

PAULSON RANCH SUBDIVISION

GPA #24-01

NORTHEAST YOSEMITE SPECIFIC PLAN AMENDMENT #6

VTSM #1329

STONEFIELD HOME, INC.

104 SINGLE-FAMILY HOMES

NORTHEAST MERCED

ATTACHMENT L

ENTITLEMENT PROCESS (2 STEPS)

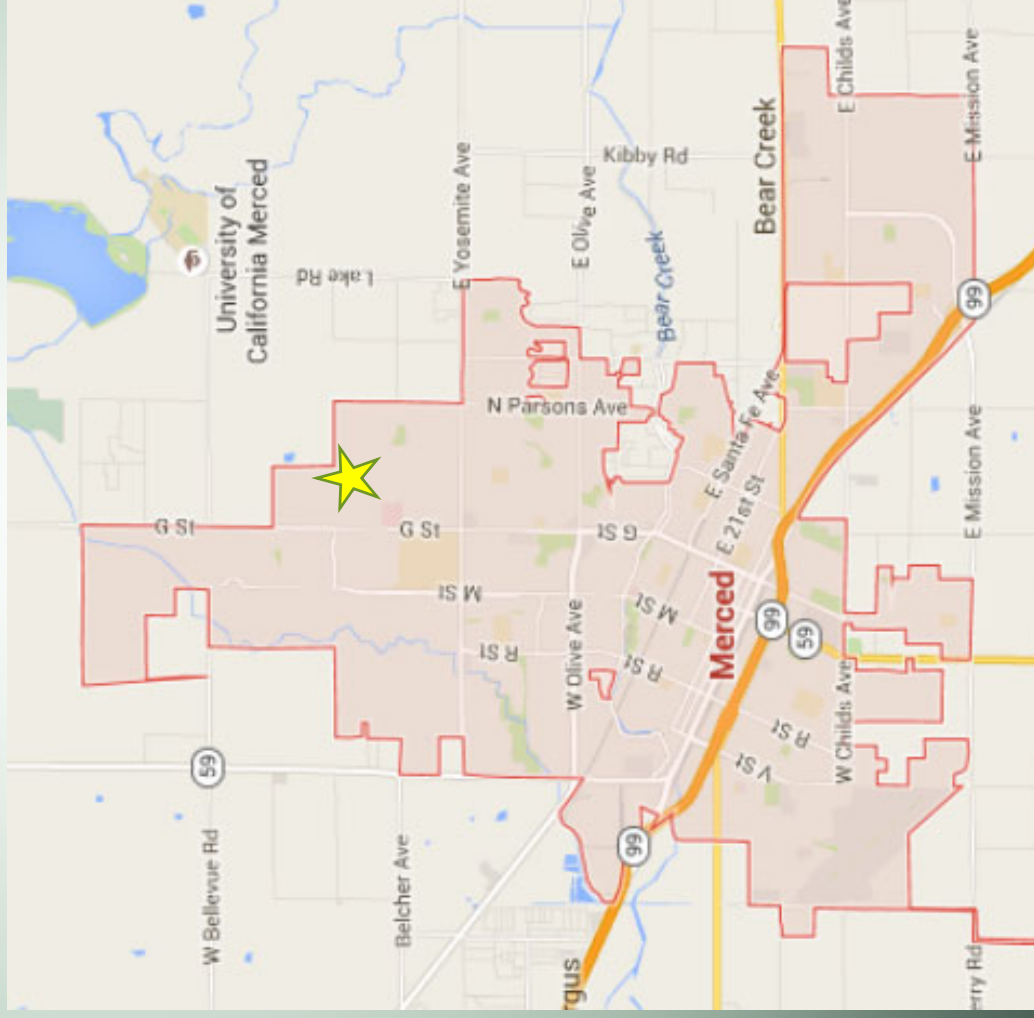
- **Recommendations to the City Council:**

