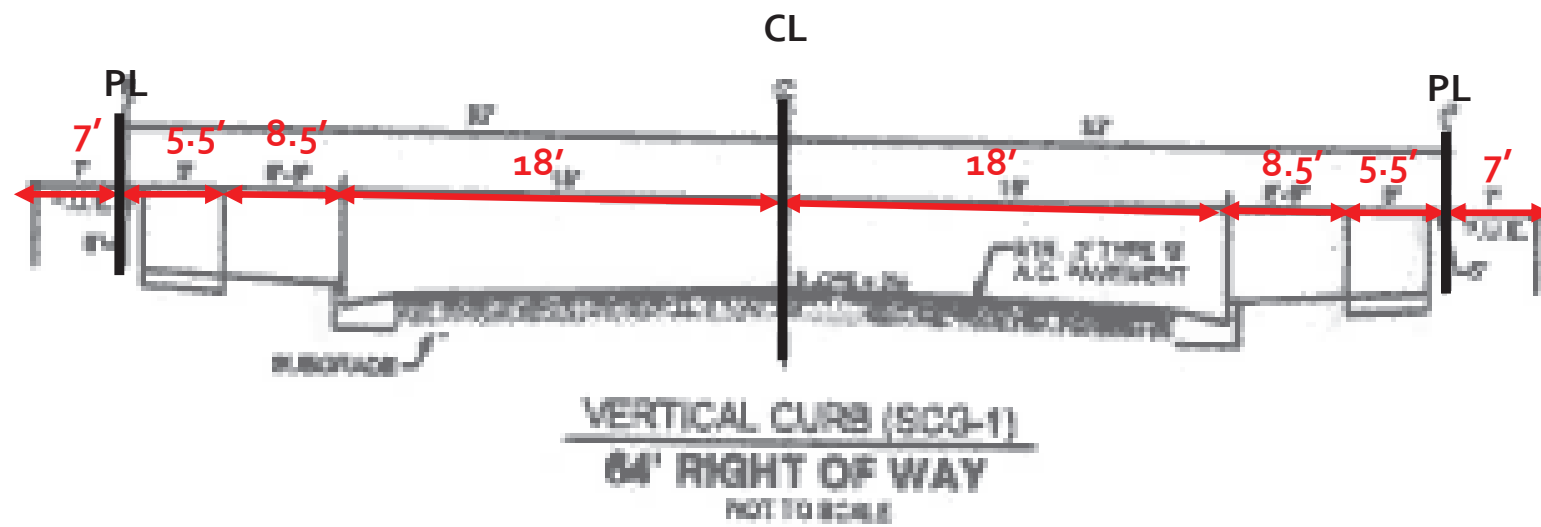


3.35 Acres

14 Lots

Lot Sizes: from 6,979
to 9,826 s.f.





Subdivision Information

- 3.35 Acres
- Subdivided in 14 Single-Family Lots
- General Plan – Low Density Residential
- Zoning – R-1-6 Low Density Residential
- Frontage Improvements Required on Rogina Avenue, Massasso Street and Thurman Drive.

Subdivision Conditions

- **Condition 13** - Storm water must be managed per the City of Merced and State of California Storm Water Quality Laws and Standards.
- **Condition 14** - The developer shall construct the eastern portion of Massasso Street pavement to meet City Standards for Collector streets.
- **Condition 16** - At the Final Map and Improvement Plan stage, a temporary turnaround at the north or south end of Thurman Drive shall be installed to support City Fire and Service access.

Subdivision Conditions (Continued)

- **Condition 26 - The applicant shall work with the City's Water and Engineering Divisions to provide a plan showing how City water lines would be extended to serve the subdivision.**
- **Condition 40 - Grading and construction activity shall be limited to daylight hours (between 7:00 A.M. and 7 P.M.).**

Public Comments

- Public hearing notices were published in a qualifying newspaper and mailed to property owners within 300 feet of the subject site
- Staff did receive public comments from property owners at the time this report was prepared. Their biggest concern was traffic.
- Staff reached out to utility companies and other agencies to solicit comments. Comments were received as shown at Attachment E

Planning Commission Action

Approval/Disapprove/Modify:

- Environmental Review #24-11 (CEQA Section 15332 – In-fill Development Projects)
- Tentative Subdivision Map #1330 (subject to 40 Conditions of Approval)

Questions? Comments? Concerns?