

**CITY OF MERCED  
Planning Commission**

Extended on 12/1/06, 11/20/07,  
7/15/08, 7/15/09, 7/15/11,  
7/11/13, 10/10/15, 10/24/19,  
12/10/20. See Pages 5-6

**Resolution #2792**

**WHEREAS**, the Merced City Planning Commission at its regular meeting of December 8, 2004, held a public hearing and considered **Vesting Tentative Subdivision Map #1263** (“Crossing at River Oaks”), initiated by Golden Valley Engineering, engineers for Ridge Sutter, developer, to allow the subdivision of a 66.76-acre area of land into approximately 277 single-family residential lots plus 3 remainder lots for commercial, multi-family, and a school. The project is located between Dinkey Creek (extended) and Childs Avenues and east of Coffee Street within R-1-5 and R-1-6 single-family residential zones; also known as Assessor’s Parcel No. 58-020-010; and,

**WHEREAS**, the Merced City Planning Commission concurs with Findings A through N of Staff Report # 04-47; and,

**WHEREAS**, 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 adopt the Section 15162 Findings (Environmental Review #04-57), and approve Vesting Tentative Subdivision Map #1263 (“Crossing at River Oaks”) subject to the following conditions:

1. The proposed project shall be constructed/designed as shown on Exhibit 1 as supplemented by Exhibit 2 (Proposed Vesting Tentative Map) – Attachment B2 of Staff Report, subject to conditioned changes.
2. All conditions contained in Resolution #1175 Amended (“Standard Tentative Subdivision Conditions”) shall apply
3. The proposed project shall comply with all standard Merced Municipal Code and Subdivision Map Act requirements as applied by the Engineering Department.
4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply including R-1-5 standards, MMC 20.10.070 (G)
5. 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 City

## PLANNING COMMISSION RESOLUTION #2792

Page 2

December 8, 2004/December 1, 2006/November 20, 2007/July 15, 2008/July 15, 2009/July 15, 2011/July 11, 2013/Oct.10, 2015/Oct.24, 2019/Dec. 10, 2020

Engineer to be sufficient to cover procedure cost and maintenance costs expected prior to first assessments being received.

6. The developer/applicant shall indemnify, protect, defend, 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, or proceedings 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. 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. Street names to be approved by City Engineer.
9. Dedicate, by Final Map, all interior street rights-of way and all necessary easements and as needed for irrigation, utilities, drainage, landscaping, and open space.
10. Developer shall conform to existing sanitary sewer master plan established for the area east of Coffee Road between Baker Drive and Gerard Avenue.
11. Developer shall provide storm drainage calculations including retention volumes where such volume is proposed and share proportionally in the cost of the storm pump station located southeast of the proposed vesting tentative map.

## PLANNING COMMISSION RESOLUTION #2792

Page 3

December 8, 2004/December 1, 2006/November 20, 2007/July 15, 2008/July 15, 2009/July 15, 2011/July 11, 2013/Oct.10, 2015/Oct.24, 2019/Dec. 10, 2020

12. Developer shall pay the project's proportionate share of traffic signal (12 ½ percent) at the intersection of Childs Avenue and Coffee Street.
13. Wall end points shall match front of house on corner lots (Lots #20, 86, 87, 102, 103, 118, 214, 215, 240 and 244) per City policy. Wall heights closer to corner shall "step down" to 4 feet and 2 ½ feet per City Zoning Ordinance.
14. All cul-de-sac bulbs, except Coldwater Court shall be open-end style including sidewalk connectors to adjacent streets and walls from front of house to front of house. Any wall openings shall be a minimum of 20 feet with wrought iron gates to allow pedestrian access per City design practices.
15. Lot A is not a legal parcel. It shall become part of Lot 58 or the parcel to the north.
16. Developers shall install all Childs Avenue improvements, except landscaping and wall, between Lot 57 and Lot 68.
17. Reconstruct Coffee Street pavement to meet City Standards for Collector Streets. Local streets and roadways may utilize alternative designs as shown and described in the *Merced Vision 2015 General Plan*.
18. Reconstruct Childs Avenue pavement to meet City Standards for Arterial streets.
19. Dedicate additional Coffee Street right of way and easements to match *Merced Vision 2015 General Plan* requirements for a collector road (74 feet) plus ten feet of landscape and public facilities easement (Attachment C).
20. Dedicate additional Childs Avenue right of way and easements to match *Merced Vision 2015 General Plan* requirements for 94-foot wide arterial, plus landscape and public facilities easements varying from 12-feet to 15-feet in width.
21. Provide for City review and approval of landscape/irrigation plans, prepared by a licensed landscape architect, for all areas of landscaping that are to be maintained by City.

