



## Legislation Details

**File #:** 24-255      **Version:** 1      **Name:**  
**Type:** Public Hearing Item      **Status:** Agenda Ready  
**File created:** 3/8/2024      **In control:** Planning Commission  
**On agenda:** 4/3/2024      **Final action:** 4/3/2024  
**Title:** SUBJECT: Vesting Tentative Subdivision Map #1325 ("Bellevue Ranch North Village 29-B") initiated by Benchmark Engineering, applicant for Bellevue Merced, LLC, property owner. This application involves the subdivision of approximately 16.07 acres into 98 single-family lots ranging in size generally between 4,499 square feet and 7,759 square feet. This property is generally located at the southeast corner of M Street (extension) and Farmland Avenue (extension), within Planned Development (P-D) #42 with a Low-Medium Density Residential (LMD) General Plan Designation; \*PUBLIC HEARING\*

### ACTION

[Choose one of the below depending on if the Commission takes final action or makes a recommendation to Council]

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #22-42 (CEQA 15162 Findings and CEQA 15183 Exemption)
- 2) Vesting Tentative Subdivision Map #1325

### SUMMARY

The subject site is located at the southeast corner of M Street (extension) and Farmland Avenue (extension), as shown at Attachments B and C. The proposed subdivision would subdivide approximately 16.07 acres of land into 98 single-family lots (Attachment C). The lots would generally range in size between 4,499 square feet and 7,759 square feet. This site is part of the Bellevue Ranch Master Development Plan (northern portion of plan is shown at Attachment D) and is commonly referred to as Village 29-B of Bellevue Ranch North.

### RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #22-42 (CEQA Section 15162 Findings and 15183 Exemption) and Vesting Tentative Subdivision Map #1325 - "Bellevue Ranch North Village 29-B" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4132 at Attachment A of Planning Commission Staff Report #24-255.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Attachment A - Draft PC Resolution.pdf, 2. Attachment B - Location Map.pdf, 3. Attachment C - VTSM #1325 - Village 29B.pdf, 4. Attachment D - Bellevue Ranch North Master Development Plan.pdf, 5. Attachment E - Pation Homes from BRMDP.pdf, 6. Attachment F - Residential Design Standards.pdf, 7. Attachment G - TSM Findings.pdf, 8. Attachment H - VTSM #1324.pdf, 9. Attachment I - Conceptual Utility Plan.pdf, 10. Attachment J - Response from Utility Companies.pdf, 11. Attachment K - Table 6-1 Modifications.pdf, 12. Attachment L - CEQA 15162.pdf, 13. Attachment M - CEQA 15183.pdf, 14. Attachment N - Presentation.pdf

Date	Ver.	Action By	Action	Result
4/3/2024	1	Planning Commission	approved	Pass