



# **Yosemite Lake Village Annexation Pre-Application #21-06**

**City Council Meeting—February 22, 2022**

**Kim Espinosa, Planning Manager**

# New Pre-Application Process (Adopted July 2021)

**1. Applicant submits an “Annexation Pre-application.”**

**2. Meeting(s) with City staff & LAFCO staff.**

**3. Schedule for regularly scheduled City Council meeting.**

**4. Prepare report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.**

**5. The City Council will indicate general support or non-support for application moving forward.**

**6. Applicant Decides Whether or Not to Proceed.**

# Yosemite Lake Village Overview

**3rd Annexation Pre-Application To Be Reviewed by Council**

**734 Acres (Yosemite Lake Village)/  
1,023 Acres (Annexation Area)**

**2,708 Total Dwelling Units Proposed**

**395 Estate/185 Move-Up**

**488 Blended**

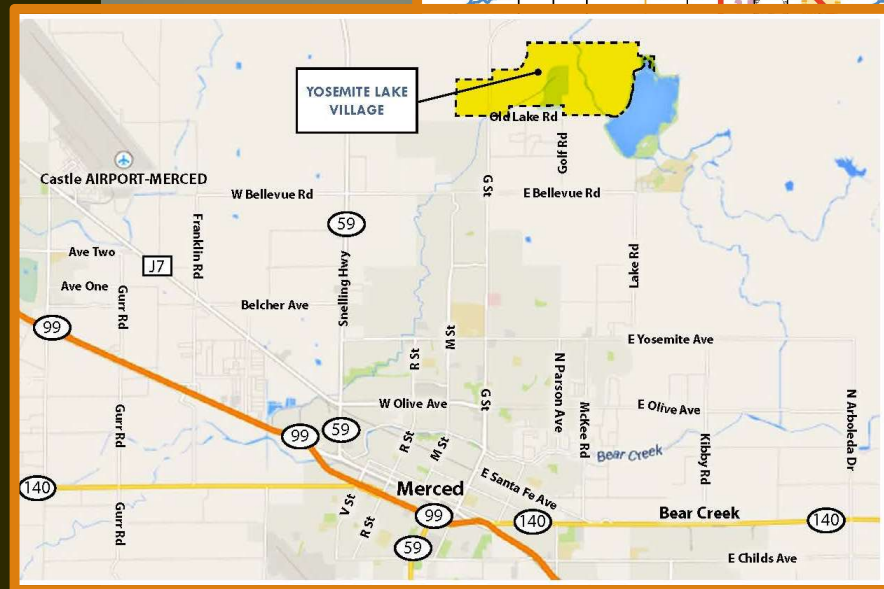
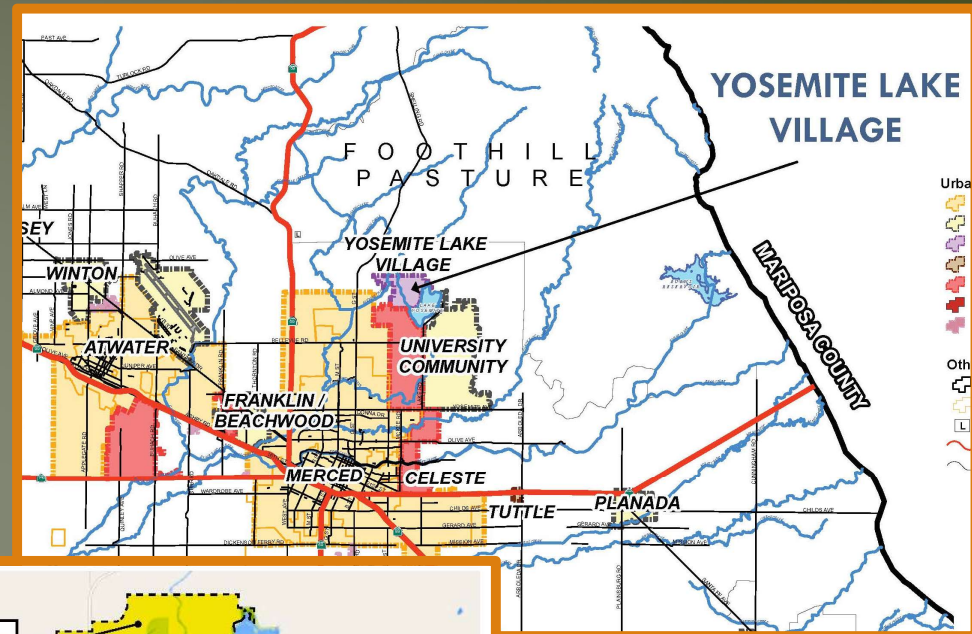
**690 Active Adult**

**950 Workforce**

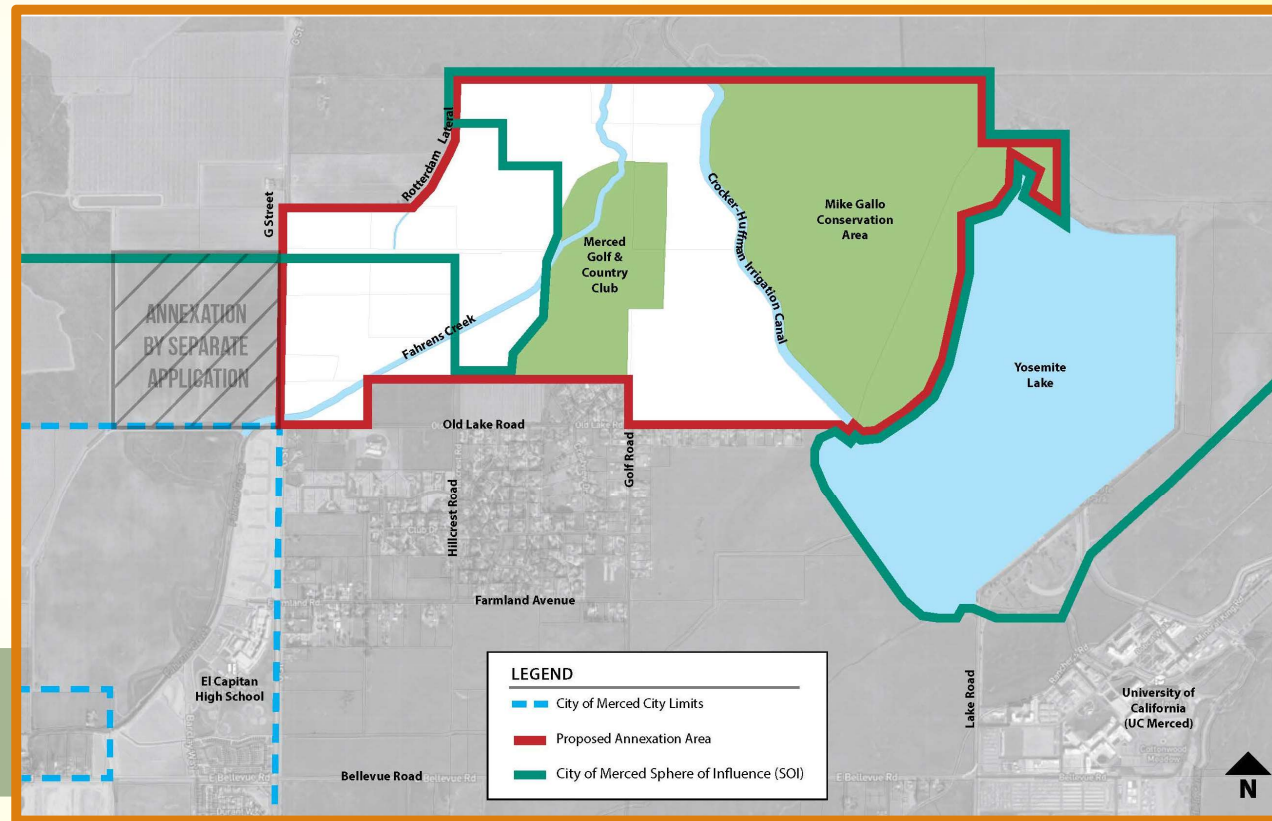
**8+ Acres of Neighborhood Commercial & 564 Acres Open  
Space/Park Proposed**

