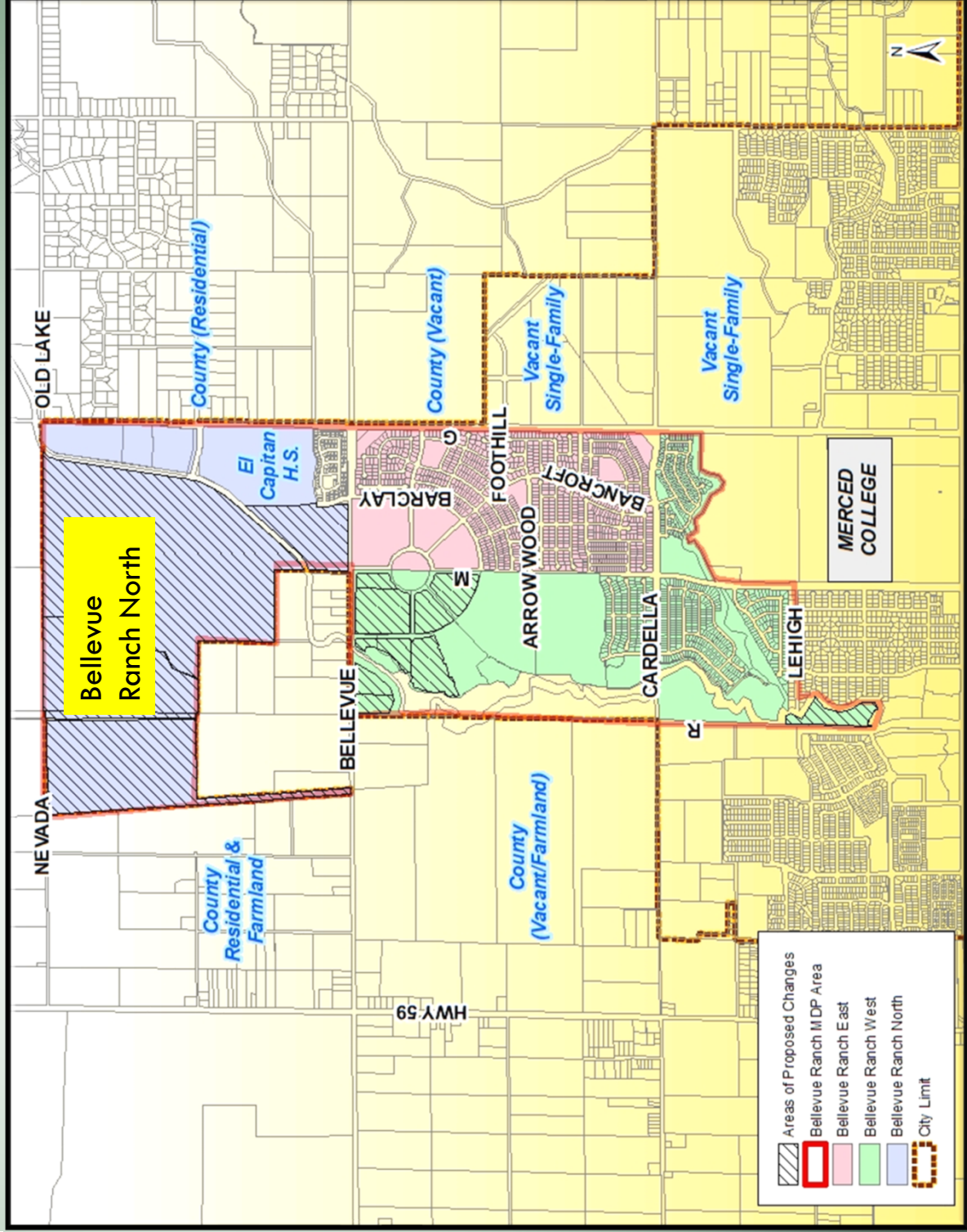


VTSM #1335 (BRN VILLAGE 24)