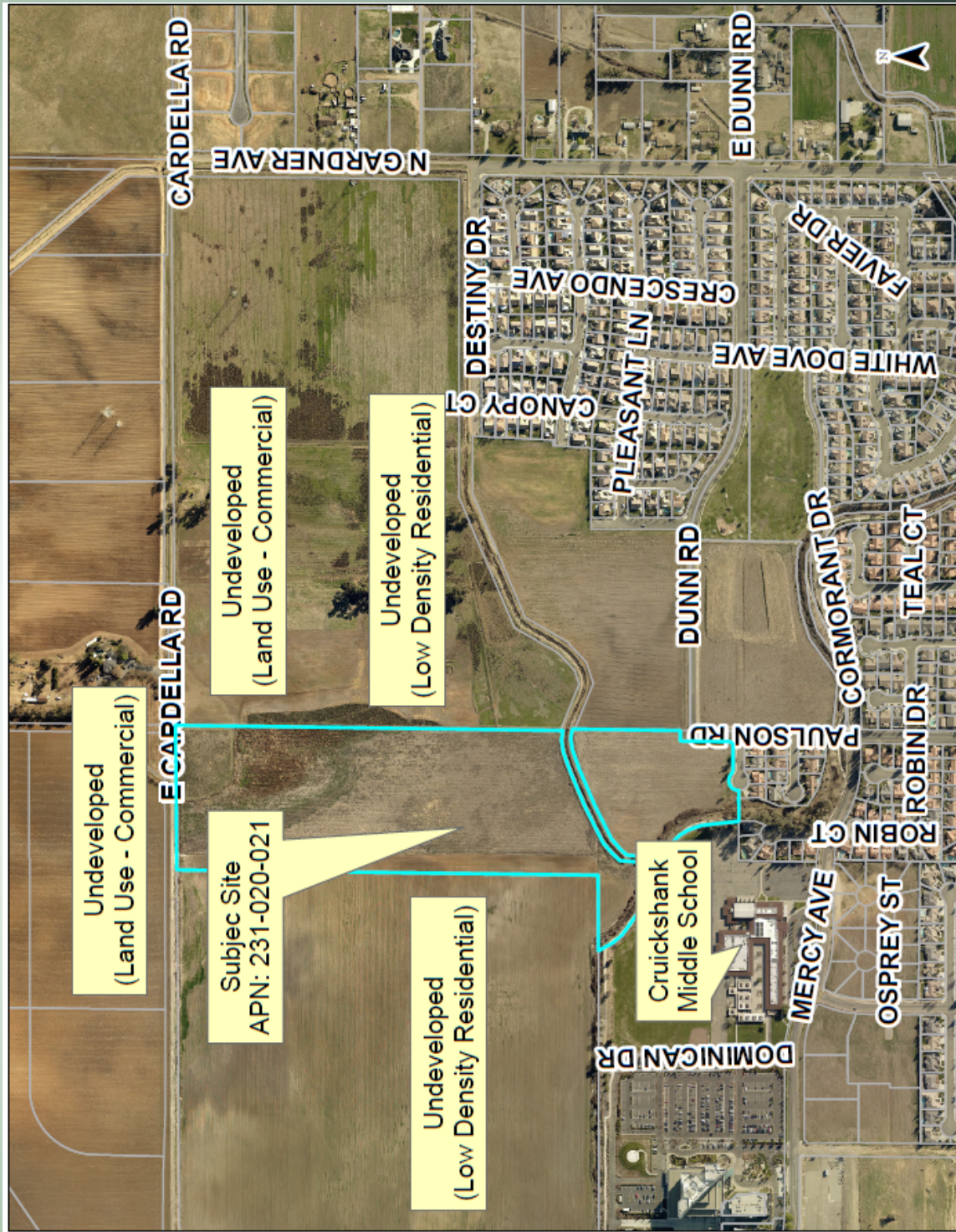
- General Plan Amendment: Amend the City's Circulation Element to eliminate a collector road (Destiny Drive) from going through this site
- Northeast Yosemite Specific Plan Amendment: Amend this previously approved specific plan (from the 1990's) to accommodate this new subdivision layout

- **Planning Commission Action:**

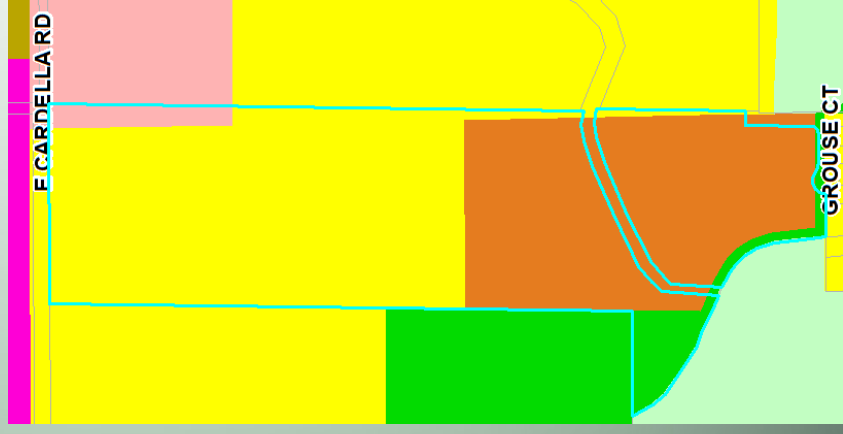
- Vesting Tentative Subdivision Map: Subdivision 39.12 acres into 104 single-family lots with some remainder lots

