



Legislation Details (With Text)

File #: 20-117 **Version:** 1 **Name:**

Type: Consent Item **Status:** Passed

File created: 2/13/2020 **In control:** City Council/Public Finance and Economic Development Authority/Parking Authority

On agenda: 5/4/2020 **Final action:** 5/4/2020

Title: SUBJECT: Adoption of Resolution Approving the Stoneridge South, Phase 2 Subdivision - Final Map 5380 for 32 Single-Family Lots, Generally Located East of G Street, Between Winder Avenue and Mission Avenue, and the Approval of the Subdivision Agreement for Stoneridge South, Phase 2 Subdivision

REPORT IN BRIEF

Considers the approval of Final Map #5380 for 32 single-family lots, generally located east of G Street, between Winder Avenue and Mission Avenue, and the Subdivision Agreement for Stoneridge South, Phase 2.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving Resolution 2020-22, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Stoneridge South, Phase 2 Subdivision (#5380); and,
- B. Approving the Subdivision Agreement for Stoneridge South, Phase 2; and,
- C. Authorizing the City Manager or the Assistant City Manager to execute the subdivision agreement.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Final Subdivision Map #5380, 3. Tentative Subdivision Map #1306, 4. Planning Commission Resolution #3092, 5. Draft City Council Resolution approving Final Map #5380, 6. Subdivision Agreement

Date	Ver.	Action By	Action	Result
5/4/2020	1	City Council/Public Finance and Economic Development Authority/Parking Authority	approved	Pass

Report Prepared by: Julie Nelson, Associate Planner, Development Services Department

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- C. Authorizing the City Manager or the Assistant City Manager to execute the subdivision agreement.

ALTERNATIVES

- 1. Approve the request as recommended by staff; or,
- 2. Deny the request; or,
- 3. Approve, subject to modifications as conditioned by Council; or
- 4. Refer back to staff for reconsideration of specific items (specific items to be addressed in City Council motion); or,
- 5. Continue to a future City Council meeting (date and time to be specified in City Council motion).

AUTHORITY

Chapter 24 of Title 18, Subdivisions, of the Merced Municipal Code (MMC) deals with final maps. Section 18.24.120 gives the City Council authority to approve the final map and agreements as long as it is consistent with the Tentative Map.

DISCUSSION

The proposed subdivision (Stoneridge South, Phase 2), is generally located on the south side of Winder Avenue at La Habra Street (extended), between Winder and Mission Avenues (Attachment 1). The Stoneridge South, Phase 2 Subdivision, Final Map #5369 would approve 32 lots on two cul-de-sacs extending to the east and west sides of La Habra Street (extended) (refer to the Final Map at Attachment 2).

The Stoneridge South subdivision includes a total of 160 lots on 10 cul-de-sacs extending off of La Habra Street (extended). A copy of the approved Vesting Tentative Subdivision Map for the Stoneridge South Subdivision is provided at Attachment 3. Phase 1 of this Subdivision was approved by the City Council on April 20, 2020.

The owner/developer, Stonefield Home, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1306), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3092 (Attachment 4), adopted by the Planning Commission on May 9, 2018. The owner/developer has submitted an application for a final map approval in compliance with the Subdivision Map Act and City Subdivision Ordinance. It is now appropriate to approve the Final Map (Attachment 2) and Subdivision Agreement (Attachment 6).

The subdivision was annexed into the Community Facilities District (CFD) for Services (CFD No. 2003-2) as part of Annexation No. 14 also approved by City Council on April 20, 2020.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1306). Therefore, the City Council should adopt the Resolution found at Attachment 5 approving Final Map #5380 for Stoneridge South Phase 2 and approve the Subdivision Agreement (Attachment 6) for the subdivision.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5380
3. Tentative Subdivision Map #1306
4. Planning Commission Resolution #3092
5. Draft City Council Resolution approving Final Map #5380
6. Subdivision Agreement