



MERCED IRRIGATION DISTRICT

December 4, 2022

Julie Nelson, Senior Planner
City of Merced, Planning Division
678 West 18th Street
Merced, CA 95340

Subject: VTSM #1324 - Bellevue Ranch North Village 29 A & VTSM #1325 - Bellevue Ranch North Village 29 B

Dear Ms. Nelson:

The Merced Irrigation District (MID) has reviewed the above referenced project and offers the following comments:

1. MID operates and maintains Fahrens Creek located within a 100-foot wide easement as described in that certain document recorded October 23, 1967 in Volume 1754, Official Records, Page 976, Merced County Records. This easement meanders from north to south along the easterly line of the development.
2. The proposed subdivisions are outside of the MID District Boundary, and are therefore not eligible for storm drainage into the Merced Irrigation District Drainage Improvement District No. 1 (MIDDID No. 1).

MID respectfully requests that the City require the following conditions of approval:

1. A Joint Use Agreement and/or an Encroachment Agreement between the owner and/or the City of Merced will be required for the construction of bridges crossing Fahrens Creek and/or any work within any MID right of way.
2. Placing the Tower Lateral in an underground pipeline meeting MID standards and a possible new alignment as described in that Deferment of Construction Agreement filed as Document No. 2004-004602.

3. A signature block will be provided for MID on all Improvement Plans.
4. Require a limitation of access from the subdivision to Fahrens Creek for vehicles, animals and pedestrians. No dumping of any kind or illegal disposal of any harmful or toxic material is allowed. The owners will have no access rights to the creek and not be allowed to install any gates or other openings in the block wall common between the project and the creek. The above access limitations will be shown as non-access limitation on all recorded maps.
5. MID reserves the right for further comment as unforeseen circumstances may arise.

Thank you for the opportunity to comment on the above referenced project. If you have any questions, please contact me at (209) 354-2882.

Sincerely,

Mike Morris

Mike Morris PLS
Survey Project Manager



December 7, 2022

Julie Nelson
City of Merced
678 W 18th St
Merced, CA 95340

Re: Tentative Map No. 1324 (Bellevue Ranch North, Village 29 A)

Dear Julie:

Thank you for giving us the opportunity to review the proposed Tentative Map No. 1324. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Please work with PG&E's Service Planning department at www.pge.com/cco for additional services you may require, or for any modification and/or relocation requests.

Sincerely,



A handwritten signature in blue ink that reads "J Newell".

Justin Newell
Land Management
916-594-4068