# LOCATION

- 873 Acres Within City Sphere of Influence and 150 Acres Outside
- Located Northwest of Lake Yosemite

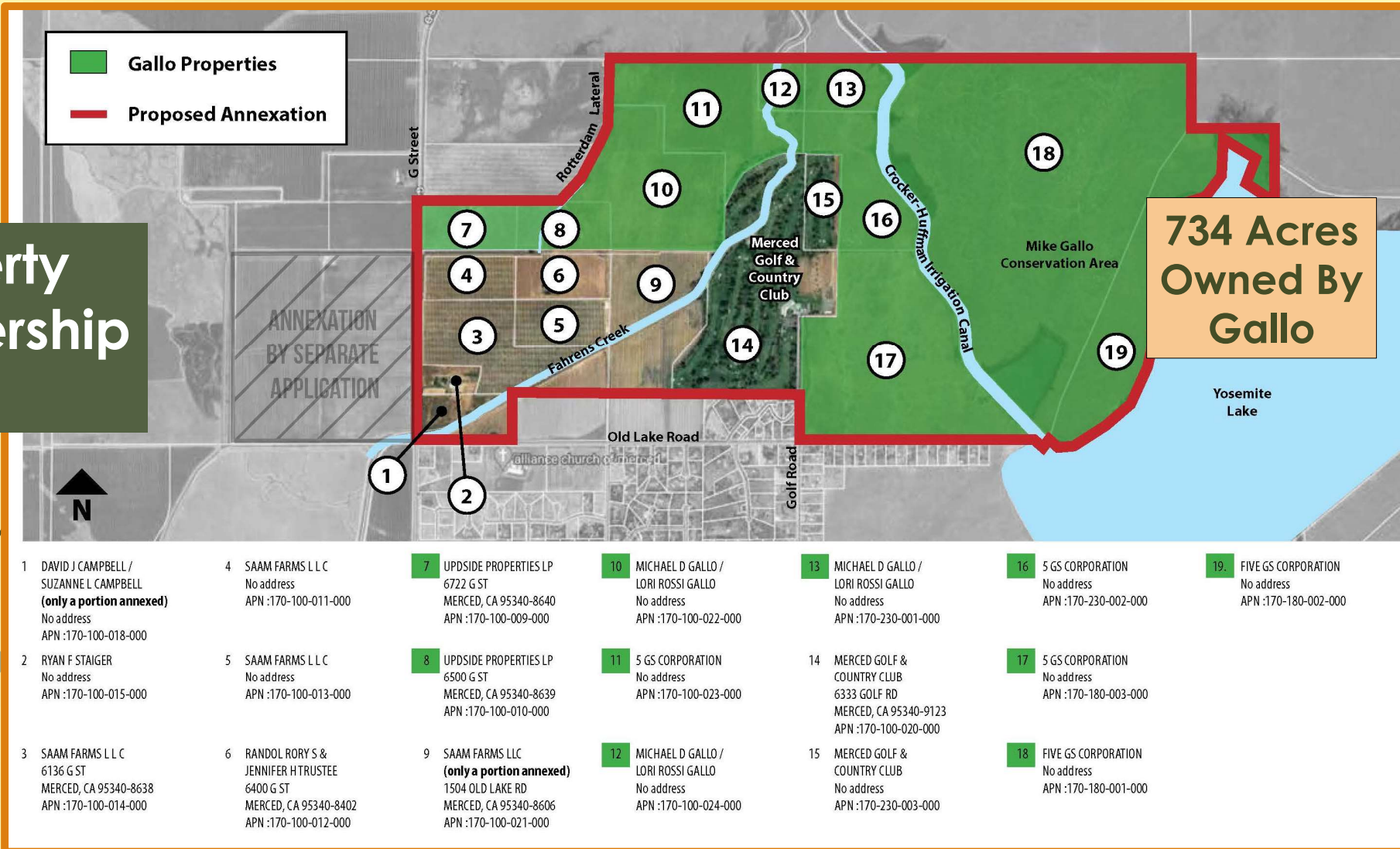


# Proposed Annexation Area (1,023 Acres Total)



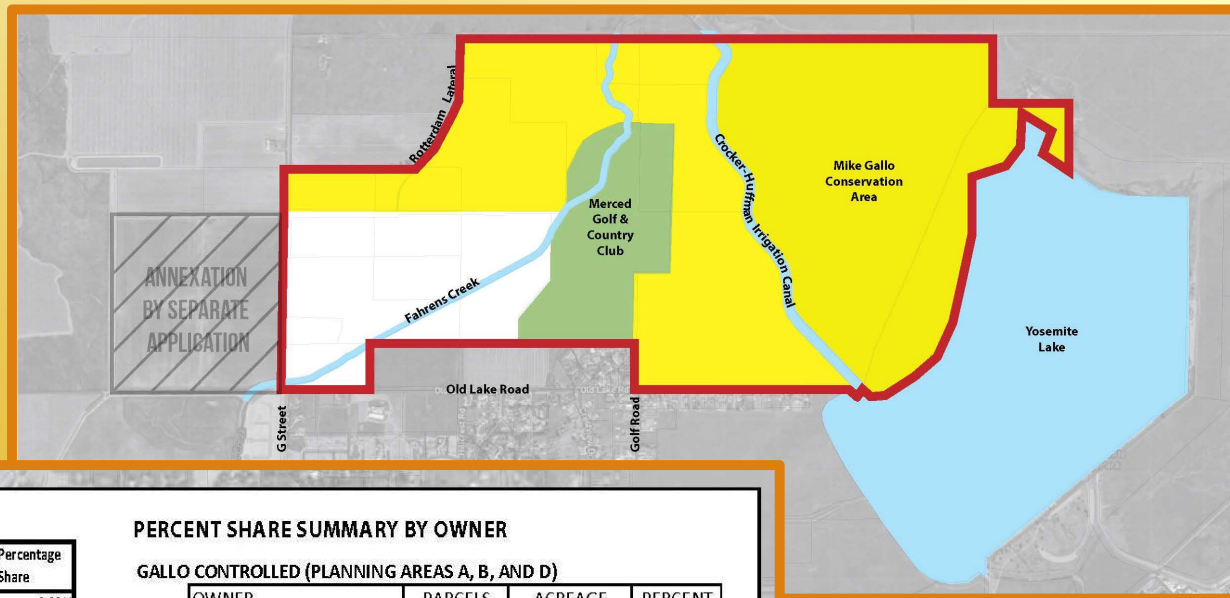


# Property Ownership Map



**734 Acres Owned By Gallo**

# Entitlement Percentage by Parcel



## ENTITLEMENT PERCENTAGE SHARE SUMMARY

No.	Property Owner	APN	Ac.	Percentage Share
1	Campbell David J & Suzanne L Trustees	170-100-018-000	15.77	3.00%
2	Ryan Staiger	170-100-015-000	7.17	1.36%
3	Saam Farms LLC	170-100-014-000	40.22	7.64%
4	Campbell David J & Suzanne L Trustee	170-100-016-000	10.02	1.90%
5	Saam Farms LLC	170-100-011-000	16.97	3.22%
6	Saam Farms LLC	170-100-013-000	19.11	3.63%
7	Randol Rory S & Jennifer H Trustee	170-100-012-000	18.24	3.47%
8	Upside Properties LP	170-100-009-000	18.95	3.60%
9	Upside Properties LP	170-100-010-000	18.79	3.57%
10	Saam Farms LLC	170-100-021-000	48.02	9.12%
11	Michael D Gallo / Lori Rossi Gallo	170-100-022-000	64.88	12.33%
12	5 Gs Corporation	170-100-023-000	58.49	11.11%
