



Legislation Text

File #: 17-545, **Version:** 1

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SUBJECT: Bellevue Ranch West, Village 12, Phase 1 - Final Map 5358

REPORT IN BRIEF

The City Council will consider approval of Final Map #5358, generally located at the southwest corner of M Street and Arrow Wood Drive (extended), and the Subdivision Agreement for Bellevue Ranch West, Village 12, Phase 1, along with a Deferred Improvement Agreement for a traffic signal and bike path.

RECOMMENDATION

City Council - Adopt a motion:

- A. Approving **Resolution 2018-16**, a Resolution of the City Council of the City of Merced, California, approving the Final Subdivision Map for Bellevue Ranch West, Village 12, Phase 1 Subdivision (#5358); and,
- B. Approving the Subdivision Agreement for Bellevue Ranch West, Village 12, Phase 1; and,
- C. Approving the Deferred Improvement Agreement for the deferral of certain improvements related to Bellevue Ranch West, Village 12, Phase 1, between the City of Merced and Stonefield Home, Inc.; and,
- D. Approving a Reimbursement Agreement between the City of Merced and Stonefield Home, Inc. for the installation of a traffic signal at Cardella Road and M Street as prescribed in Chapter 17.62 of the Merced Municipal Code and related Administrative Policy and Procedure A-32; and,
- E. Authorizing the City Manager or the Assistant City Manager to execute the Subdivision Agreement, the Deferred Improvement Agreement, and the Reimbursement 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 (Bellevue Ranch West, Village 12, Phase 1), is generally located at the southwest corner of M Street and Arrow Wood Drive (extended) (Attachment 1). This is the first phase of Village 12, which would ultimately subdivide approximately 55 acres into 242 single-family lots through 7 phases. Phase 1 includes the subdivision of 44 lots, which vary in size from approximately 4,700 square feet to approximately 12,700 square feet (Attachment 2). The owner/developer, Stonefield Home, Inc., has substantially complied with the previously approved tentative map for this site (Tentative Map #1304), and has complied with the Conditions of Approval listed in Planning Commission Resolution #3065 (Attachment 3), adopted by the Planning Commission on March 23, 2016. 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 4).

The developer is required to install all public improvements within the subdivision. As a condition of approval, the developer is also required to install the traffic signal at Cardella Road and M Street and extend the existing bike path on the west side of the subdivision to Arrow Wood Drive. The traffic signal is eligible for full reimbursement pursuant to Chapter 17.62 of the Merced Municipal Code and related Administrative Policy and Procedure A-32. A Reimbursement Agreement (Attachment 5) has been signed by Stonefield Home, Inc. agreeing to install the traffic signal, with full reimbursement being paid by the City in the form of a cash reimbursement and/or fee credits in an amount not to exceed the approved Engineer's Estimate. The developer shall be entitled to a cash reimbursement based on a first-in-time basis and based on availability of public facility fee program funds. Fee credits may be given at the time of building permit issuance in an amount not to exceed the approved Engineer's Estimate. Security in the form of bonds or letter of credit are required to cover the cost of the construction of the traffic signal. No reimbursement or credit shall be given until the traffic signal has been approved by the City and a Notice of Completion has been filed with the County Recorder's Office.

A separate agreement has been included for the deferral of the installation of the bike path (Attachment 6). This agreement obligates the developer to complete the extension of the bike path by the end of Phase 7. Security in the form of bonds or letter of credit are required for these improvements.

The subdivision was annexed into the Community Facilities District (CFD) for Services (CFD No. 2003-2) as part of Annexation No. 2 in 2005.

City Council Action

The proposed Final Subdivision Map substantially complies with the approved Tentative Map for this site (TSM #1304). Therefore, the City Council should adopt the Resolution found at Attachment 7 approving Final Map #5358 for Bellevue Ranch West, Village 12, Phase 1, approve the Subdivision Agreement, and Deferred Improvement Agreement for Bellevue Ranch West, Village 12, Phase 1, and the Reimbursement Agreement with Stonefield Home, Inc.

ATTACHMENTS

1. Location Map
2. Final Subdivision Map #5358
3. Planning Commission Resolution #3065
4. Subdivision Agreement
5. Reimbursement Agreement
6. Deferred Improvement Agreement
7. Draft City Council Resolution approving Final Map #5358