PLANNING COMMISSION RESOLUTION #2792

Page 4

December 8, 2004/~~December 1, 2006/September 10, 2007/August 3, 2010~~Nov 20, 2007 / Jul 15, 2008/Jul 15, 2009/Jul 15, 2011/Jul 11, 2013/Oct 10, 2015/ Oct 24, 2019/Dec 10, 2020

21. Provide for City review and approval of landscape/irrigation plans, prepared by a licensed landscape architect, for all areas of landscaping that are to be maintained by City.
22. At the building permit stage, the site plans for each lot shall include paved side yard or backyard location for storage of 3 refuse cans/containers.
23. Developer shall install the Childs Avenue curb, gutter and pavement along the frontage of the "Commercial" and "R-3-2" parcels (along the south side of Childs Avenue).
24. Compliance with the 40-foot visual corner is required for corner lots (approximately 48 lots), and may result in the applicant constructing smaller homes on these lots or increasing the front yard setbacks. A 4-foot encroachment for the porch area can be allowed within this area. Details to be worked out with staff.
25. Front yard setbacks for the homes of 15 feet are approved for all R-1-5 lots except for the 48 corner-lots, but the driveways must remain 20 feet in length. Lots 1 through 36 will need to retain a front yard setback of 20 feet, as per R-1-6 zoning requirements.

Upon motion by Commissioner SHANKLAND, seconded by Commissioner POLLARD and carried by the following vote:

AYES: Commissioners Conte, Eisenhart, Pollard, Shankland, Acheson, and Vice Chairman Fisher

NOES: None

ABSENT: Chairman Burr

Adopted this 8th day of December, 2004

  
Chairman, Planning Commission of  
the City of Merced, California

ATTEST:  
  
Secretary



## PLANNING COMMISSION RESOLUTION #2792

Page 5

December 8, 2004/December 1, 2006/November 20, 2007/July 15, 2008/July 15, 2009/July 15, 2011/July 11, 2013/Oct.10, 2015/Oct.24, 2019/Dec. 10, 2020

**December 1, 2006:** On December 1, 2006, the Minor Subdivision Committee approved a one-year extension for Vesting Tentative Subdivision Map #1263 (“Crossing at River Oaks”), to December 8, 2007.

**November 20, 2007:** On September 10, 2007, the developer requested an additional 3-years be approved under Subdivision map Act Section 66452.6 due to pipelining of an off-site, off-frontage irrigation canal. The Minor Subdivision Committee, on November 20, 2007, verified the 3-year request as correct and substantiated and approved the 3-year extension from December 8, 2007 to December 8, 2010. The developer still has four one-year extensions remaining.

**July 15, 2008/July 15, 2009:** On July 15, 2008, the State of California gave a one-year extension to all active (not expired) tentative maps that were otherwise scheduled to expire on or before December 30, 2010. On July 15, 2009, the State of California gave a second, two-year extension. Therefore, this Tentative Map #1263 hereby has its expiration date extended to December 8, 2013.

**July 15, 2011:** On July 15, 2011, the State of California gave a 24-month extension to all active (not expired) tentative maps that were otherwise scheduled to expire on or before January 1, 2014. Therefore, Vesting Tentative Subdivision Map #1263 hereby has its expiration date extended to December 8, 2015.