13	Michael D Gallo / Lori Rossi Gallo	170-100-024-000	8.55	1.62%
14	Michael D Gallo / Lori Rossi Gallo	170-230-001-000	18.33	3.48%
15	Merced Golf & Country Club	170-100-020-000	98.63	0.00%
16	Merced Golf & Country Club	170-230-003-000	14.69	0.00%
17	5 Gs Corporation	170-230-002-000	39.14	7.44%
18	5 Gs Corporation	170-180-003-000	123.71	0.00%
19	5 Gs Corporation	170-180-001-000	302.61	57.49%
20	5 Gs Corporation	170-180-002-000	80.77	0.00%
TOTAL			1023.06	133.99%

## PERCENT SHARE SUMMARY BY OWNER

### GALLO CONTROLLED (PLANNING AREAS A, B, AND D)

OWNER	PARCELS	ACREAGE	PERCENT
5G's	5	604.72 AC.	59.11%
MIKE GALLO	3	91.76 AC.	8.97%
UPSIDE	2	37.74 AC.	3.68%
<b>SUB-TOTAL GALLO</b>	<b>10</b>	<b>734.22 AC.</b>	<b>71.76%</b>

### GOLF COURSE (PLANNING AREA C)

MERCED GOLF & COUNTRY CLUB	2	113.32 AC.	11.08%
----------------------------	---	------------	--------

### VARIOUS OWNERS (PLANNING AREA E)

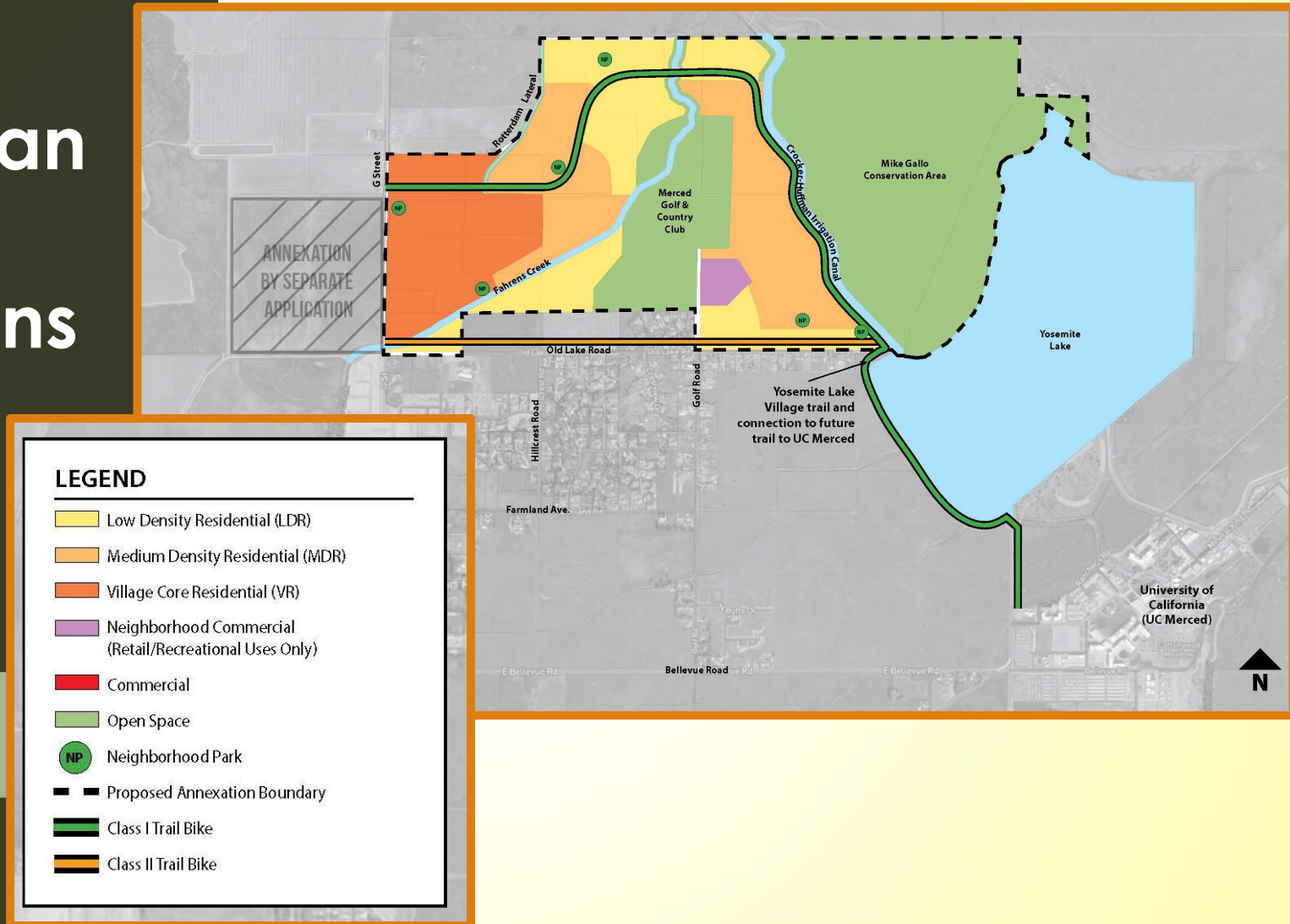
CAMPBELL	2	25.79 AC.	2.52%
RANDOL TRUST	1	18.24 AC.	1.78%
SAAM FARMS	4	124.32 AC.	12.15%
STAIGER	1	7.17 AC.	0.71%
<b>SUB-VARIOUS OTHERS</b>	<b>9</b>	<b>175.52</b>	<b>17.16%</b>