CITY-SCALE CONTEXT

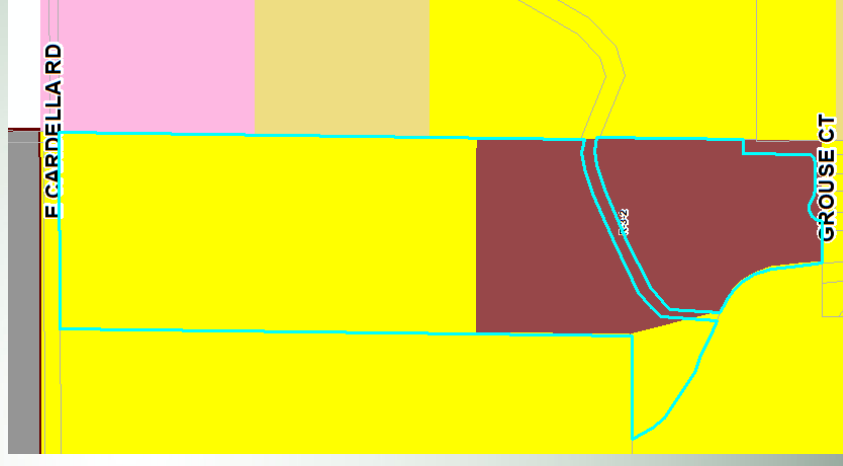




GENERAL PLAN

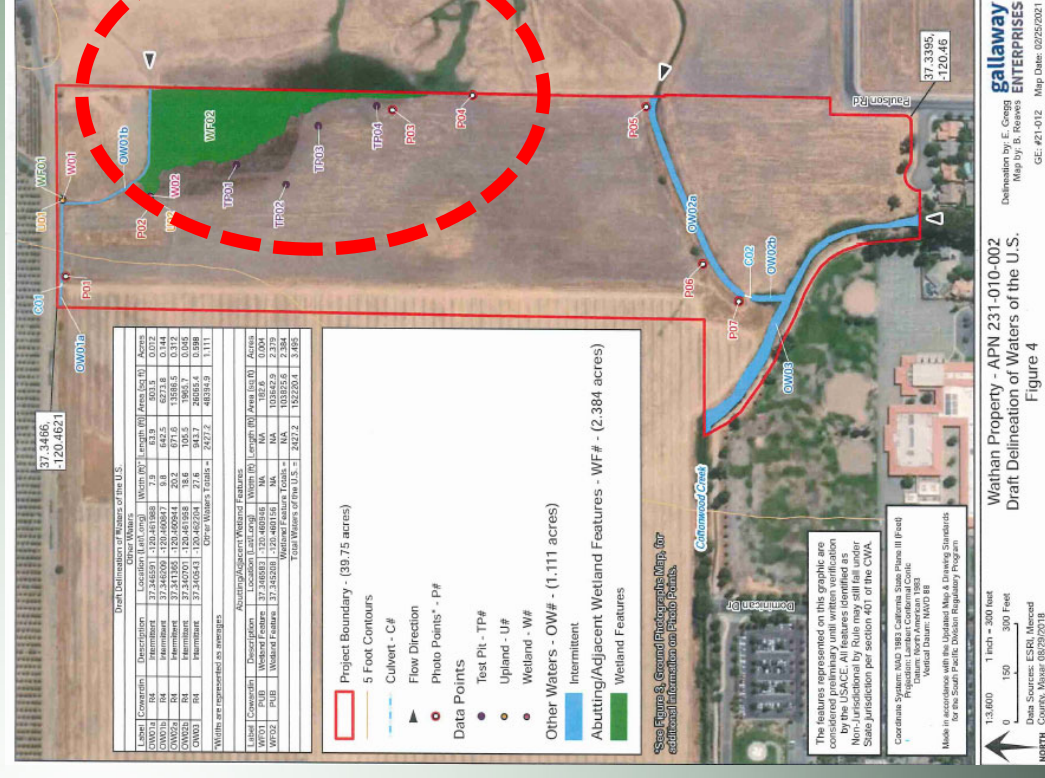


ZONING

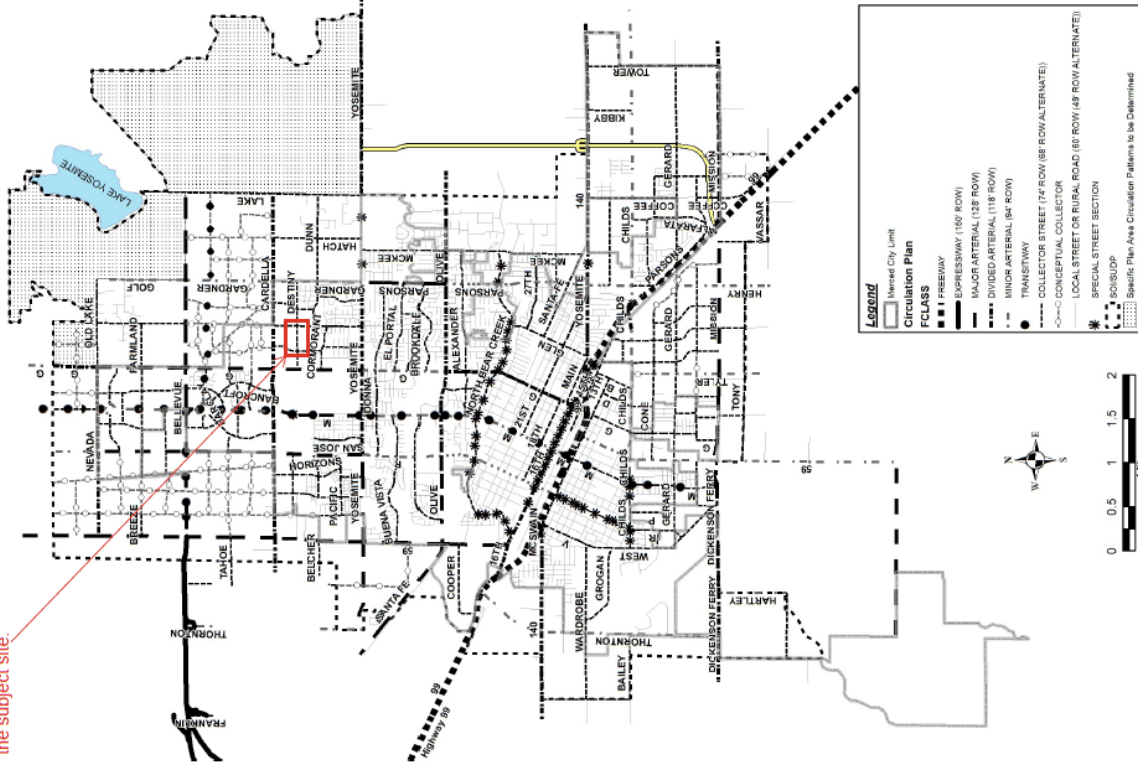


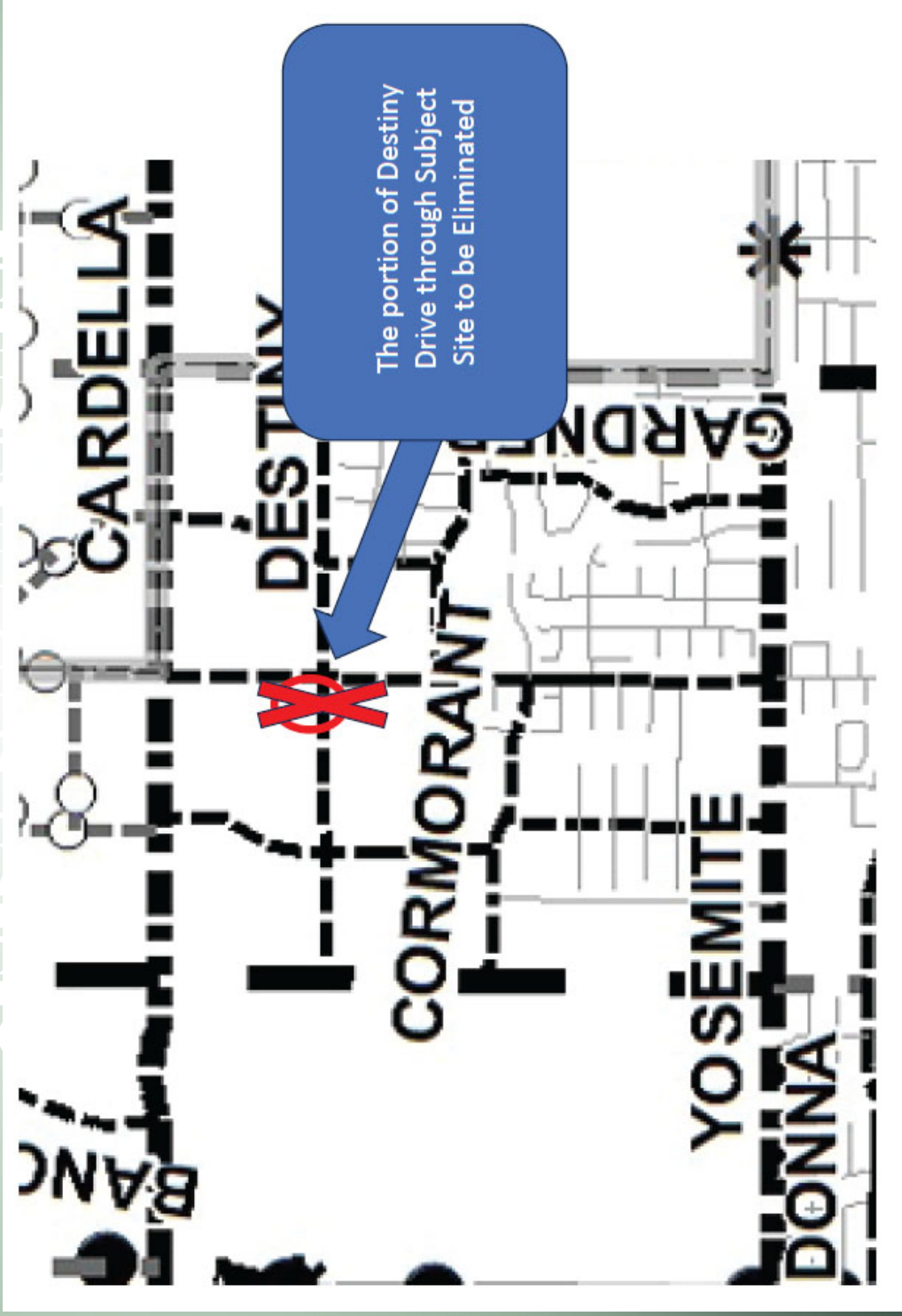
- Subject Site has two General Plan designations and two Zoning classifications. GP designations are LDR and HMD. Zoning classifications are R-1-6 and R-3-2.
- Based on the residential density allowed, the maximum number of units would be 533. The proposed 104 units are below the maximum allowed.