HOSTETLER INVESTMENTS, LLC

ATTACHMENT L

Bellevue Ranch Master Development Plan Area

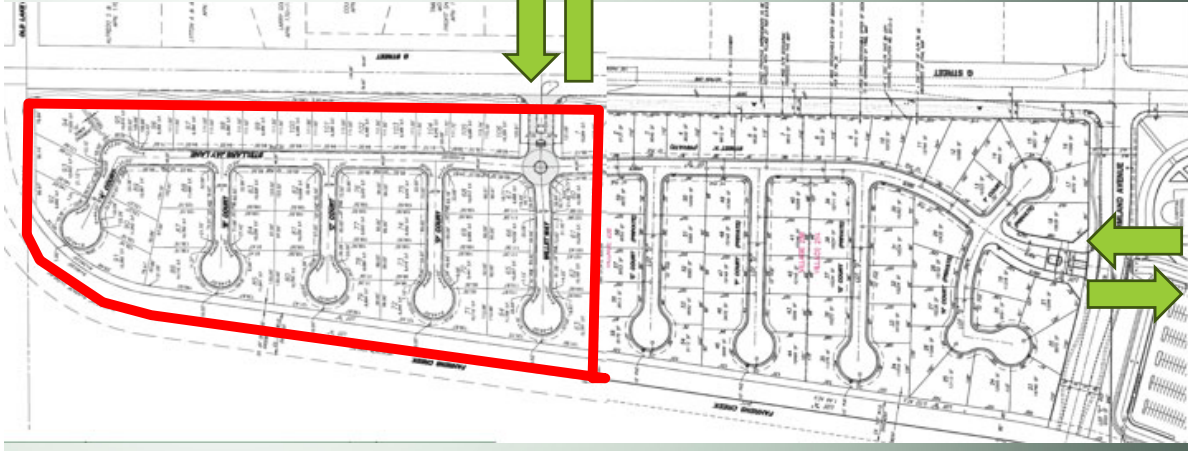




Gated Community = V23+V24
(V23 Approved by PC 2019)

Subject Site

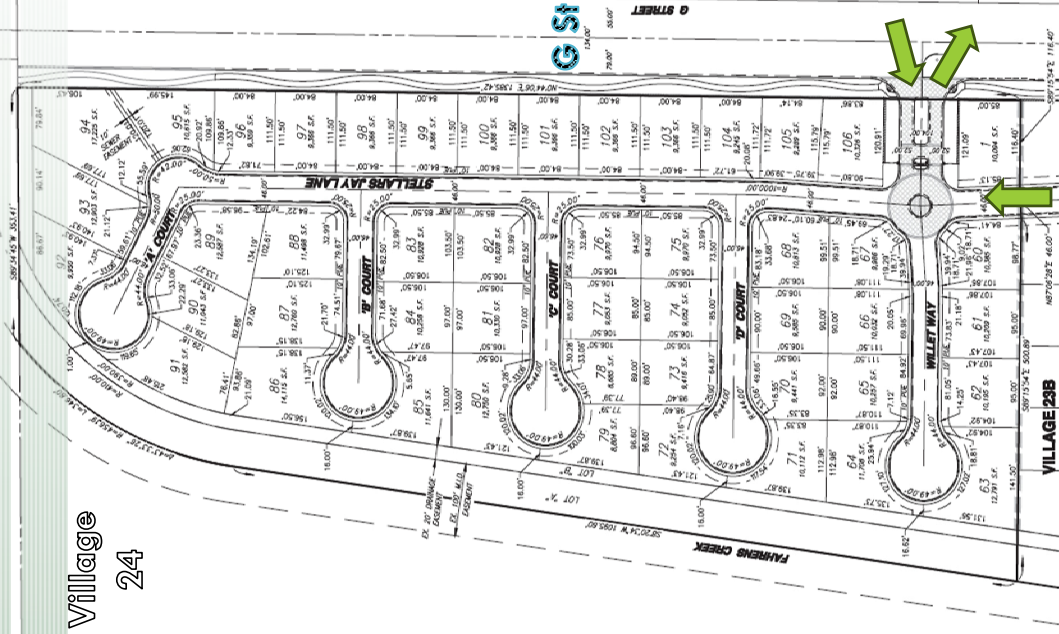




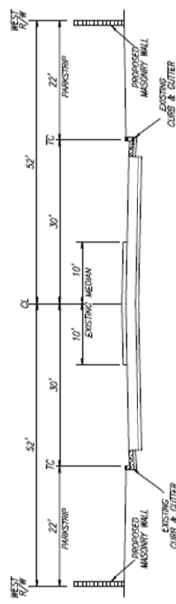
Entire Gated Community
41 Acres
113 Lots
8,000 s.f. to 18,000 s.f.
(Most lots are 10,000 s.f.)