<b>ANNEXATION AREA</b>	<b>20</b>	<b>1,023.06 AC.</b>	<b>100%</b>
------------------------	-----------	---------------------	-------------

## LEGEND

- Proposed Annexation Area
- Gallo Owned Properties
- Acreage Excluded from Total
- # Parcel Designation

# General Plan Land Use Designations

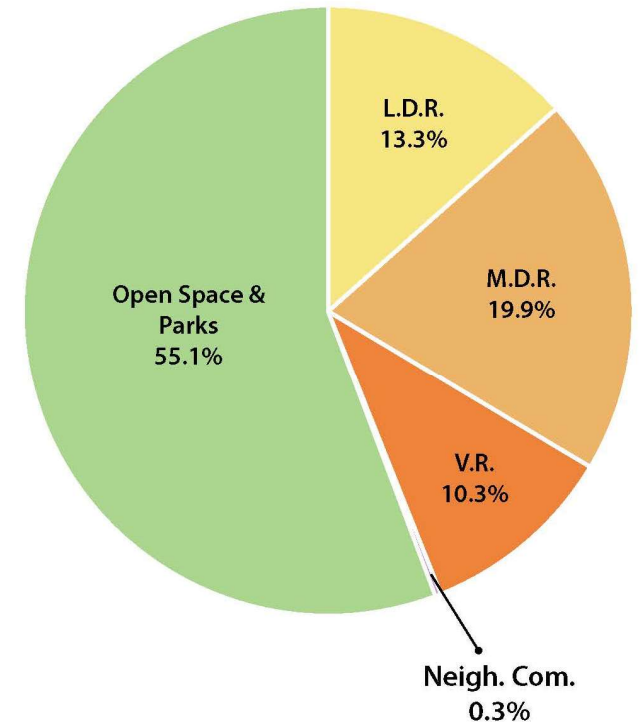




# General Plan Land Use Summary Table

**GENERAL PLAN SUMMARY TABLE**

PLAN AREA	RESIDENTIAL			NEIGH. COM.	OPEN SPACE	TOTAL	%
	L.D.R.	M.D.R.	V.R.				
A	0	0	0	0	383.4	<b>383.4</b>	32.7
B	42.9	109.1	0	8.0	29.8	<b>189.8</b>	16.2
C	0	0	0	0	113.3	<b>113.3</b>	9.7
D	53.0	66.8	24.3	0	17.0	<b>161.1</b>	13.8
E	40.0	27.5	87.5	0	20.5	<b>175.5</b>	15.0
<b>TOTAL</b>	<b>135.9</b>	<b>203.4</b>	<b>111.8</b>	<b>8</b>	<b>564.0</b>	<b>1023.1</b>	100.0
%	13.3	19.9	10.3	0.3	55.1	100.0	



PLANNING AREAS "A" AND "C" ARE EXCLUDED FROM THIS TABLE BECAUSE BOTH ARE OPEN SPACE AREAS ONLY WITH NO RESIDENTIAL DWELLING UNITS

	DENSITY RANGE	PLANNING AREA "B"		PLANNING AREA "D"		PLANNING AREA "E"		TOTAL PROJECT	
		ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
L.D.R.	2 TO 6 D.U./ACRE	42.9	98 TO 257	53.0	106 TO 318	40.0	80 TO 240	135.9	271 TO 815
M.D.R.	6 TO 12 D.U./ACRE	109.1	654 TO 1,309	66.8	400 TO 801	27.5	165 TO 330	203.4	1,219 TO 2,440
V.R.	7 TO 30 D.U./ACRE	0	0	24.3	170 TO 729	87.5	612 TO 2,625	111.8	782 TO 4,136
<b>TOTAL</b>		<b>152.0</b>	<b>752 TO 1,574</b>	<b>144.1</b>	<b>676 TO 1,848</b>	<b>155.0</b>	<b>857 TO 3,195</b>	<b>451.1</b>	<b>2,273 TO 7,391</b>