- Galloway Enterprises conducted a field survey and identified areas where historical flooding from adjacent waterways created wetlands. The proposed subdivision (Paulson Ranch) is designed to go around these areas, which requires eliminating a collector road (Destiny Drive) from the site (GPA #24-01) and amending the previously approved Northeast Yosemite Specific Plan.



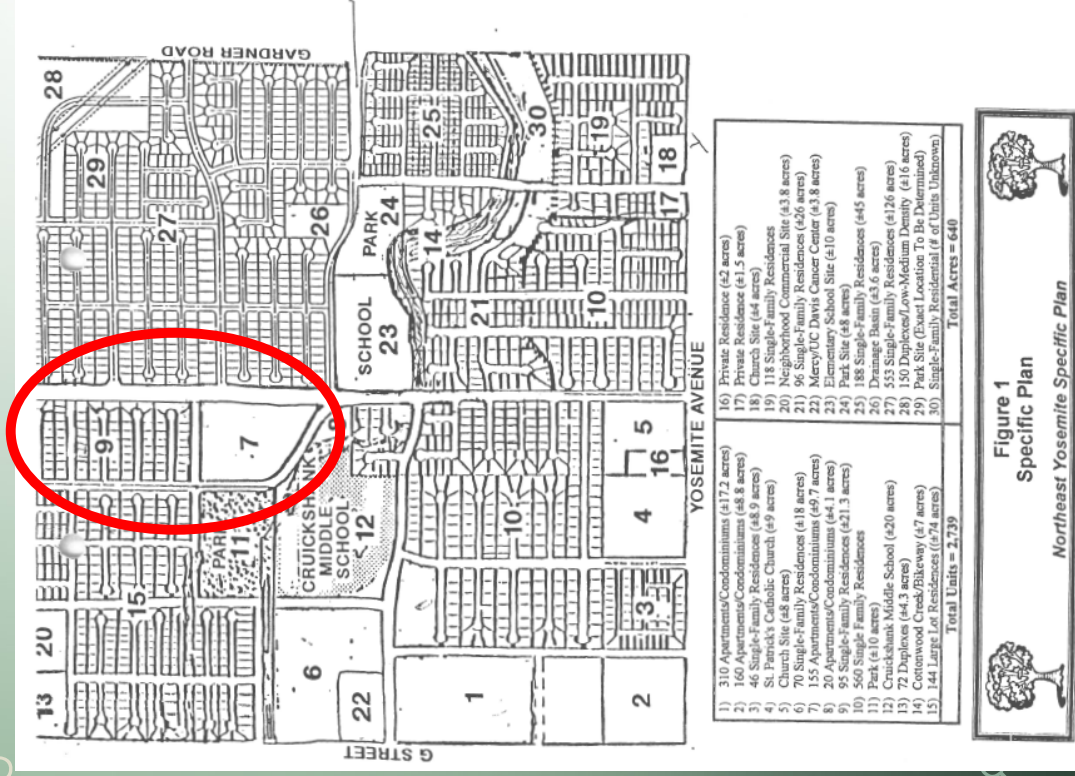
The GPA would modify the Circulation Element to eliminate Destiny Road (a collector road) from crossing the subject site.





