

**PLANNING COMMISSION
RESOLUTION NO. 25-004**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF DOS PALOS RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF APPLICATION FILE NO. MAS24-
001, A VESTING TENTATIVE SUBDIVISION MAP FOR A
PROJECT KNOWN AS RAINBROOK RUN, ASSESSOR
PARCEL NUMBER (APN) NO. 013-062-004**

APPLICANT – ANABELLA HOMES OF CALIFORNIA

WHEREAS, a request has been submitted by Anabella Homes of California (24 Arboleda Lane, Carmel Valley, CA, 93924), acting as Applicant and Property Owner of Record, to subdivide 24.40-acres into 102 single-family residential lots, a proposed park site, and a lot set aside for future multi-family residential development; and,

WHEREAS, the Planning Commission is the approving body for Vesting Tentative Subdivision Map pursuant to Title 16 of the Dos Palos Municipal Code; and,

WHEREAS, the Applicant, Anabella Homes of California, submitting an Application for Vesting Tentative Subdivision Map in December 2024; and,

WHEREAS, the Project was referred to City Departments and Outside Agencies on March 7, 2025, and comments were received by March 24, 2025. Comments received have been incorporated as Conditions of Approval (Exhibit A); and,

WHEREAS, the Project site is located within the R-1-6 and R-1 zone districts; and,

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on August 6, 2025, to consider facts as presented in the staff report, and to accept public testimony regarding this major subdivision (or tentative map) request,

WHEREAS, Vesting Tentative Subdivision Map No. MAS24-001 (Exhibit B) was approved by the Planning Commission on August 6, 2025; and,

**NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION
OF THE CITY OF DOS PALOS AS FOLLOWS:**

Recitals

The above recitals are true and correct and incorporated herein by reference.

Based upon the facts and analysis presented in the staff report, public testimony received and subject to conditions listed below in Exhibit A, the Planning Commission makes the following findings:

1. The proposed Vesting Tentative Subdivision Map, together with the provisions for its design and improvements, is consistent with the City’s General Plan of the City of Dos Palos and the Subdivision Map Act of the State of California.

2. The discharge of waste as a result of the proposed Vesting Tentative Subdivision Map into the existing sewer system will not result in a violation of existing requirements by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code of the State of California.

3. An Initial Study/Mitigated Negative Declaration has been prepared by the City of Dos Palos that analyzed the proposed Vesting Tentative Subdivision Map, and the Planning Commission determined that, on the basis of whole record before it, found that although the proposed project could have a significant effect on the environment, mitigation measures have been incorporated into the proposed project to reduce these effects to a level of less than significant, and a Mitigated Negative Declaration is the appropriate level of environmental review required for the proposed project. Therefore, no further environmental review is required.

Environmental Determination

In accordance with CEQA Statutes and Guidelines, City staff prepared an Initial Study for the Proposed Project to evaluate the Proposed Project’s direct and indirect impacts on the environment. The Initial Study was distributed for the mandated 30-day public review on June 18, 2025, and the public review concluded on July 17, 2025. As a result of this public review period, the City did not receive any public comment.

Recommendation

The Dos Palos Planning Commission hereby recommends to the City Council approval of MAS24-001 and its associated Mitigated Negative Declaration (State Clearinghouse No. 2025060603) subject to the Conditions of Approval contained in Exhibit A.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF DOS PALOS THIS 6TH DAY OF AUGUST, 2025 BY THE FOLLOWING VOTE:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