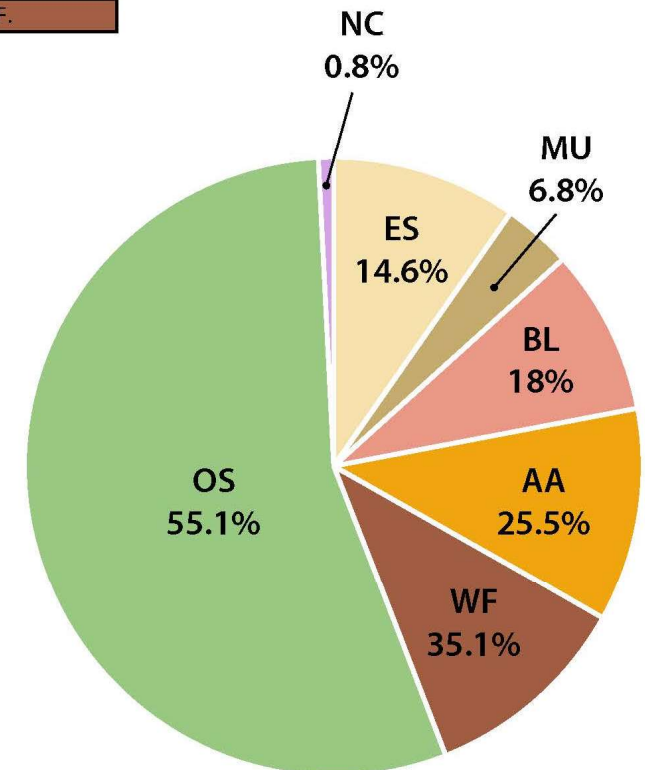
The map displays the Yosemite Lake Village area with various land use zones and infrastructure. The zones are color-coded and labeled: WF (Waterfront, brown), BL (Belt, red), ES (Estuary, yellow), MU (Municipal, tan), AA (Agriculture, orange), OS (Open Space, green), and CC (Community Center, purple). The map also shows the Mike Gallo Conservation Area, Yosemite Lake, and the University of California (UC Merced). A green line indicates the proposed trail route, and a dashed line shows the boundary of the Mike Gallo Conservation Area. The map includes labels for G Street, Old Lake Road, Hillcrest Road, Farmland Ave., Bellevue Road, and the University of California (UC Merced). A green line indicates the proposed trail route, and a dashed line shows the boundary of the Mike Gallo Conservation Area.

**CONCEPTUAL LAND PLAN SUMMARY TABLE**

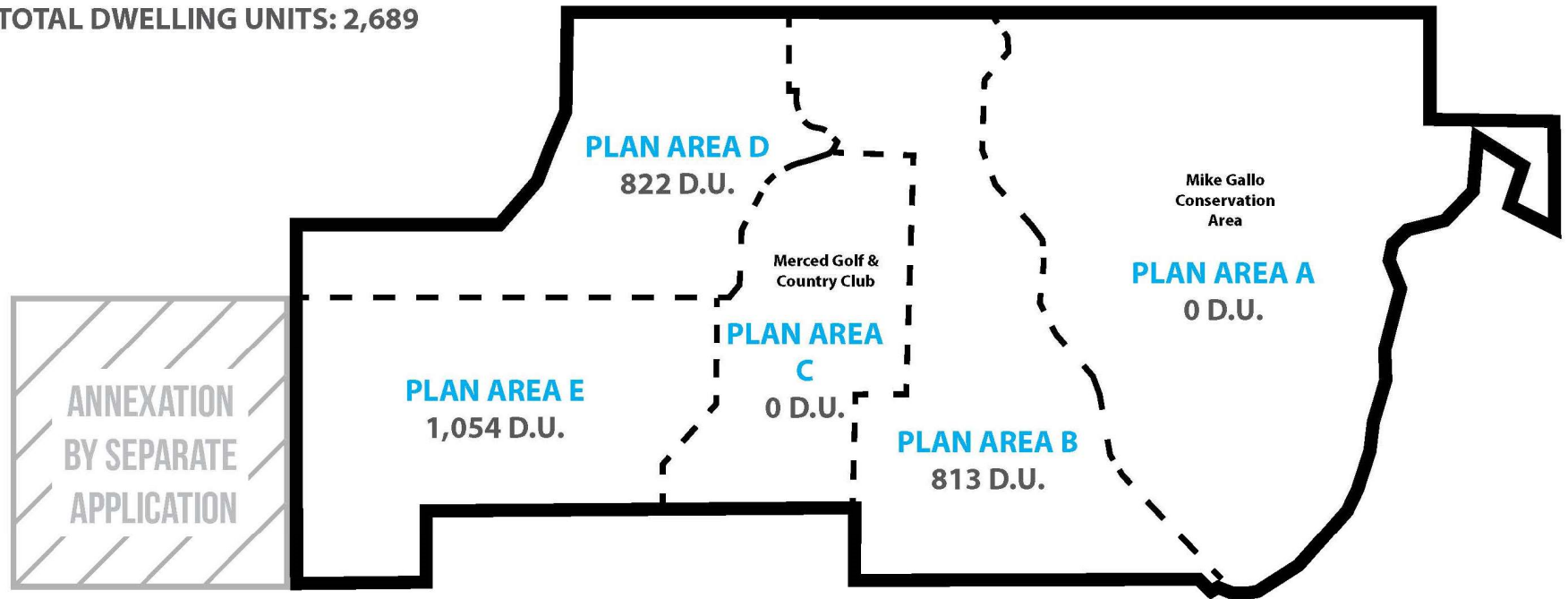
LAND USE	AREA (ACRES)	% AREA	DENSITY (DU/AC)	TOTAL D.U.'S	MINIMUM LOT SIZES
ESTATE (ES)	98.9	9.7%	4.0/AC	395	7,500 S.F.
MOVE-UP (MU)	37.0	3.6%	5.0/AC	185	6,250 S.F.
BLENDED (BL)	88.8	8.7%	5.5/AC	488	4.5-6,000 S.F.
ACTIVE ADULT (AA)	115	11.2%	6.0/AC	690	4-5,000 S.F.
WORK FORCE (WF)	111.8	10.9%	8.5	950	3-4,000 S.F.
OPEN SPACE/PARK (OS)	564	55.1%	N/A	0	
NEIGH. COMMERCIAL (NC)	8.0	0.8%	N/A	0	
TOTAL	1,023.1	100.0%	NOTE 1	2,708	

NOTE 1: AVERAGE DENSITY IS 2.83 DU/AC ON GROSS PROJECT AREA, 5.72 DU/AC NET RESIDENTIAL AREA.