NORTHEAST YOSEMITE SPECIFIC PLAN

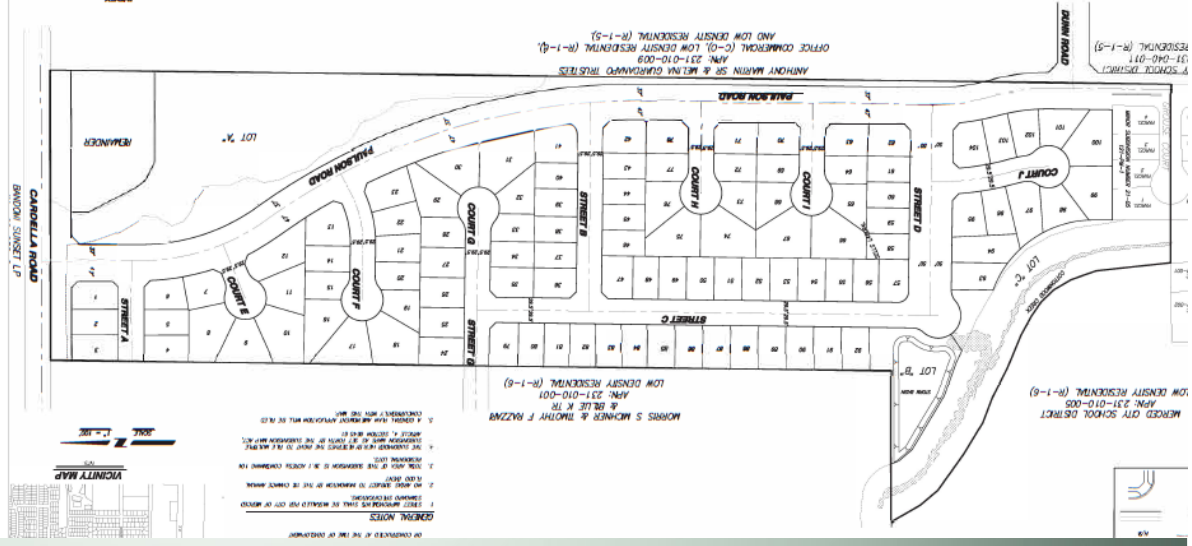
- Specific plan approved with annexation into City limits, during the 1990's.
- Circulation and subdivision layout being redesigned because of wetlands along eastern portion of project site.