**July 11, 2013:** On July 11, 2013, the State of California gave a 24-month extension to all active (not expired) tentative maps that were approved on or after January 1, 2000. Therefore, Vesting Tentative Subdivision Map #1263 hereby has its expiration date extended to December 8, 2017.

**October 10, 2015:** On October 10, 2015, the State of California gave a 24-month extension to all active (not expired) tentative maps that were approved on or after January 1, 2002, and not later than July 11, 2013. Therefore, Vesting Tentative Subdivision Map #1263 hereby has its expiration date extended to December 8, 2019.

**October 24, 2019:** On October 24, 2019, the Site Plan Review Committee approved the extension of Vesting Tentative Subdivision Map #1263

## PLANNING COMMISSION RESOLUTION #2792

Page 6

December 8, 2004/December 1, 2006/November 20, 2007/July 15, 2008/July 15, 2009/July 15, 2011/July 11, 2013/Oct.10, 2015/Oct.24, 2019/Dec. 10, 2020

("Crossing at River Oaks") for one year. The new expiration date is December 8, 2020.

**December 10, 2020:** On December 10, 2020, the Site Plan Review Committee approved the extension of Vesting Tentative Subdivision Map #1263 ("Crossing at River Oaks") for three years. The new expiration date is December 8, 2023.



# TENTATIVE MAP NOTES:

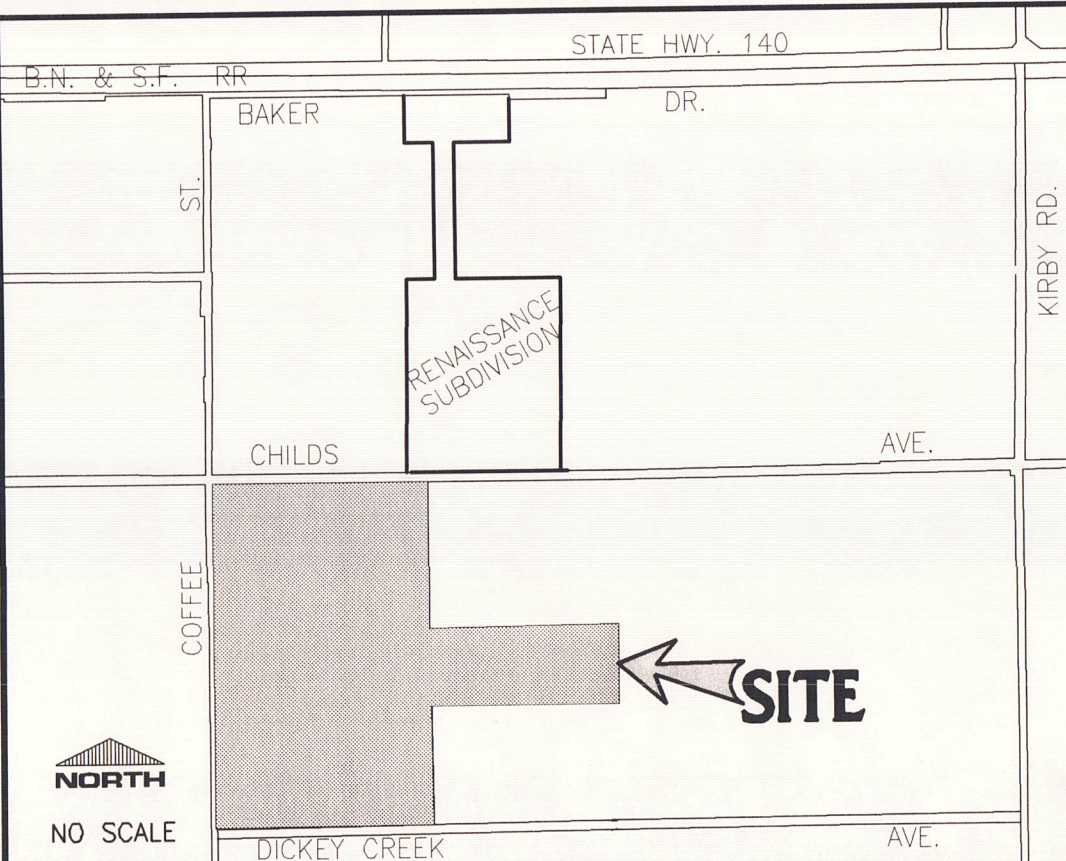
## INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080