APPROVED

ATTEST

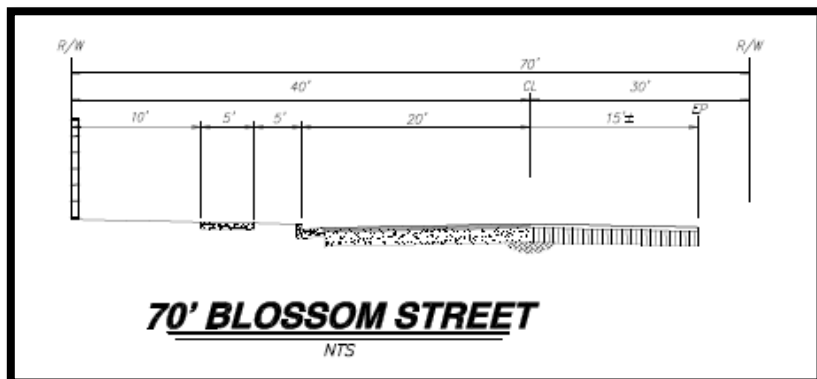
 David Castillo, Chairperson

 Brian Guerrero, Secretary

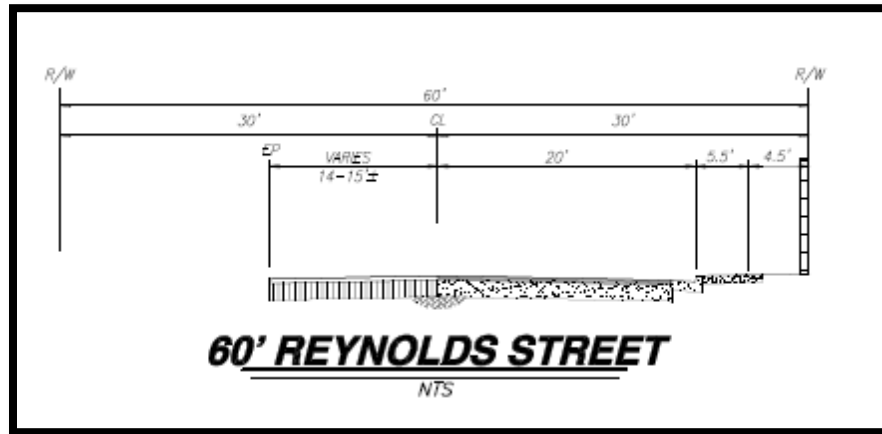
Exhibit A – Conditions of Approval

General:

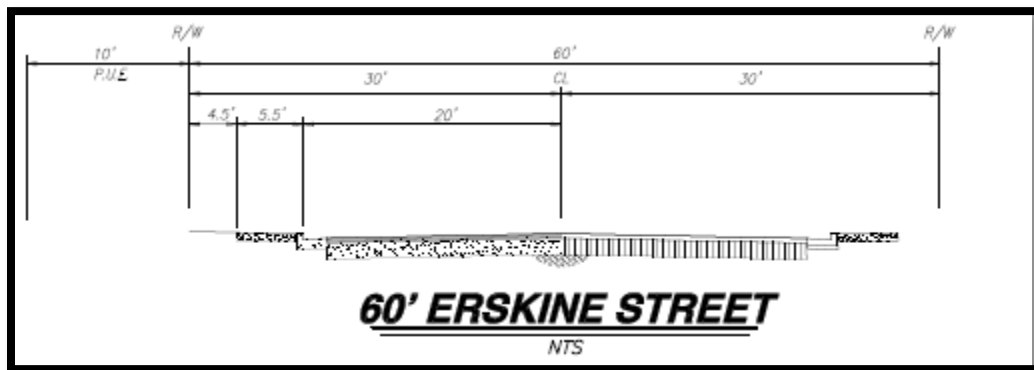
1. All development, (including but not limited to, building setbacks, lot sizes, street widths, etc.) shall conform to the stamped approved plans approved by the Public Services Department. Minor amendments to the Vesting Tentative Subdivision Map (VTSM) may be approved by the Community Development Director and City Engineer, provided the revisions proposed remain in general conformance with applicable City policies and regulations.
2. The Property Owner and Developer/Project Proponent shall, at their sole expense, defend, indemnify and hold harmless the City of Dos Palos, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include but is not limited to any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Oakdale shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
3. Prior to the issuance of any building permits, the Developer and/or Project Proponent shall have paid the applicable fees, including City impact fees, school fees, etc.
4. Prior to any development on Lot C (Multi-Family Residential site), the Developer and/or Project Proponent shall obtain approval of a Site Plan Review application from the City's Community Development Department.
5. All landscaping, fences, and walls shall be maintained and the premises shall be kept free of weeds, trash, and other debris.
6. A decorative masonry wall, six (6) feet in height, shall be installed in the following areas: adjacent to CCID Canal, along Project frontage on Blossom Street, Reynolds Avenue, and where the Project abuts existing single-family residential uses on Reynolds Avenue.
7. Improvements to Blossom Street, along the Project site's frontage, shall be designed and installed consistent with what is illustrated on Sheet 2 of the approved VTSM and as illustrated below:



8. Improvements to Reynolds Avenue, along the Project site's frontage, shall be designed and installed consistent with what is illustrated on Sheet 2 of the approved VTSM and as illustrated below:



9. Improvements to Erskine Street, along the Project site's frontage, shall be designed and installed consistent with what is illustrated on Sheet 2 of the approved VTSM and as illustrated below:



Engineering Division:

1. Site must have onsite retention of storm and irrigation water. When developed, storm water from this project will discharge to the Colony Branch Canal No. 3, a facility identified within the Storm Drainage Design Manual for the City of Dos Palos. The property owner will be required to enter into a "Storm Drainage Agreement with the CCID, paying an annual maintenance fee and any connection fees as established by the CCID Board of Directors and as collected on the Merced County Tax Rolls. Existing flows and flows from proposed development are to be part of the storm drainage calculations for the development to be submitted to the City Engineer.
2. Final maps shall be in substantial conformance to the approved tentative parcel map and must be submitted, in English units, to the City Engineering Division for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer or land surveyor registered in the State of California and licensed to prepare final maps.