39.12 Acres

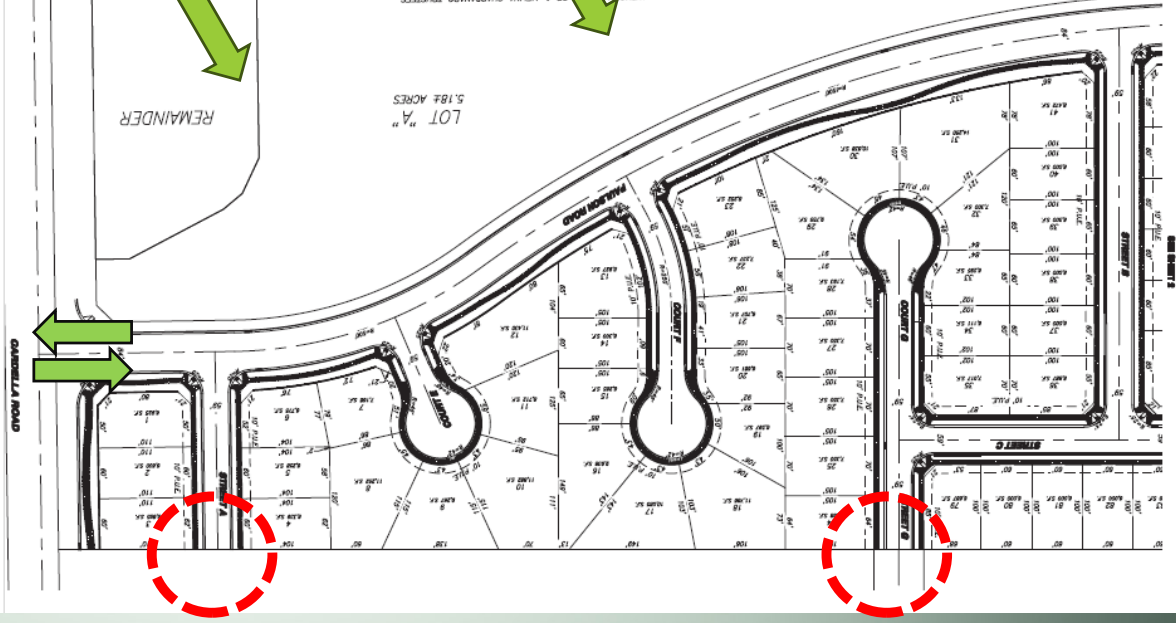
104 Total Lots

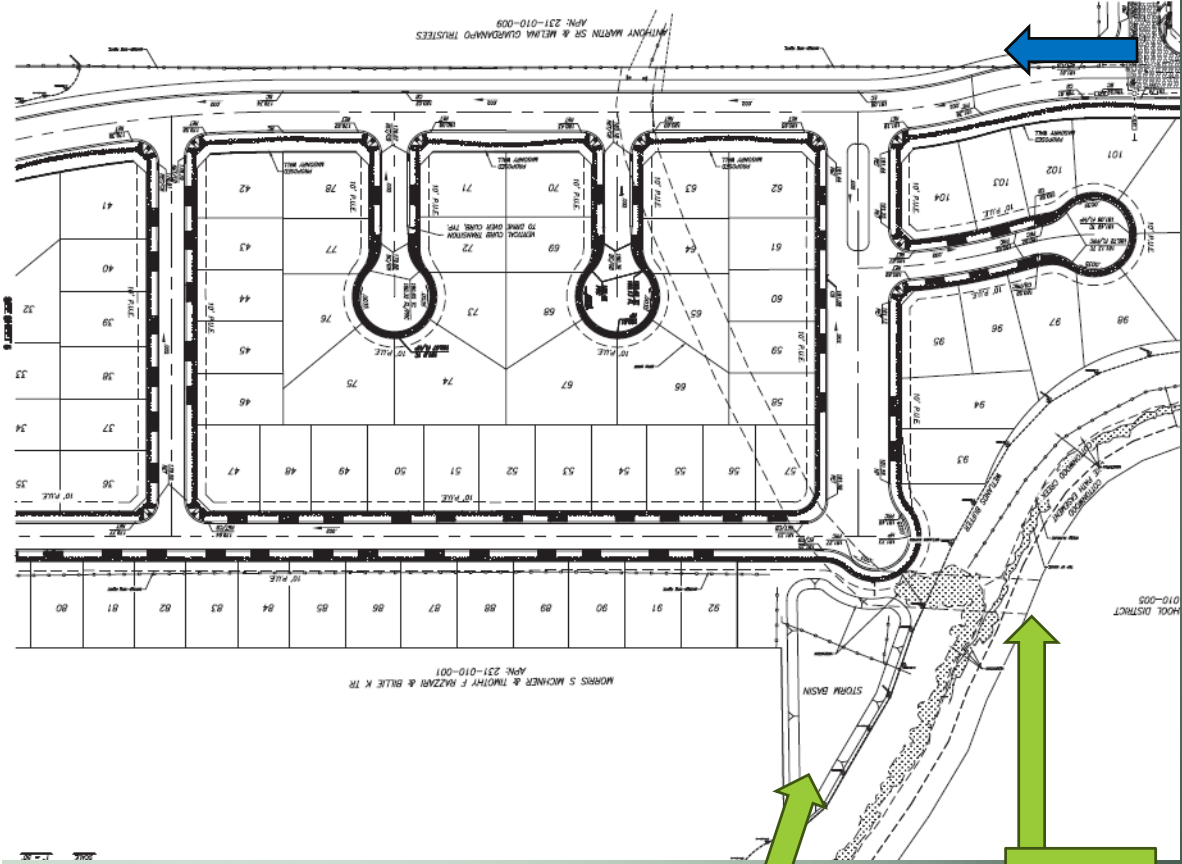
- Lots – 6,000 s.f. to 14,250 s.f.
- Paulson Road would extend utilities and vehicle access north to Cardella Road