Nevada St (Future)/E. Old Lake Road

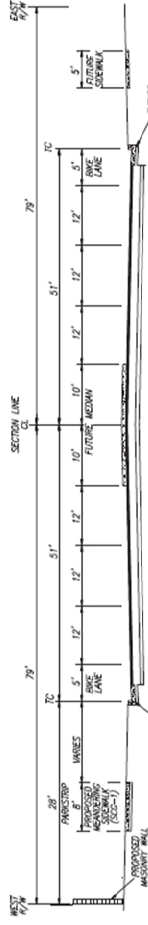
Village
24



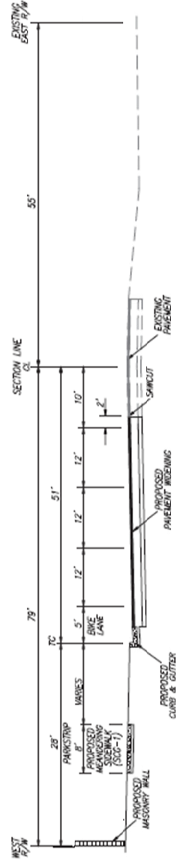
The Gated Community would have private streets, which would not have to comply with City standards. No sidewalks.



'G' STREET (ULTIMATE SECTION)



'G' STREET (INTERIM SECTION)



Nevada St (Future)/E. Old Lake Road

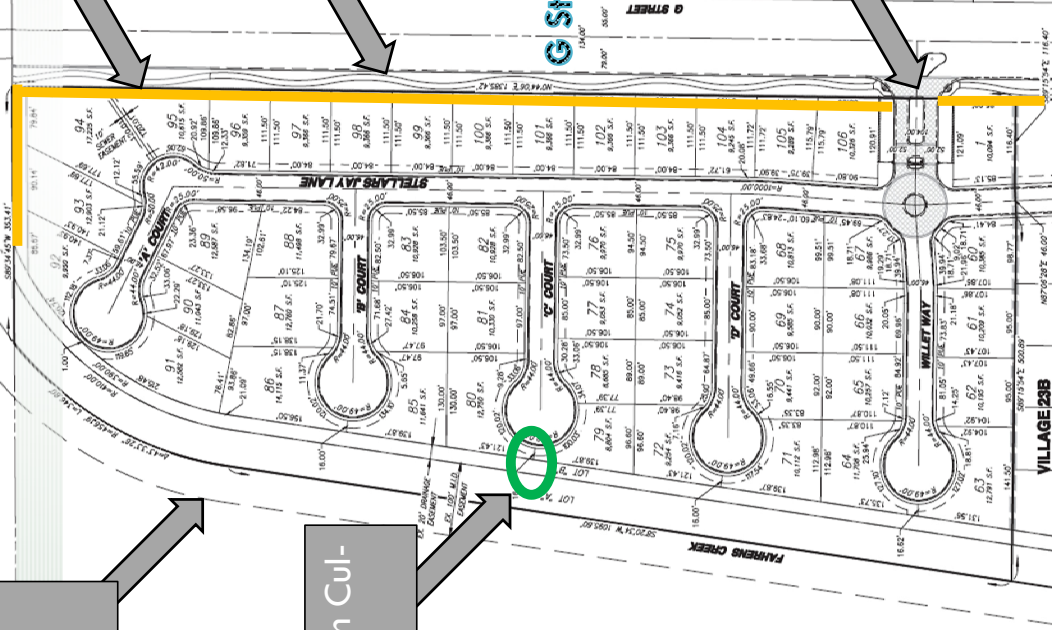
Future Bike Path
along west side of
Fahrens Creek

Gated Permitter with "Open Cul-
de-Sacs" with gates

Block Wall
(6 feet tall)

