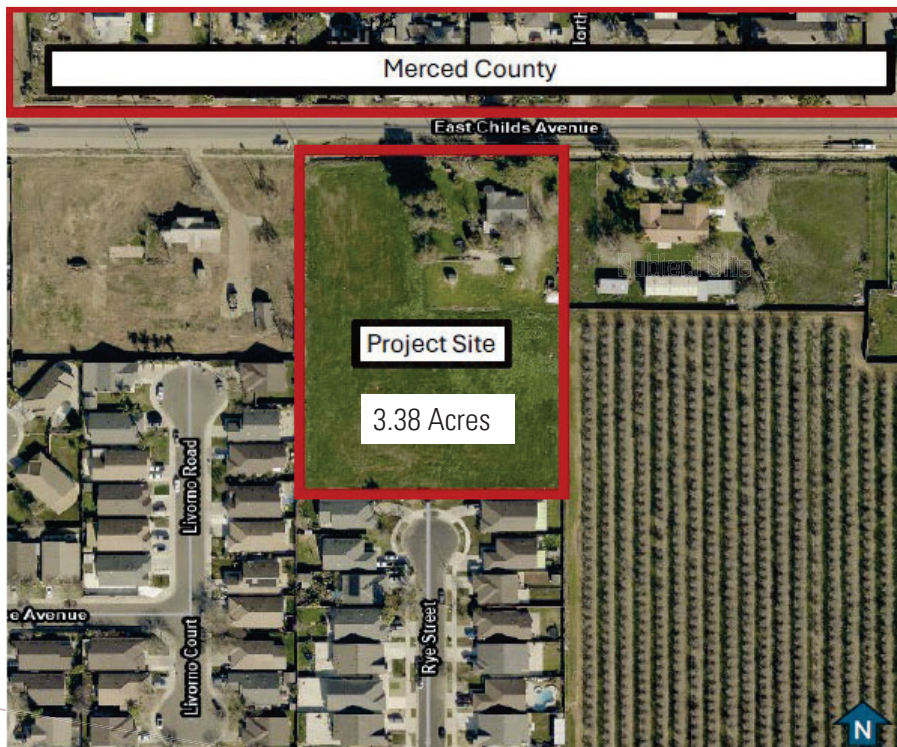


*VESTING TENTATIVE
SUBDIVISION MAP #25-0013
17 LOT SUBDIVISION AT 2500 EAST CHILDS AVENUE*

NOVEMBER 5, 2025

LOCATION MAP



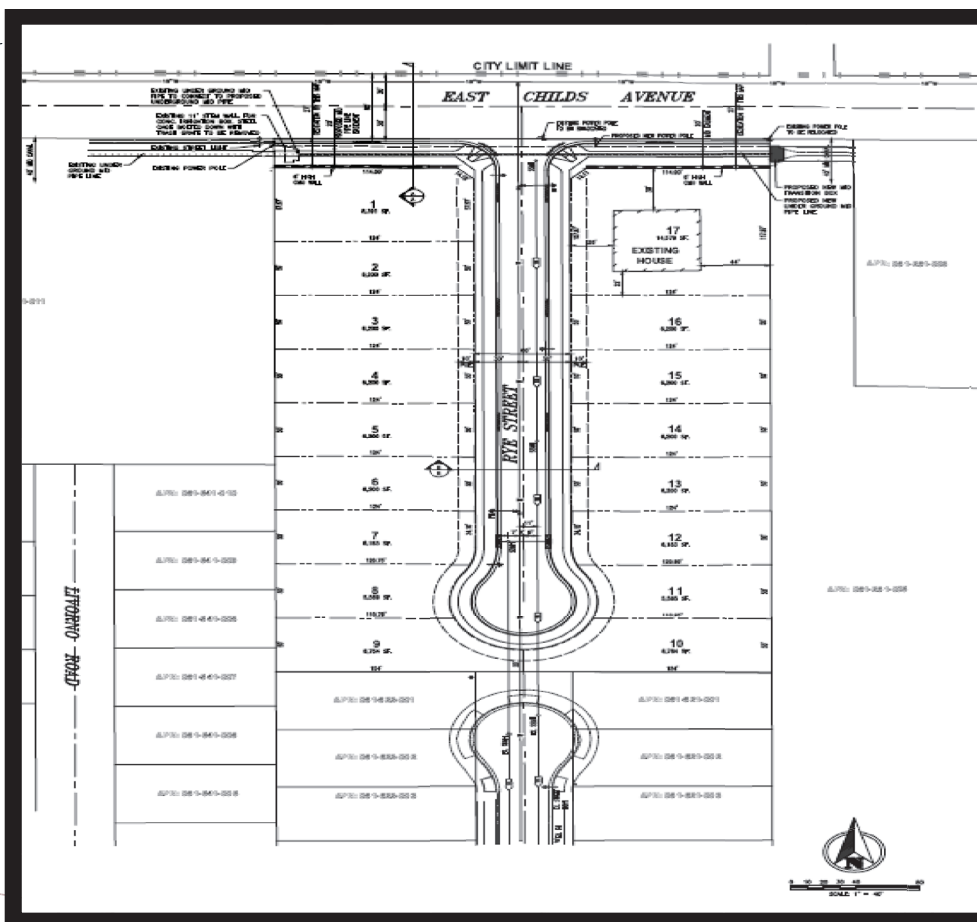
PROJECT BACKGROUND

- Project was originally presented to Planning Commission on September 17, 2025
- After discussion, the Applicant decided to withdraw the application and re-submit a new application with an additional design option
- This request involves a new design option, which creates a new cul-de-sac rather than extending the existing cul-de-sac at Rye Street
- Project site is roughly 3.38 acres and would subdivide the lot into 17 single-family residential lots

PROPOSED DESIGN

Number of Lots	Lot Size (S.F)
9	6,200
2	6,183
1	5,565
1	5,569
1	6,754
1	6,767
1	8,391
1	14,579

Number of Lots	Lot Size (S.F)
9	6,200
2	6,183
1	5,565
1	5,569
1	6,754
1	6,767
1	8,391
1	14,579



ADDITIONAL INFORMATION

- This design option creates a new cul-de-sac near the existing cul-de-sac on Rye Street
- Slightly alters lot sizes compared to original design proposal

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

GENERAL 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.

GENERAL 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 #44 – The developer shall adhere to any relevant agreements or guidelines as required by Merced Irrigation District.

ADDITIONAL CONDITIONS

- 46. The newly created cul-de-sac shall be designed to meet the dimension and turnaround requirements as determined by the City of Merced Fire Department.
- 47. The developer shall provide and identify a designated public utility easement from the existing subdivision to the south to Lots 9 and 10. Structures shall be required to maintain a setback from designated easement of at least 5 feet.
- 48. The developer shall construct a wooden fence between the existing subdivision to the south and Lots 9 and 10.
- 49. The developer shall install a sidewalk connecting both cul-de-sacs. Details to be worked out with required City Departments at the Final Map stage.

PLANNING COMMISSION ACTION

Approve/Disapprove/Modify,

- Environmental Review #25-0038 (Categorical Exemption)
- Tentative Subdivision Map #25-0013 (subject to the 49 conditions in the resolution)