Remainder Lot

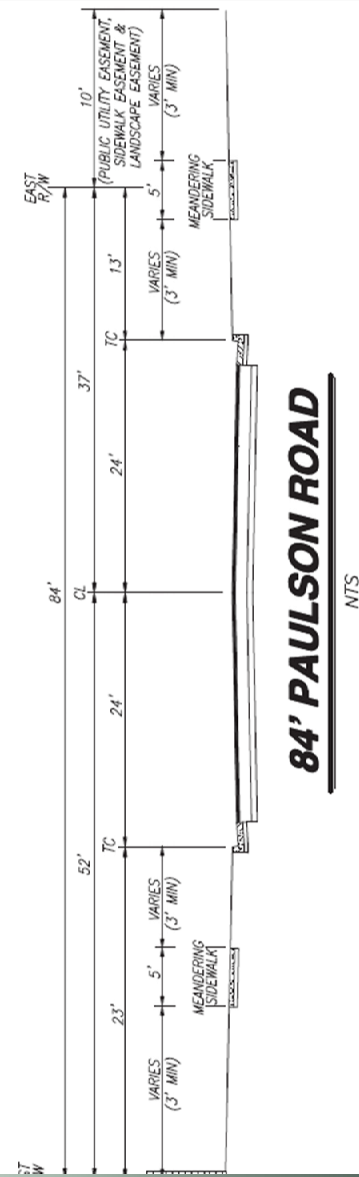
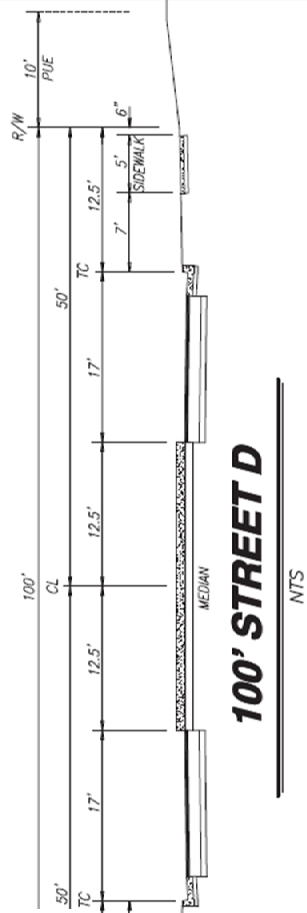
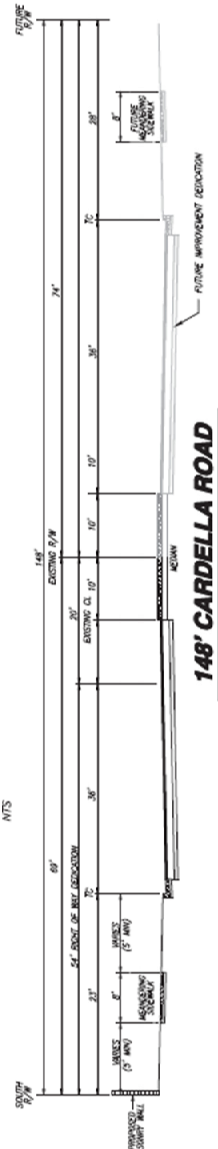
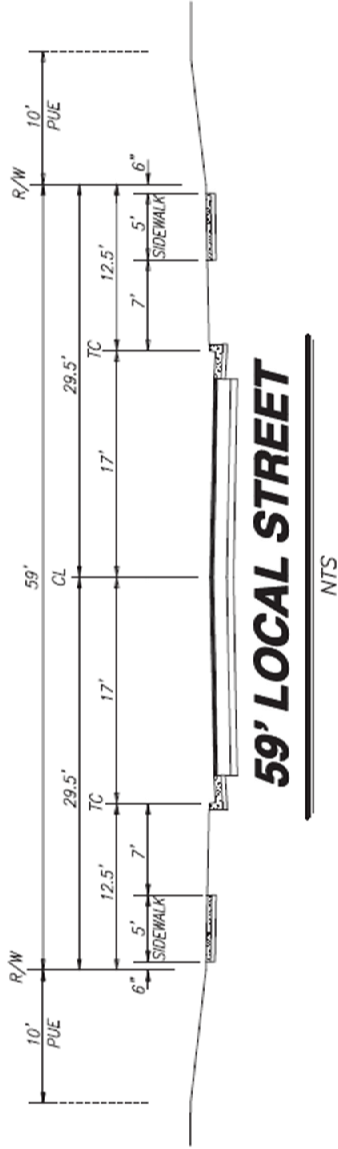
Lot A (5.18 AC) undevelopable
due to wetlands





Lot B (Storm Basin) 0.85 AC

25-foot-wide Bike Path on
South Side of Cotton Wood
Creek



CONDITIONS (RESOLUTION #4145)

- **Conditions #23 & #24:** A 6-foot-tall block wall required along Cardella Road and Paulson Road (addressing safety and noise concerns). Landscaping shall be provided in front of the CMU wall for beautification and to deter graffiti.
- **Condition #28:** Dedication of all necessary easement shall be made with TSM #1329 as needed (for utilities, irrigation, drainage, landscaping, access, etc.)
- **Condition #37:** Development is not allowed within wetland areas identified in Attachment I. Future development in this area shall require studies concluding that development is allowed within these areas.

PUBLIC COMMENTS

- Public hearing Notices were published in a qualifying newspaper and mailed to property owners within 300 feet of the subject site.
- Staff reached out to utility companies and other agencies to solicit comments.
- Staff did not receive public comments from property owners at the time this presentation was prepared

RECOMMEND TO CITY COUNCIL

- Approve/Disapprove/Modify:
 - Environmental Review #24-07 (Negative Declaration)
 - General Plan Amendment (GPA) #24-01
 - Northeast Yosemite Specific Plan Amendment #6

DIRECT ACTION

- Approval/Disapprove/Modify:
 - Environmental Review #24-07 (Negative Declaration)
 - Vesting Tentative Subdivision Map #1329
 - (approvals would be contingent upon CC approval of GPA, and the Specific Plan Amendment)

QUESTIONS? COMMENTS? CONCERNS?