- LOCATION MAP AS SHOWN HEREON.
- TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.
- OWNER: RIDGE SUTTER  
P.O. BOX 3520  
MODESTO, CA 95352  
(209) 529-6361
- SUBDIVIDER: NONE
- MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, INC.  
405 W. 19th STREET  
MERCED, CA 95340  
(209) 722-3200
- ACREAGE APPROXIMATELY 66.78 ACRES
- NO CONTOURS SHOWN. GROUND RELATIVELY FLAT
- LOCATIONS, NAMES, WIDTHS, RADI OF CURVES AND GRADES OF ALL EXISTING AND PROPOSED ROADS, STREETS IN AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.
- NO PROTECTIVE COVENANTS PROPOSED AT THIS TIME. PROTECTIVE COVENANTS TO BE RECORDED WITH FINAL MAP, IF ANY.
- LOCATION AND DESCRIPTION OF ALL EASEMENTS AS SHOWN HEREON. EIGHT FOOT PUBLIC FACILITY EASEMENTS TO BE PROVIDED ALONG ALL LOT FRONTAGES.
- LOCATION AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON.
- SEWAGE DISPOSAL BY CITY OF MERCED FACILITIES. STORM WATER DISPOSAL BY EXISTING SYSTEM TO CITY OF MERCED FACILITIES ADJACENT TO PROJECT SITE.
- PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.
- LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.
- PROPOSED SUBDIVISION IS WITHIN MERCED CITY LIMIT.
- INTENDED LAND USE: RESIDENTIAL R-1-6 AND R-1-5. PROPOSED DENSITY: LOW DENSITY (4.1 UNITS PER GROSS ACRE); COMMERCIAL & VILLAGE RESIDENTIAL R-3-2
- APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.
- PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.
- DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT.
- EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREON.
- PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
- EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.
- EXISTING TREES WITHIN THE SUBDIVISION AS SHOWN.
- AREA SUBJECT TO PERIODIC INUNDATION OF STORM WATER OVERFLOW TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LOCATION AND DIRECTION OF FLOW OF ALL WATER COURSES AS SHOWN HEREON. THE SITE IS WITHIN FLOOD ZONE "AO" DEPTH 1 FOOT PER F.I.R.M. MAP NUMBER 0604700445 E EFFECTIVE DATE AUGUST 2, 1995 PREPARED BY F.E.M.A.

## LEGEND:

- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED WHEEL CHAIR RAMP
- PUBLIC UTILITY EASEMENT
- PROPOSED BLOCK WALL
- EXISTING TREE
- POSSIBLE FUTURE LOT

## VICINITY MAP:



## DESCRIPTION:

BEING A SUBDIVISION OF  
LOTS 97, 98, AND PORTION OF LOT 96,  
LOT 94 AND LOT 95 AS SHOWN ON THE "MAP OF MERCED COLONY"  
FILED FOR RECORD IN  
VOLUME 4, OF OFFICIAL PLATS, AT PAGE 24  
MERCED COUNTY RECORDS  
SECTION 34, T.7S., R.14E., M.D.B. & M.

These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.

Copyright © 2004 Golden Valley Engineering & Surveying, Inc.