## Conceptual Land Use Plan Tables



TOTAL DWELLING UNITS: 2,689

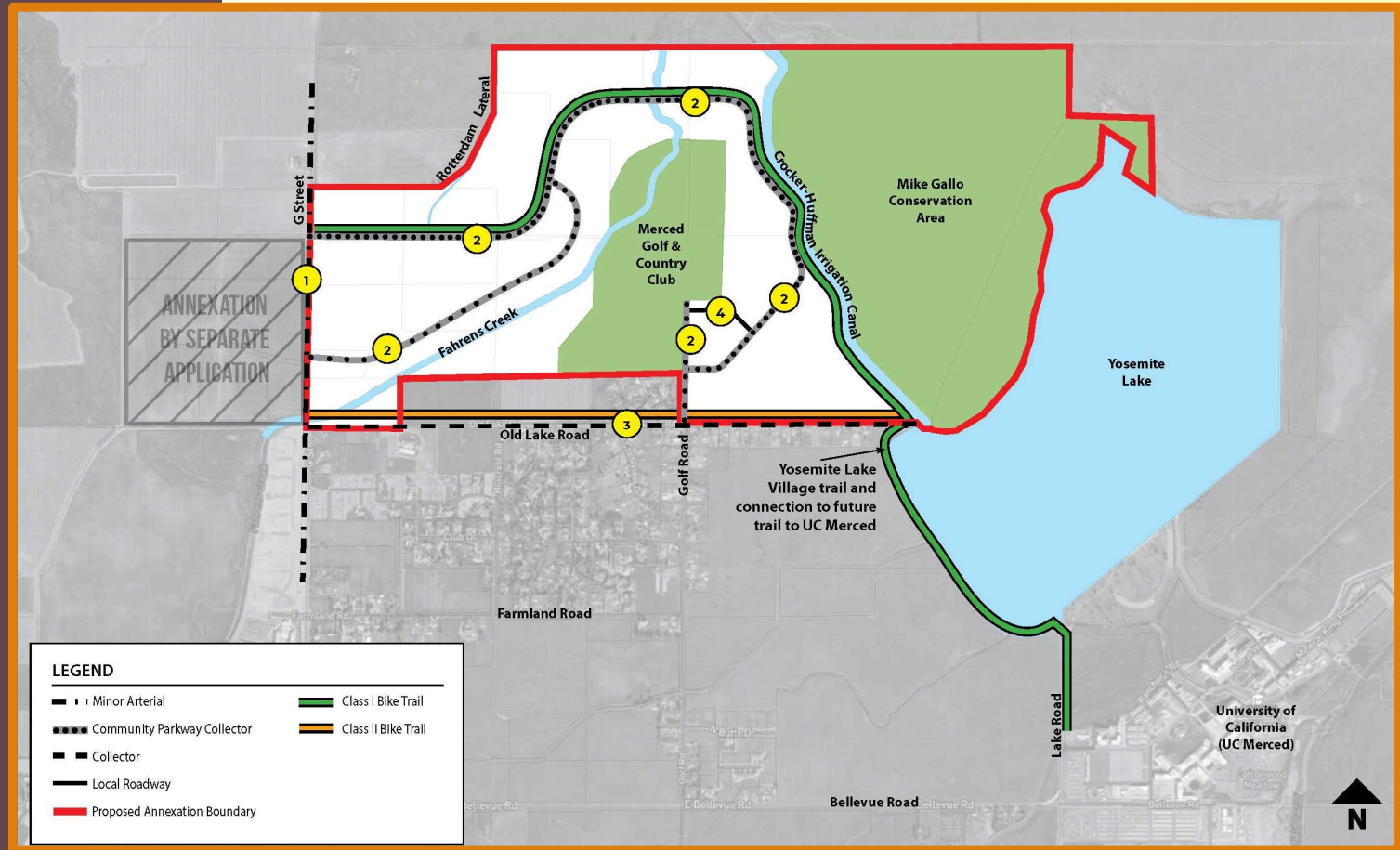


NOTE: Phasing Map is preliminary. Phasing will be based on market demands.

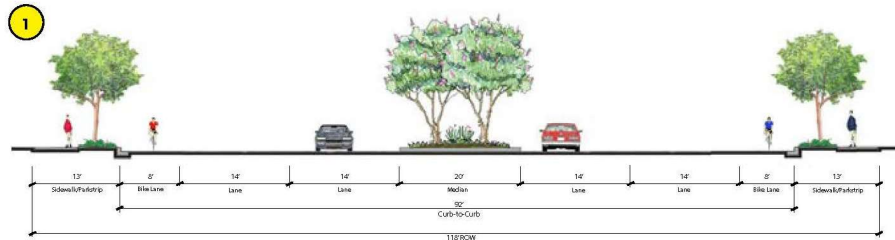
## Conceptual Phasing Plan



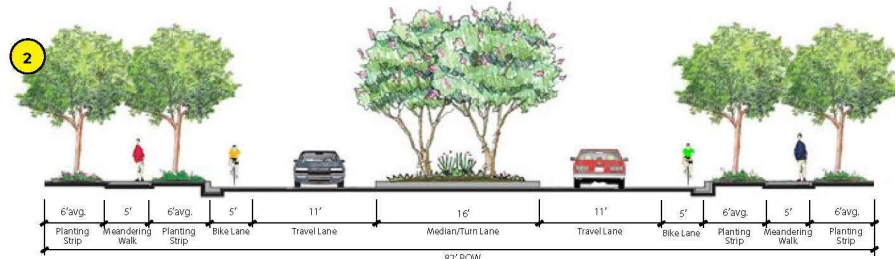
# Circulation Plan



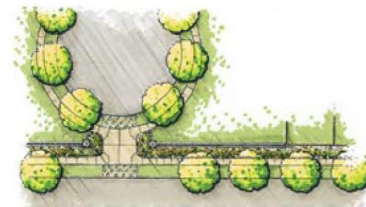




**Minor Arterial (G Street)**



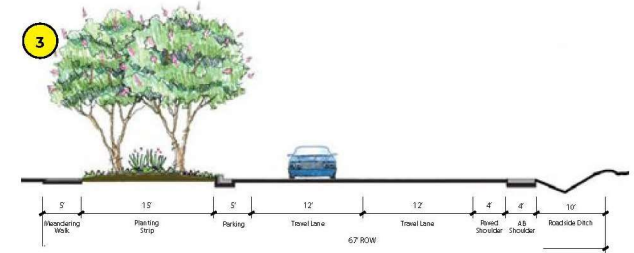
**Community Parkway/Collector**



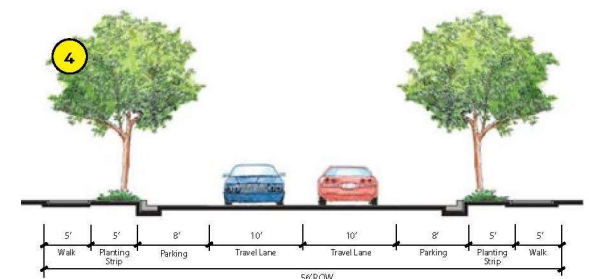
*Open Ended Cul-de-sac Example  
(Connection to Collector)*



