



PLANNING COMMISSION	AGENDA ITEM
PUBLIC HEARING	A

**CITY OF DOS PALOS
PLANNING COMMISSION**

**MEETING DATE:
August 6, 2025**

STAFF REPORT

To: Planning Commission

From: Brian Guerrero, Director of Community Development

Subject: MAS24-001 – Rainbrook Run Vesting Tentative Subdivision Map

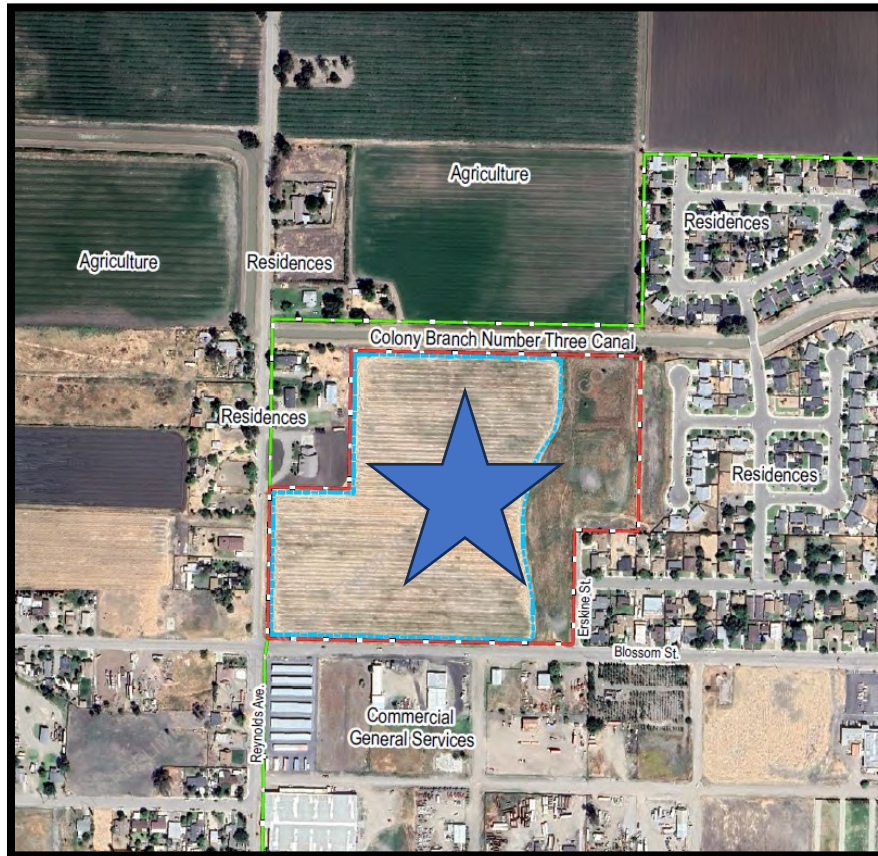
CEQA Determination: Staff recommends the Planning Commission recommend to the City Council adoption of a Mitigated Negative Declaration (State Clearinghouse No. 2025060603) and authorize staff to file a Notice of Determination in accordance with Section 15075 of the CEQA Guidelines

REQUEST

A request by Annabella Homes of California to subdivide 24.40-acres into 102 single-family residential lots, a park site, a lot dedicated as a storm drain basin, and a lot set aside for future multi-family residential development. The Project site is bound by CCID Colony Branch Number Three Canal to the north, Blossom Street to the south, existing residential and Erskine Avenue to the east, and Reynolds Avenue to the west. The Project site is designated for Medium Density Residential (MDR) land uses per the Dos Palos General Plan and is zoned R-1-6 Medium Density Single Family Residential District and R-1-10 Low Density Single Family Residential District.

PROJECT LOCATION

Refer to the location map provided on the following page.



SUMMARY

Vesting Tentative Subdivision Map No. MAS24-001 consists of a request to subdivide 24.40-acres into 102 single-family residential lots, a park site, a lot dedicated as a storm drain basin, and a lot set aside for future multi-family residential development. The Proposed Project consists of site improvements including roadway improvements to Blossom Street, Reynolds Avenue, and Erskine Avenue. At full build-out, the Proposed Project will consist of 102 single-family residential units and seventy-six (76) multi-family residential units, in addition to a 2.6-acre park site and a lot dedicated as a storm drain basin. The Project site’s surrounding land uses are provided below:

Table 1. General Plan, Zoning, Land Use Summary

	General Plan	Zoning	Current Land Use
On-Site	Medium Density Residential (MDR)	R-1-6 and R-1-10	Vacant, raw land
North	Greenbelt (AG/G)	A-1, General Agriculture (Merced County)	CCID Canal
South	Commercial General Service (CGS)	C-2	Blossom Street and existing residential
East	MDR	A-1, General Agriculture (Merced County)	Erskine Avenue and Single-Family Residential
West	CGS and AG/G	A-1, General Agriculture (Merced County)	Single-Family Residential and Ranchette Parcels

ANALYSIS

As noted above, the Proposed Project will subdivide 24.40-acres to allow for the development of single- and multi-family development along with a park and storm drain basin. A copy of the Proposed Project’s VTSM is provided in Attachment C. The single-family residential lots range in size from 4,500 square feet to approximately 9,000 square feet.

Primary access to the Project site will be provided via an extension of Erskine Avenue and a new connection to Reynolds Avenue. Roadway improvements, including curb, gutter, and sidewalk, will be installed on Blossom Street and Reynolds Avenue along the Project site’s frontage. In addition, the Applicant will install a masonry wall where the Proposed Project abuts Blossom Avenue, Reynolds Avenue, and along the CCID Colony Branch Number Three Canal. The masonry wall will also be installed where the Proposed Project abuts three (3) existing residential parcels located on Reynolds Avenue, at the northwestern portion of the Project site.

Utilities will be provided by the City of Dos Palos, including water, sanitary sewer, and stormwater. Stormwater will ultimately be discharged into the CCID canal located immediately north of the Project site. This discharge may occur within an existing discharge point, or the Applicant may be required to install a new discharge point. A condition of approval has been included to require the Applicant to finalize the stormwater solution prior to approval of any Final Map(s).

The 2.63-acre park site will be developed with park amenities concurrent with the development of the Proposed Project

Development of the multi-family residential site is not proposed at this time. The Developer and/or Project Proponent will be required to receive separate approvals (Site Plan Review) from the

City's Community Development Department.

Consistency with Adopted Plans and Policies

1. General Plan

The 1991 Dos Palos General Plan contains the City's goals, objectives, policies and implementation measures for land use within the City boundaries. It is designed to serve as the basis for all development decisions in the City for all various land use types. This document contains seven mandated elements addressing specific development issues including Land Use, Housing, Circulation, Noise, Safety, Open Space and Conservation.

Land Use Element

The Project site is designated for Medium Density Residential (MDR) land uses per the City's General Plan. The allowable density range within the MDR land use designation is four (4) to ten (10) dwelling units per acre. Combined with both the single- and multi-family residential development, the Proposed Project provides an overall density of 7.1 units per acre.

The Land Use Element of the General Plan provides the policy context for the City of Dos Palos to achieve its vision for land use.

The following land use goals and policies are applicable to the present application:

Goal I

To provide adequate land for the City's urban development, while preserving prime and producing agricultural land and lands of environmental significance.

Policy 1)

Emphasize the infilling and revitalization of existing vacant land within the City whenever possible.

The Project site is located within the city limits and is surrounded by urban development on three (3) of its four (4) sides, thus, allowing development to occur on infill land not being used for agricultural uses.

Goal III

To provide safe and attractive residential neighborhood environments with a variety of housing.

Policy 2)

Encourage innovative, quality design in the redevelopment or infilling of existing residential areas and in the development of new ones.

The Proposed Project provides a variety of lot sizes and housing type, including single- and multi-family residential development.

2. Zoning

As noted previously, the Project site is located within two (2) zone districts; R-1-6 (Medium Density Single-Family Residential) and R-1-10 (Low Density Single-Family Residential).

The R-1-10 zone district provides for the development of single-family residential homes on lots not less than 10,000 square feet in area. The R-1-6 zone district provides for the development of single-family homes on lots not less than 6,000 square feet. Population density for each zone district is one (1) home per lot.

ENVIRONMENTAL REVIEW

The Proposed Project is considered a “Project” as defined by CEQA Statute and Guidelines. The City, acting as the Lead Agency, has prepared an Initial Study in accordance with Section 15063 of the CEQA Guidelines. The Initial Study determined that the Proposed Project would have a less than significant impact with mitigation incorporated and therefore, City staff is recommending a Mitigated Negative Declaration for Planning Commission’s review and consideration.

The IS/MND was released for public review on June 18, 2025, and this review concluded on July 17, 2025. The City received zero (0) comments during this period.