3. All subsequent maps shall plot dedication and/or the relinquishment of all affected utility easements.
4. If applicable, all beneficiaries of record are to sign a consent statement to record with the Final Map.
5. Multi-Family Parcel (MFP) - EV Charging station Level of Service shall be specified before final approval.
6. Multi-Family Parcel - The sub divider shall provide preliminary site plan for this portion of the development to address the appropriate conditions for the proposed land use.
7. MFP - The manager shall be responsible for the maintenance of all common areas, such as landscaping, parking, and access roads.
8. All city streets shall have the right-of-way as shown in the City approved standards.
9. MFP - Ensure that the site allows for the maneuverability of fire trucks, refuse vehicles, and any emergency service vehicles around the entirety of the site. Proper site furnishings shall be installed to maintain proper clearance for emergency vehicular turnaround where designated on plan.
10. MFP - All travel lanes on the site shall be dimensioned to ensure proper clearance width is met.
11. Except as shown on the approved tentative map or as modified by the conditions contained herein, all street, thoroughfare or highway improvements shall be constructed as required in the Dos Palos Municipal Code and the Improvement Standards and Specifications. Any precise or cross section not referenced in the General Plan or the Improvement Standards and Specifications shall be constructed as directed by the City Engineer.
12. In conjunction with the recordation of the map (or by separate instrument), the developer shall provide all necessary easements for streets, alleys, sewer, water, utilities and drainage facilities, irrigation district facilities, fiber optics and other facilities as required by the City or serving utility. Utility easements shall be a minimum of a clear fifteen feet (15') for one utility and a clear twenty feet (20') for two or more utilities or as specified by basic engineering design guidelines. Easements shall not be split between property lines unless determined otherwise by the City Engineer. The easement widths identified are minimums and in certain circumstances, additional easement widths may be required as determined by the City Engineer.
13. The Developer shall comply with Government Code Section 66436(a)(3) before approval of each final map and shall provide "no objection" letters from the public entity or utility to the satisfaction of the City Engineer.
14. Notwithstanding any grading/elevations that are shown on the tentative map, or the provisions of the City of Dos Palos Municipal Code, approval of this tentative map does not authorize the issuance of any grading permits.

15. The Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
16. All public improvements proposed by the developer or required through these conditions of approval shall be completed and accepted by the City in compliance with the time schedule set forth in the conditions of approval; if no time schedule is provided, then no later than completion of off-site improvements. In any event, the City shall require the developer to guarantee the performance of the improvements and payment of labor and materials by furnishing security in a form acceptable to the City. Any such agreement shall include the required improvements to be constructed along the project boundaries, including, but not limited to, curb, gutter, sidewalk, street paving, street lighting, storm drain, water, sewer, and landscaping. These improvements shall be at the developer's expense and constructed when deemed necessary by the City.
17. Where required, the developer shall provide joint trenching for telephone, gas, electric, and cable TV service for every parcel.
18. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
19. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the City of Dos Palos Improvement Plans and Specifications, all applicable federal, state, and local ordinances, standards, and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.
20. An encroachment permit shall be required for any construction to be done in the public right of way, in easements, or on lands to be dedicated to the City of Dos Palos upon completion of the improvements. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the current Merced County fee schedule.
21. Grading and drainage plans shall be submitted to the City for review and approval. Plans must be prepared by a civil engineer registered in the State of California. A deposit for plan checking charges per the current Merced County Fee schedule shall be required at the time of first submittal.
22. The Developer and/or Project Proponent shall submit a grading plan to the City Engineer for approval which reflects the recommendations of a final Geotechnical study, including construction procedures and/or design criteria. Construction plans submitted to the City Engineer shall conform to the City of Dos Palos Standard Improvements and Specifications and include specifications necessary to minimize potential impacts resulting from soil conditions on the project site. The City Engineer or his representative shall verify in the field that all conditions have been satisfied.
23. Where the finished grade of the property is in excess of six inches (6") higher or lower than the abutting property or adjacent lots, a retaining wall or other suitable solution acceptable to the City Engineer shall be required, and any fence or wall shall be measured from the top of grade on the higher side of the retaining wall or slope. Retaining walls shall be shown on grading plans, shall be structurally engineered if over four (4) feet in height, including surcharge, and will require a separate building permit.