*Open Ended Cul-de-sac Example (Connection to Open Space)*



**Collector (Old Lake Road)**



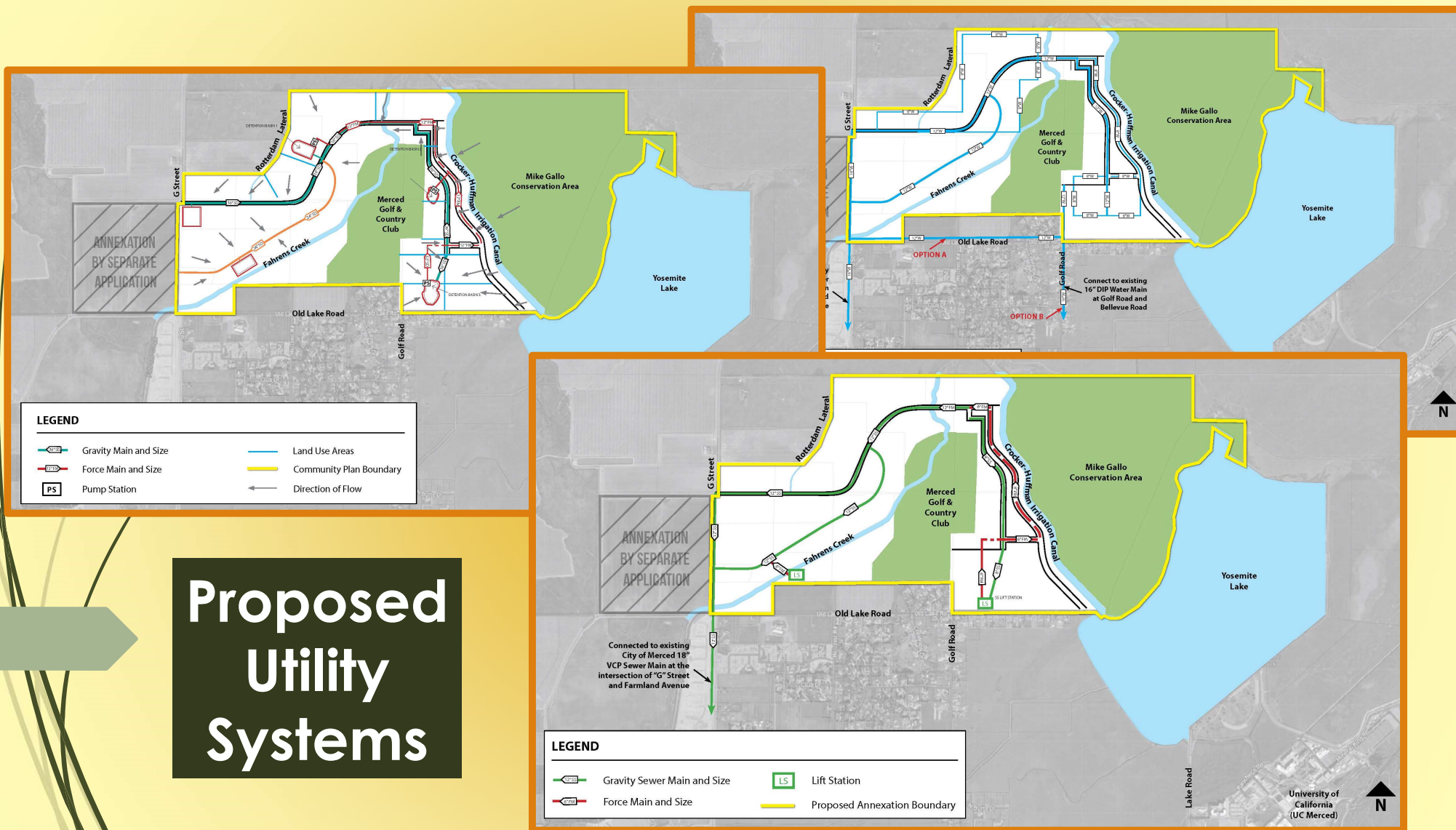
**Local**

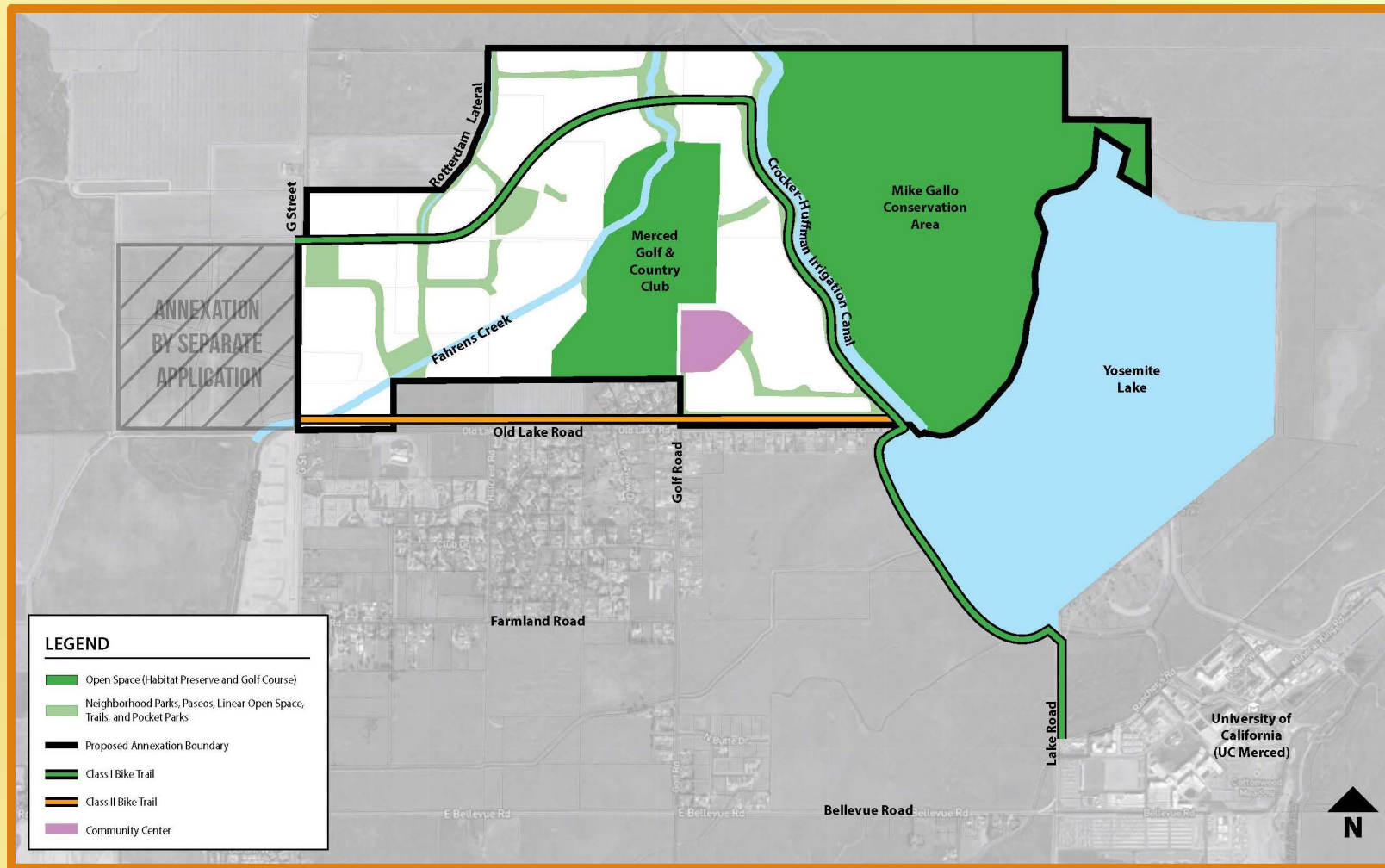


*Roundabout Example*

# Street Cross Sections

# Proposed Utility Systems

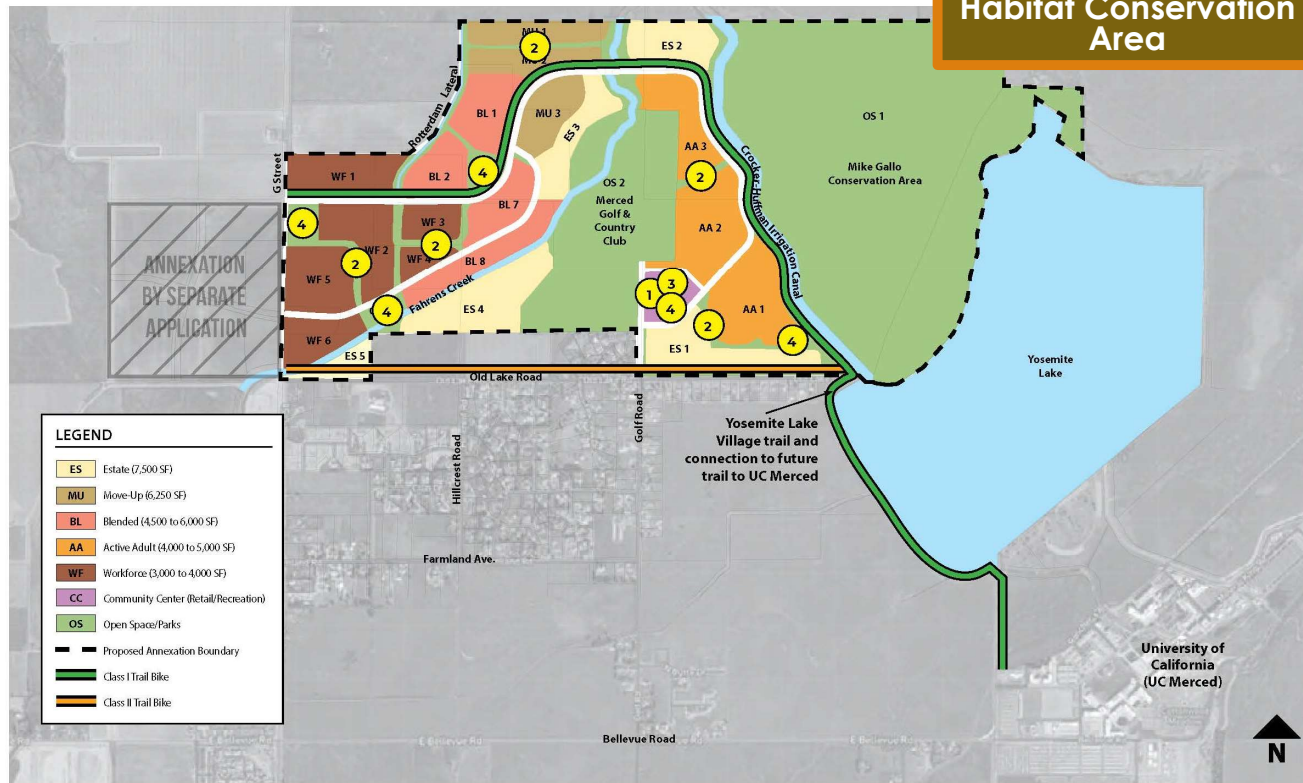




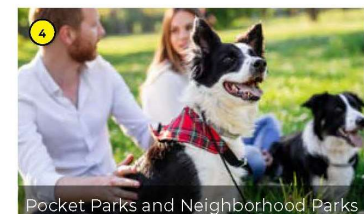
# Preservation, Open Space, & Parks



## 383 Acres Permanent Habitat Conservation Area



**Yosemite Lake:** All boating is permitted, including jet skis and water skiing. A kayak/SUP rental business (The Padyak Shack) is in operation. Onshore, shaded picnic areas, which feature picnic tables, barbecue pits, restrooms, and a small playground, are available.



# Community Amenities

LAND USE	AREA (ACRES)	TOTAL D.U.'S	Extremely Low	Very Low	Low	Moderate	Above Moderate
ESTATE (ES)	98.9	395					395
MOVE-UP (MU)	37.0	185					185
BLENDED (BL)	88.8	488				73	415
ACTIVE ADULT (AA)	115.0	690				138	552
WORK FORCE (WF)	111.8	950	81	54	135	680	
OPEN SPACE/PARK (OS)	564.0	0					
NEIGH. COMMERCIAL (NC)	8.0	0					
<b>TOTAL</b>	<b>1,023.5</b>	<b>2,708</b>					
TOTAL PROPOSED AFFORDABLE HOUSING UNITS:			81	54	135	891	1,547

Product design and market analysis will help to determine the actual number of housing units, home sizing, pricing and affordability. Once this is accomplished, a true snapshot of consumer buying power will emerge. Housing types will be for sale single-family, attached and rental neighborhoods, all helping to provide a broad range of pricing and affordability across many socio-economic levels.



## Housing Program



## City Council Action:

General Support or  
Non-Support for  
Yosemite Lake  
Village Annexation  
Moving Forward?

