

MAS20-002
Conditions of Approval

Planning

1. A Final Map shall be recorded within two years of the Planning Commission approval date as required by the Merced County Subdivision Code. The Final Map shall be recorded with 43 single-family residential lots and one parcel consisting of 0.7 acres for a portion of a neighborhood park.
2. Resolution No. 20-001. The project shall comply with the standard conditions of approval for Major Subdivisions as listed in Planning Commission Resolution No. 20-001.
3. A Right-To-Farm Notice shall be placed on the final map to be recorded.
4. Prior to filing a final parcel map, site plan and design review approval must be obtained for the project. The site plan and design review application currently on file for the project shall be amended to include the approved tentative map. All other information required in order for staff to reasonably make the requisite findings in MCC §18.122 shall be provided by the applicant or developer. In addition to meeting County regulations for site plan review under MCC §18.122, the following conditions shall be met:
 - a. The project shall be consistent with community character and design guidelines as included in the adopted Hilmar Community Plan.
 - b. Building heights and front yard setbacks shall be varied to avoid neighborhood monotony.
 - c. At least one tree, a minimum of 15 gallons in size, shall be planted within the front yard of each residential lot.
 - d. No more than 20 percent of the residences along a block shall have the same architectural elevations. The applicant shall pay improvement fees to the Hilmar School District, prior to issuance of any building permit.
 - e. Materials submitted for design review shall include plans for the proposed park.
 - i. Park plans shall include, at a minimum, all applicable design elements listed in Table 6.2 of the Hilmar Community Plan.

Public Works/Road Division

5. The project shall satisfy Improvement Level 1 requirements as set forth in Chapter 16.08 of the Merced County Code, which generally includes dedication of right-of-way and public utilities easements, roadway construction and installation of matching pavement along existing roadways, streetlighting, storm drainage system and to install underground or relocate utilities and irrigation facilities.
6. Release and relinquish all abutters' rights of access to and from the entire Camden Drive frontage of Lots 1-6 and 95.
7. Provide a letter from the Hilmar County Water District accepting storm drainage water from this proposed development, into their facilities, and a commitment to serve the subdivision with district water and sewer supplies, prior to recording the final map. A signature block for the district shall be included on the subdivision improvement plans.
8. The project shall be subject to the current Regional Transportation Impact Fee (RTIF) established by Ordinance 1859; payment of the fee will be due with each building permit application.
9. The project shall be subject to the current Law Enforcement Facilities Impact Fee established by Resolution No. 2004-148; payment of the fee will be due with each building permit application.
10. The project shall be subject to the current Fire Facilities Impact Fee established by Resolution No. 2004-149; payment of the fee will be due with each building permit application.

11. The project shall be subject to the current Hilmar Bridge and Major Thoroughfare Area of Benefit fee, established by Resolution No. 2008-122; payment of the fee will be due with each building permit application.
12. The developer shall coordinate with the Merced County DPW to select road names to be used.
13. Streetlights to be installed shall use LED fixtures and have an equivalent lumen rating as compared to the HPS fixtures listed in County Standards.
14. The design of the park site is subject to the approval of both the Planning Department and Public Works Department. Any reasonable information requested by these departments for the purposes of determining compliance with County policies shall be provided. Park design approval shall be obtained prior to recording the final map for this project.
15. The park site shall be maintained through a landscape maintenance zone of benefit; the owner shall pay costs for County to obtain an engineer's report for estimating construction and maintenance costs associated with park. In lieu of paying costs for County to obtain an engineer's report, and at the County's sole discretion, the developer may provide an engineer's report to be used by the County.
16. Developer shall provide all documentation and pay all fees associated with forming a park and landscape maintenance zone of benefit in County Service Area Number One. Prior to recording the Final Map, the developer shall provide payment for the estimated cost to maintain the park site for a minimum of two years.
17. The park on "Lot A" must be fully constructed prior to occupancy of the 34th home constructed within this subdivision. If construction of the park is completed prior to occupancy of the 34th home, then developer is responsible for maintenance of the park facilities until such time occupancy is permitted for the 34th home.
18. Prior to recordation of the final map, the developer shall provide separate bonding to secure construction of the park site.
19. Prior to the issuance of any building permits, all lot grading shall be completed, all underground improvements shall be installed, and aggregate base shall be placed, rough graded and compacted on all the new streets. No occupancy of any homes shall occur until all improvements, with the exception of the park site, have been completed and accepted by the Department of Public Works.
20. The Developer shall comply with Federal Regulations for storm water runoff stipulated in 40 Code of Federal Regulations Parts 122, 123 and 124. For information and direction, contact the State Water Resources Control Board's Construction Activity Storm Water Hotline at (916) 341-5537, e-mail: stormwater@waterboards.ca.gov, or visit their website at www.waterboards.ca.gov.
21. The developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District. Regulation VIII Record Keeping Forms and District Rules and Regulations may be obtained at www.valleyair.org.

Merced County Fire Department

22. All driveways and public roads shall be surfaced with an approved all weather driving surfacing material and shall be designed and maintained to support the imposed loads of fire apparatus.
23. Fire apparatus roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.
24. An approved water supply capable of supplying the required fire flow protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
25. The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1 when applied to fire apparatus access roads and perimeter public streets from which fire operations could be conducted.

26. Automatic sprinkler systems shall be provided throughout new residential construction.
27. Construction documents for proposed fire apparatus access, fire lanes, gates, and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

San Joaquin Valley Air Pollution Control District

28. The project shall be subject to District Rule 9510 (Indirect Source Review).
29. The project may also be subject to Regulation VIII (Fugitive PM₁₀ Prohibitions), Rules 4102 (Nuisance), 4601 (Architectural Coatings), and 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).