24. The Developer and/or Project Proponent shall coordinate all grading and improvements with adjacent property owners to the satisfaction of the City. Any grading or drainage onto adjacent properties shall require written approval of those property owners affected, with said approval provided to the City Engineer.
25. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the City Engineer, or verification shall be provided that such calculations are not needed. Developer to reference City's "Storm Drainage Master Plan"; Sept. 2009.
26. The Developer and/or Project Proponent shall comply with Merced County "Storm Water Management and Discharge Control" and with the Merced County Post Construction Standards Plan.
27. The Developer and/or Project Proponent shall process a Post-Construction Stormwater BMP Operation and Maintenance Plan for review and approval to the satisfaction of the City Engineer.
28. The Owner shall execute any agreements identified in the Post-Construction Standards Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs to the satisfaction of the City Engineer and the Public Works Director.
29. The Developer and/or Project Proponent shall construct 6-inch-high Portland Cement Concrete curbing between all paved areas and landscaped areas. In addition, curbing between the length of any parking space and a landscaped area shall include a 12 inch-wide "Courtesy Curb." Curb cuts shall be allowed where required and as approved by the City Engineer for compliance with storm water quality standards.
30. The Developer and/or Project Proponent shall reconstruct frontage roadways of Erskine Avenue, Blossom Street & Reynolds Avenue, full width of right-of-way. The pavement structural section shall be based on the R-Value determined by the Project's Geotechnical Study (not to exceed a value of 10) and a Traffic Index to be determined by the City Engineer.
31. Any existing damage or damage incurred during construction to the curb, gutter and/or sidewalk shall be repaired and/or replaced to the approval of the City Engineer.
32. For the proposed on-site improvements and off-site improvements, the Developer shall cause Improvement Plans to be prepared. The plans shall be prepared by a Licensed Civil Engineer or under his/her direction. The plans shall be prepared on 24" X 36" plan sheets and to a reasonable scale. The plans shall be in a format to be approved by the City Engineer and shall show all of the proposed grading and on-site and off-site improvements for the proposed development. The title of the plan shall be shown at the top of Sheet No. 1. Sheets shall be numbered in consecutive order. An index showing the sheets contained within and as a part of the Site Improvement Plan shall be shown on Sheet 1.

33. Prior to final acceptance, the Developer shall provide the City with copies of the "as-built" site and off-site improvements on 5 mil mylar and record the construction and infrastructure drawings in an AutoCAD compatible format. The mylar set shall include all construction changes.
34. The Developer shall install water services to the proposed development. Service shall be a looped water system as approved by the City Engineer. Individual water services shall be provided for potable and landscape purposes, of adequate size for the proposed development. All services shall be metered.
35. The developer shall connect the water loop servicing the proposed site to the existing 12" water main in either Reynolds Avenue, Dun Drive, Appaloosa Avenue, Buckskin Lane and Erskine Avenue.
36. The Developer shall install a reduced pressure principal backflow device for potable water and an approved backflow device for irrigation water. Individual services are to be provided for potable water and landscaping purposes. The services shall be metered; a Senses "Flex-Net" radio read meter shall be used. Service shall include a backflow prevention device enclosure, mounted on a concrete pad. The RPP device shall include unions on both riser pipes for easier maintenance. RPP devices shall be shown on the Site Improvement Plan including brand names and types.
37. If required, fire hydrants shall be installed along property frontages and onsite in accordance with City of Dos Palos specifications. Fire hydrants shall be placed on-site in accordance with the City of Dos Palos Fire Department requirements; on-site placement of fire hydrants shall be reviewed and approved by the Fire Chief. All fire hydrants shall have a minimum flow of 1,500 gallons per minute. Water lines and services shall be installed in accordance with City of Dos Palos City Standards and specifications. Fire protection lines shall be separate from domestic service lines and shall utilize detector check meter installations. Existing Fire Hydrants may be relocated at the Developers expense as per the Direction of the City Engineer.
38. Developer to provide water demand analysis report and calculations for the proposed development and defined on a per lot basis; shall include portable, irrigation and fire demand flows.
39. All water trenches or excavations shall be excavated, backfilled, and compacted in accordance with applicable City Standards and conditions for paving included within this resolution.
40. For each parcel the Developer shall construct a refuse enclosure consistent with the City Policies, City of Dos Palos Improvement Plans and Specifications, and the requirements of the current contracted refuse service provider. The enclosure shall include a concrete slab at the entrance to the refuse container to be moved forward for pick up. The enclosure shall be constructed of concrete block and include a concrete foundation and bottom, including a bumper block to protect the block wall from damage by the refuse container. The enclosures shall have locking gates. The gates shall be constructed of approved solid materials. The enclosure shall be accessible to refuse trucks. Landscaping shall be provided that, when mature, limits the visibility of the refuse enclosure. This can be accomplished with vining plants or appropriate types of bushes. Improvement plans will show the refuse truck vehicle movements to each enclosure, this will be reviewed by the refuse department prior to approval.