REVISIONS:


**GOLDEN VALLEY**  
ENGINEERING & SURVEYING

405 W. 19th Street • P.O. Box 349 • Merced, CA 95340  
Phone (209) 722-3200 • Fax (209) 722-3254



0 20 40 60 80 100  
SCALE: 1" = 100'

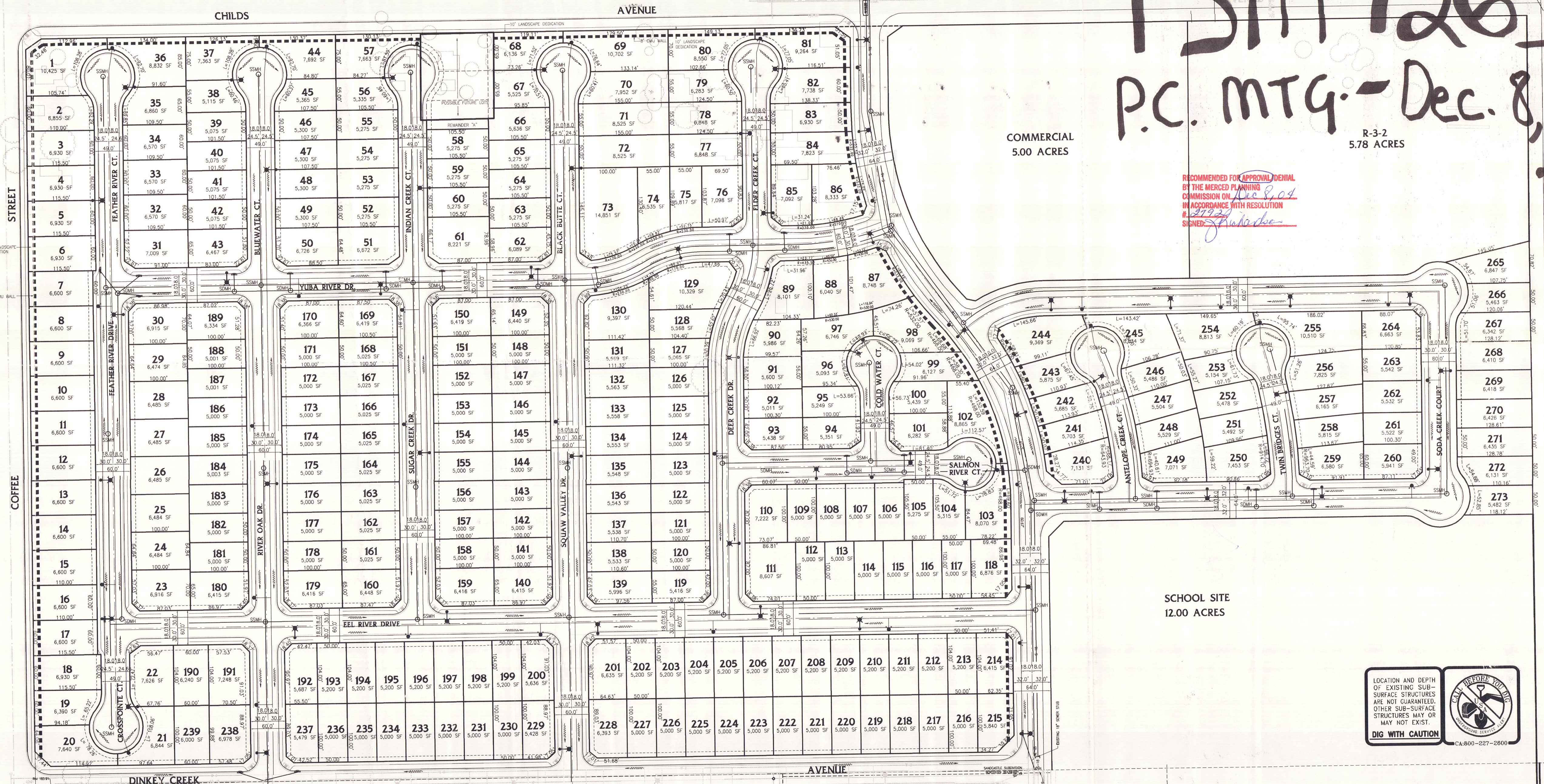
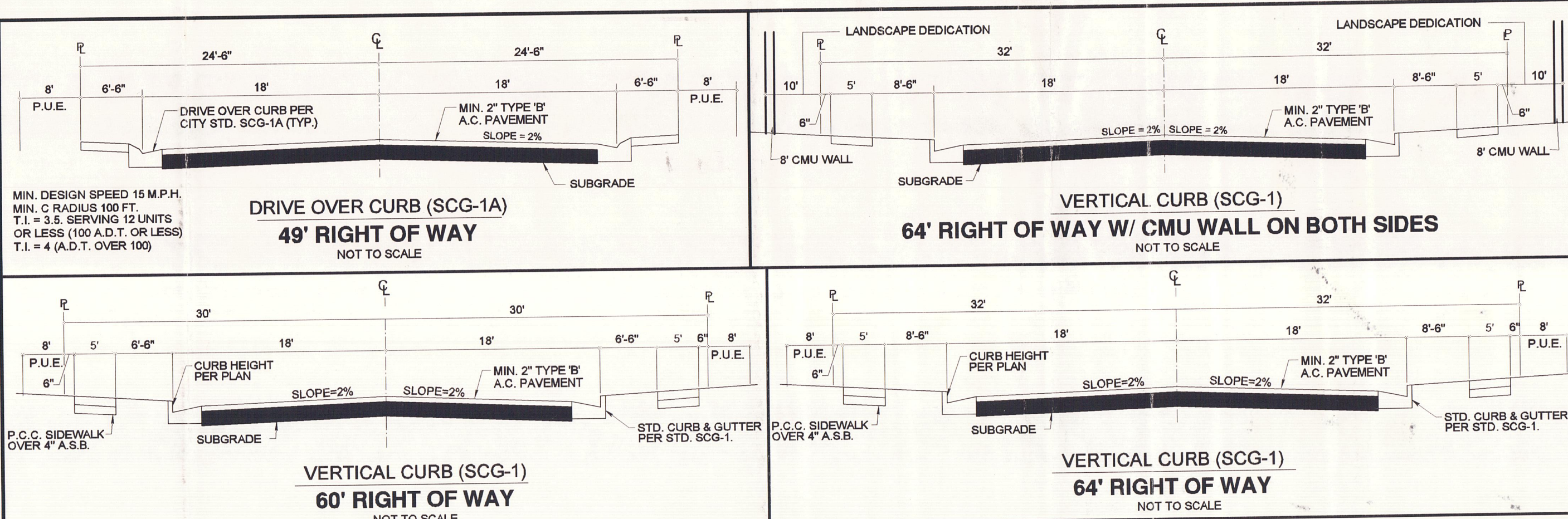
## SHEET CONTENTS: TENTATIVE MAP

PREPARED FOR:  
Ridge Sutter  
P.O. Box 3520  
Modesto, CA 95352  
209-529-6361

VESTING TENTATIVE SUBDIVISION MAP FOR  
**THE CROSSING AT  
RIVER OAKS**  
APN 061-250-025  
CALIFORNIA

DESIGNED: GOLDEN VALLEY ENGINEERING  
DRAWN BY: CCL  
CHECKED: STAFF  
DATE: SEP. 2004  
JOB NO.: 04-225

SHEET  
**TSM**



RENAISSANCE SUBDIVISION

#1

TSM#1263

P.C. MTG. - Dec. 8, 2004

RECOMMENDED FOR APPROVAL/DENIAL  
BY THE MERCED PLANNING  
COMMISSION ON Dec 8, 04  
IN ACCORDANCE WITH RESOLUTION  
# 277-04  
SIGNED: [Signature]

COMMERCIAL  
5.00 ACRES

R-3-2  
5.78 ACRES

SCHOOL SITE  
12.00 ACRES

4.06 ACRES

