



Legislation Details (With Text)

**File #:** 24-055      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Passed  
**File created:** 1/4/2024      **In control:** City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency  
**On agenda:** 1/16/2024      **Final action:** 1/16/2024

**Title:** SUBJECT: Adoption of a Resolution Approving Final Map #5372 for Bellevue Ranch North, Village 23, Phase A, Subdivision for 32 Single-Family Lots, Generally Located West of G Street, North of Farmland Avenue, and the Approval of the Subdivision Agreement for the for Bellevue Ranch North, Village 23, Phase A Subdivision

REPORT IN BRIEF

Considers approving Final Map #5372 for 32 single-family lots, located west of G Street, north of Farmland Avenue, and the subdivision agreement for Bellevue Ranch North, Village 23, Phase A Subdivision.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving Resolution 2024-10, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Bellevue Ranch North, Village 23, Phase A Subdivision (#5372); and,
- B. Approving the Subdivision Agreement for the Bellevue North, Village 23, Phase A Subdivision; and,
- C. Authorizing the City Manager to execute all necessary documents.

Sponsors:

Indexes:

Code sections:

**Attachments:** 1. Location Map.pdf, 2. Final Subdivision Map #5372, 3. Tentative Subdivision Map #1305, 4. Planning Commission Resolution #4012, 5. Resolution 2024-10, 6. Subdivision Agreement

Date	Ver.	Action By	Action	Result
1/16/2024	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	approved	Fail

*Report Prepared by: Francisco Mendoza-Gonzalez, Acting Senior Planner, Development Services Department*

**SUBJECT:** Adoption of a Resolution Approving Final Map #5372 for Bellevue Ranch North, Village 23, Phase A, Subdivision for 32 Single-Family Lots, Generally Located West of G Street, North of Farmland Avenue, and the Approval of the Subdivision Agreement for the for Bellevue Ranch North, Village 23, Phase A Subdivision

REPORT IN BRIEF

Considers approving Final Map #5372 for 32 single-family lots, located west of G Street, north of Farmland Avenue, and the subdivision agreement for Bellevue Ranch North, Village 23, Phase A Subdivision.

## RECOMMENDATION

**City Council** - Adopt a motion:

- A. Approving **Resolution 2024-10**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Bellevue Ranch North, Village 23, Phase A Subdivision (#5372); and,
- B. Approving the Subdivision Agreement for the Bellevue North, Village 23, Phase A Subdivision; and,
- C. Authorizing the City Manager to execute all necessary documents.

## 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 (Bellevue North, Village 23, Phase A) is generally located west of G Street, north of Farmland Avenue (Attachment 1). The Bellevue North, Village 23, Phase A, Final Map #5372 would approve 32 single-family lots (Attachment 2).

The owner/developer, Stonefield Home, Inc., has substantially complied with the approved tentative map for this site (Tentative Map #1305), and has complied with the Conditions of Approval listed in Planning Commission Resolution #4012 (Attachment 4), adopted by the Planning Commission on January 19, 2019. 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. 24.

## City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1305). Therefore, the City Council should adopt the Resolution found at Attachment 5

approving Final Map #5372 for the Bellevue North, Village 23, Phase A Subdivision and approve the Subdivision Agreement (Attachment 6) for the subdivision.

**ATTACHMENTS**

1. Location Map
2. Final Subdivision Map #5372
3. Tentative Subdivision Map #1305
4. Planning Commission Resolution #4012
5. Resolution 2024-10
6. Subdivision Agreement