As part the Planning Commission’s review and consideration, City staff is recommending that the Planning Commission recommend to the City Council approval of the Proposed Project’s Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and authorize staff to file a Notice of Determination with the Merced County Clerk Recorder’s Office and the State Office of Land Use and Climate Innovation.

COMMUNITY ENGAGEMENT

Early Agency Consultation

The Proposed Project was referred to applicable internal and external agencies including the City Utilities, Police Department and Public Works Departments. This review commenced on March 7, 2025 and concluded on March 24, 2025. Departments and agencies that provided comment include the following:

- San Joaquin Valley Air Pollution Control District;
- Central California Irrigation District;
- Pacific Gas and Electric;
- Dos Palos Oro Loma Joint Unified School District; and,
- City of Dos Palos Engineering Division.

Comments provided by these departments and outside agencies are included with the recommended Conditions of Approval as Attachment A.

Public Hearing Notice

Notice of the public hearing was printed in the Westside Express on July 23, 2025, and sent out

to property owners within 300' of the project site on July 25, 2025.

Staff did not receive any comments as a result of the public noticing as of the writing of this report.

CONCLUSION

Based on the analysis contained in this report, City staff recommend that the Planning Commission recommend to the City Council approval of Planning Commission Resolution No. 25-004 and 25-005, thereby recommending to the City Council approval of the Rainbrook Run Subdivision (MAS24-001) and the associated Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan contained herein.

RECOMMENDED ACTIONS

A. CEQA Determination

MOTION:

Motion to approve Planning Commission Resolution No. 25-005, recommending to the City Council certification of the Proposed Project's Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and authorize staff to file a Notice of Determination in accordance with 15075 of the CEQA Guidelines.

CEQA FINDINGS:

1. The Proposed Project is not likely to cause substantial environmental damage, or substantially and unavoidable injure fish or wildlife or their habitat.
 - a. As per Sections 15182 and 15162 of the California Environmental Quality Act ("CEQA") Guidelines, this Project is within the scope of the projects covered by the 2030 General Plan Final EIR, and no new environmental document or findings are required by CEQA. Relevant mitigation measures from EIR have been made conditions of project approval.
 - b. There are no substantial changes proposed in the project, which result in new significant environmental effects, or a substantial increase in the severity of previously identified significant effects and, therefore, no major revisions to the EIR are required.
 - c. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and therefore, no major revisions to the EIR are required.

- d. There is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence when the EIR was adopted which shows any of the following: one or more significant effects which is not discussed in the EIR; or, significant effects which were previously examined will be substantially more severe than previously shown; or, previously infeasible mitigation measures or alternatives are now feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or, mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
 - e. In accordance with Section 15074 of the CEQA Guidelines, the City has prepared a Mitigated Negative Declaration tiered from the City's 2030 General Plan EIR based on the analysis contained in the Initial Study prepared in accordance with Section 15063 of the CEQA Guidelines, and all appropriate Mitigation Measures presented in the Initial Study have been incorporated into the Project.
 - f. In accordance with Section 15097 of the CEQA Guidelines, the City has prepared a Mitigation Monitoring and Reporting Program (Attachment A). All appropriate Mitigation Measures presented in the Initial Study have been incorporated into the MMRP, presented as Exhibit A of this Resolution.
2. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The Planning Commission of the City of Dos Palos hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

B. Project Determination

MOTION: Approve Planning Commission Resolution No.25-004, recommending to the City Council approval of MAS24-001 based on information in the staff report and testimony received at the public hearing.

In order for the Planning Commission to approve MAS24-001 the Commission must make the following findings:

PROJECT FINDINGS

1. The project site is designated Medium Density Residential Land Use in the City's General Plan and the Proposed Project is consistent with the General Plan.
2. The project site is zoned R-1-6 (Medium Density Single Family Residential) and R-1-10 (Low Density Single Family Residential). The Proposed Project is consistent with the existing zoning of the Project site.

3. The site for the proposed use is adequate in size and shape to accommodate said use and in all yards, spaces, walls and fences, parking, loading, landscaping and other features to adjust said use with land and uses in the neighborhood;
4. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
5. The proposed use will have no adverse effect upon adjoining or other properties, including improvements to vehicular ingress/egress; internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
6. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in proximity to the proposed use.

ATTACHMENTS

- A. Draft Planning Commission Resolution No. 25-005 (CEQA)
- B. Draft Planning Commission Resolution No. 25-004 (Vesting Tentative Subdivision Map)
- C. Vesting Tentative Subdivision Map No. MAS24-001