Meandering
Sidewalk

Vehicle Gate with Stacking for 2 vehicles
& Interior Roundabout

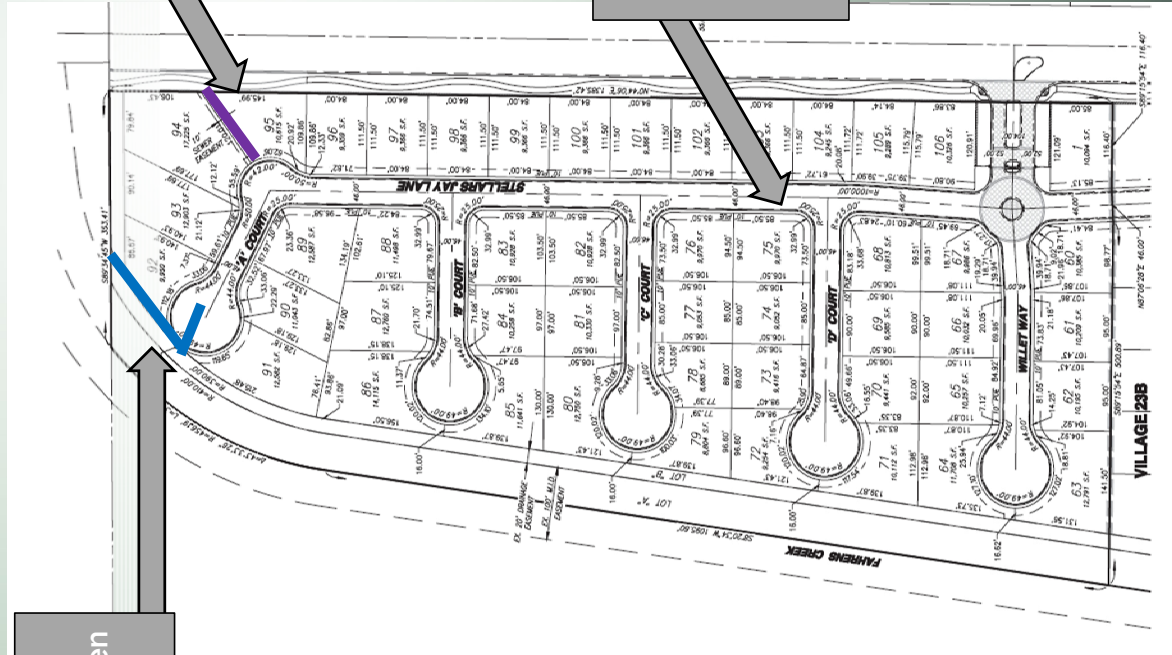


Village 24
18 Acres (approx.)
55 Lots
8,000 s.f. to 18,000 s.f.
(Most are 10,000 s.f.)

Water Exits through
Water Easement between
Lots 91 & 92

Sewer Exits through
Sewer Easement between
Lots 94 & 95

All Streets would be privately owned and
maintained. Easements would be provided
for City utilities, such as sewer and water,
and for all other public utilities (power,
cable, etc.)



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 not receive public comments from property owners at the time this report was prepared.
- Staff reached out to utility companies and other agencies to solicit comments. If comments were provided, they are included in Attachment I of PC SR #25-077.

ELEVATIONS & DEVELOPMENT STANDARDS

- **Condition #14:** Elevations shall comply with the BRMDP standards which include, but are not limited to, stucco siding, architectural wood grade siding, architectural shingles, and a variety of colors, textures, and materials. Elevations to be reviewed during the building permit stage.
- **Condition #17:** Each lot shall provide a minimum of 1 parking spaces.

ADDITIONAL CONDITIONS

- Condition #5: The development shall comply with the BRMDP (including as amended over the years).
- Condition #32: 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 under MMC 17.32.
- Condition #33: All streets within the subdivision are private streets and shall be privately maintained. An easement for utilities and access shall be granted to the City of Merced.
- Condition #35: Entrance gates shall be setback a minimum of 20 feet and allow stacking for at least 2 vehicles. The gate shall provide fire/refuse access through “click to enter” system. Gates shall be at least 14 feet wide.
- Condition #36: Fire hydrants shall be installed as required by the Fire Dept.

PLANNING COMMISSION ACTION

Approval/Disapprove/Modify:

- Environmental Review #24-41 (CEQA Section 15162 – reuse existing environmental study from BRNMMPD)
- Tentative Subdivision Map #1335 (subject to 46 conditions of approval)

QUESTIONS? COMMENTS? CONCERNS?