41. Any water wells found during construction shall be destroyed and/or demolished in accordance with approved City Standards, requirements, and/or permits.
42. Any septic systems found during construction shall be destroyed in accordance with approved Merced County Environmental Health requirements.
43. The Developer and/or Project Proponent shall abandon and remove from the site any existing irrigation lines and other structures found. Lines shall be plugged at the property line with concrete.
44. The Developer shall properly abandon or relocate all utilities as necessary or required.
45. Applicant shall comply with all requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD).
46. The Developer shall comply with the requirements of all public utility companies.
47. All mechanical, irrigation, ground and/or roof-mounted equipment such as transformers and air conditioning units shall be screened from public view from all rights-of-way to issuance of a certificate of occupancy.
48. The Developer to provide architectural guidelines for the MFP, for review by the City Planner. Minor changes to the architectural style or square footage shall be reviewed and approved by the City Planner.
49. The project shall comply with the most current California Code of Regulations Title 24, parts 1 through 12, the most current Health and Safety Codes and the most current Fire and Life Safety Codes, all along with the California State Amendments. All building permit applications received by the City of Dos Palos Building Division on or after January 1, 2025, shall comply with parts 1 through 12 of the 2022 edition of the California Code of Regulations Title 24.
50. Developer shall submit three (s) sets of landscaping and irrigation plans to be reviewed and approved by the City of Dos Palos. Said plans shall be prepared by a landscape architect licensed in the State of California. All landscaped areas shall be equipped with seven-day automatic irrigation systems with battery backup. All landscaping shall be maintained at all times and said maintenance shall be the responsibility of the developer.
51. The Developer shall plant one (1) shade tree for each six (6) parking stalls on MFP. Said landscaping areas shall be separated from asphalt areas by six (6) inch concrete curbing. All landscaping areas shall be equipped with seven-day automatic irrigation systems with battery back-up.
52. Lighting shall be provided within the development and installed and shielded in a manner so as not to impact vehicular traffic utilizing adjoining public streets or the adjacent properties. The developer shall install street lighting in accordance with City standards.
53. All on-site graffiti shall be the responsibility of the property owner. All graffiti shall be abated in accordance with Merced County Graffiti ordinances.

54. Each Parcel shall be served by an individual sanitary sewer lateral.
55. Developer to provide sewer loading calculations and report for the development.
56. Serpilio Street, not clear if this street will connect into Multi Family parcel, at a minimum there will need to be a Cul-de-sac provided for emergency vehicle turn around ability.
57. The project is to be covered by a Community Facility District (CFD) for the services provided by the City to the development, this CFD will be calculated for Police, emergency services, Fire, landscape, and lighting.

Central California Irrigation District:

1. Prior to the approval and/or recordation of any Final Map(s), the Developer/Project Proponent shall receive approval from the Merced Local Agency Formation Commission (LAFCo) for the detachment of the Project site from the CCID boundary. The Developer/Project Proponent shall coordinate with CCID to determine the parcels that will be detached from their boundary.
2. Any storm water discharge into CCID facilities shall be reviewed and approved by CCID prior to the installation of infrastructure associated with such discharge.

Dos Palos-Oro Loma Joint Unified School District:

1. Prior to the issuance of any Building Permits, the Developer and/or Project Proponent shall pay the applicable School Impact Fees. Proof of payment of these fees shall be provided to the City of Dos Palos prior to Building Permit issuance.

San Joaquin Valley Air Pollution Control District:

1. The Developer and/or Project Proponent shall comply with the requirement set forth in the March 25, 2025 letter provided by the San Joaquin Valley Air Pollution Control District. A copy of the letter is on file at Dos Palos City Hall.

Pacific Gas and Electric:

1. The Developer and/or Project Proponent shall comply with the requirement set forth in the March 16, 2025 letter provided by PG&E. A copy of the letter is on file at Dos Palos City Hall.