### VESTING TENTATIVE SUBDIVISION MAP #25-0003

**SEPTEMBER 17, 2025** 

## LOCATION MAP

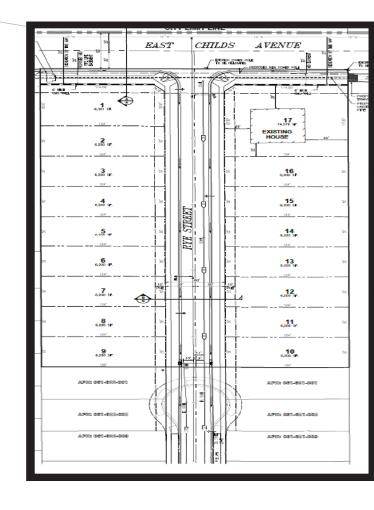


# Tentative Map

3.3 Acres

17 Lots

15 Lots are 6,200 square feet, 1 is 8,391 square feet, and 1 is 14,579



### ZONING AND GENERAL PLAN COMPLIANCE

#### ZONING

- The proposed subdivision is Zoned Low Density Residential (R-1-5)
- Single Family Residential is a permitted use
- The proposed complies with all applicable standards under this zone

#### **GENERAL PLAN**

- The proposed subdivision is designated Low Density Residential
- The proposed project complies with the density standards of this designation

### CONDITIONS OF APPROVAL

- Condition #13 At the Final Map and Improvement Plan stage, all lots shall comply with Merced Zoning Ordinance Table 20.08-2 Development Standards for Single Family Residential Zoning Districts for the R-1-5 Zone.
- Condition #16 The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
- Condition #27 Traffic control signs, street markings, and striping shall be as directed by the City Engineer or designee.
- Condition #31 The developer shall 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.

### CONDITIONS OF APPROVAL

- Condition #35 Grading and construction activity shall be limited to daylight hours (between 7:00 A.M. and 7:00 P.M.
- Condition #47 The developer shall adhere to any relevant agreements or guidelines as required by Merced Irrigation District.

### PLANNING COMMISSION ACTION

### Approve/Disapprove/Modify

- Environmental Review #25-0022 (Categorical Exemption)
- Tentative Subdivision Map #25-0003 (Subject to 47 Conditions of Approval)