



Legislation Text

File #: 24-129, **Version:** 1

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

SUBJECT: Adoption of a Resolution Approving Final Map #5409 for Stone Ridge West 108, Phase 1 Subdivision for 48 Small Single-Family Lots, Generally Located South of Winder Avenue, Approximately 650 Feet East of G Street and the Approval of the Subdivision Agreement for the Stone Ridge West 108, Phase 1 Subdivision

REPORT IN BRIEF

Considers adopting a Resolution approving the Final Map #5409 for 48 small single-family lots, located south of Winder Avenue, approximately 650 feet east of G Street, and the subdivision agreement for Stone Ridge West 108, Phase 1 Subdivision.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2024-21**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for the Stone Ridge West 108, Phase 1 Subdivision (#5409); and,
- B. Approving the Subdivision Agreement for the Stone Ridge West 108 Phase 1 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 (Stone Ridge West 108, Phase 1) is generally located south of Winder Avenue, approximately 650 feet east of G Street (Attachment 1). The Stone Ridge West 108, Phase

1, Final Map #5409 would approve 48 small single-family lots (Attachment 2). The lots within this phase of the Stone Ridge West 108 subdivision would generally range in size from approximately 1,600 square feet to approximately 3,000 square feet.

The owner/developer, Stonefield Home, Inc., has substantially complied with the approved tentative map for this site (Tentative Map #1319), and has complied with the Conditions of Approval listed in Planning Commission Resolution #4091 (Attachment 4), adopted by the Planning Commission on May 18, 2022. Tentative Subdivision Map #1319 received modification approval by the Site Plan Review Committee on April 13, 2023, to add two additional lots and rename the subdivision Mission 108. The applicant has now renamed the subdivision Stone Ridge West 108. 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 7).

The subdivision is scheduled to be annexed (pending City Council approval) into the Community Facilities District (CFD) for Services (CFD No. 2003-2) as part of Annexation No. 27 on February 20, 2024.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1319). Therefore, the City Council should adopt the Resolution found at Attachment 6 approving Final Map #5409 for the Stone Ridge West, Phase 1 Subdivision and approve the Subdivision Agreement (Attachment 7) for the subdivision.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5409
3. Tentative Subdivision Map #1319
4. Planning Commission Resolution #4091
5. Site Plan Review Permit
6. Resolution 2024-21
7. Subdivision Agreement