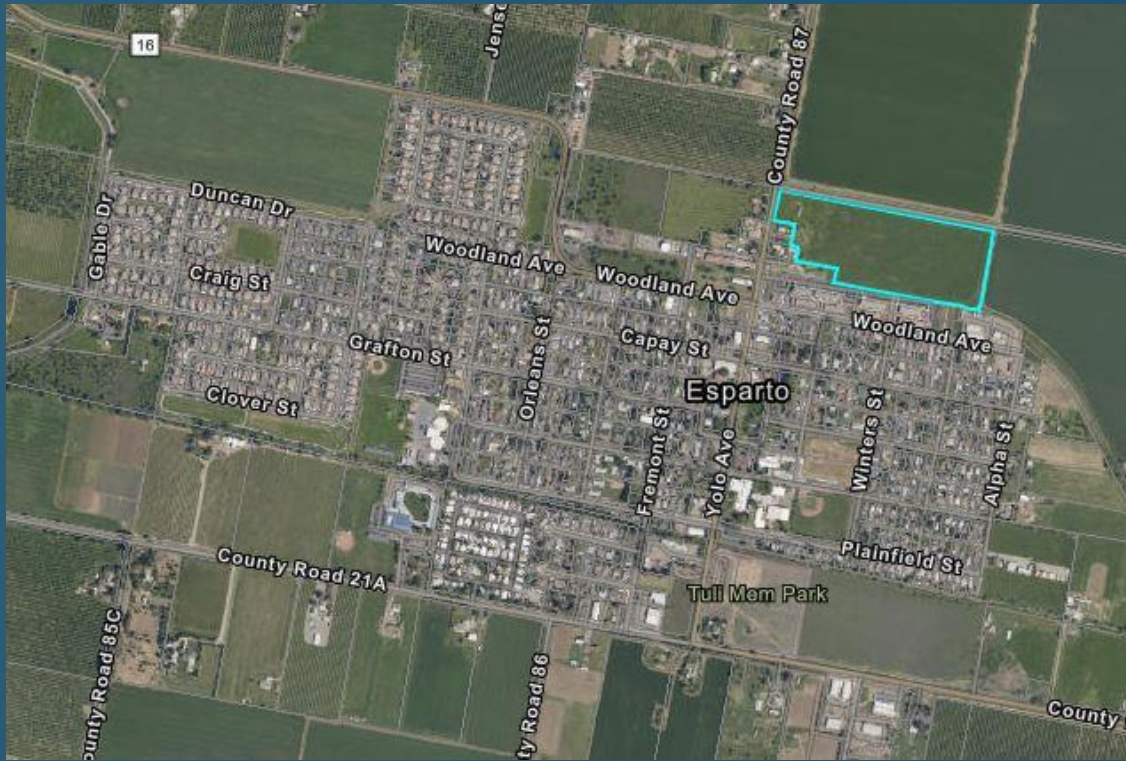


# Story Subdivision Project

## ZF2021-0014



Applicant: Gabriel Melendez  
APN 049-250-009

# Project Description

## **Amend Tentative Subdivision Map #4961**

To divide 17.25 acres into 76 residential lots with five lots designated for fourplexes and Inclusionary Housing and provision of a park, trails, and other amenities

## **Amend Development Agreement**

## **Zone amendment to remove PD-61 Overlay**

# Zoning/Vicinity

General Plan:

Residential Low (RL)

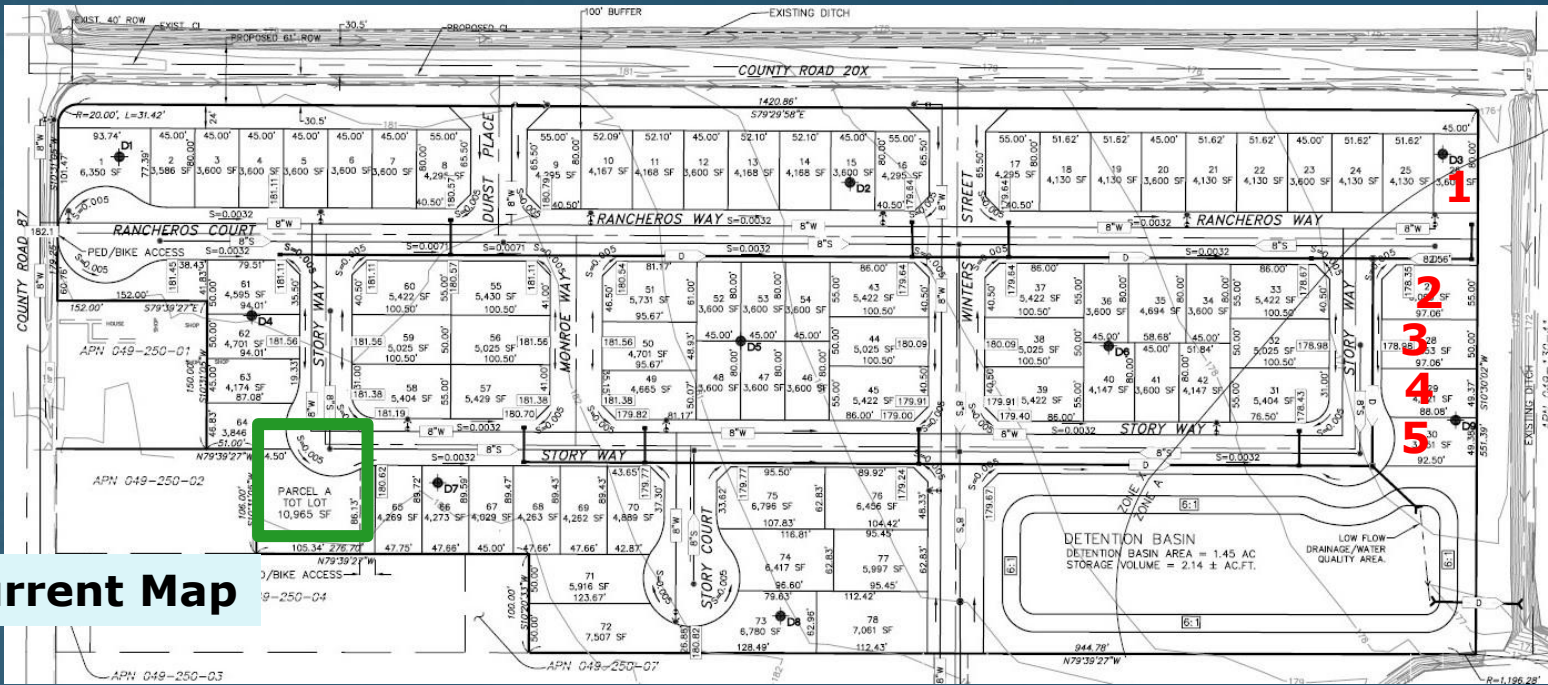
2019 Esparto  
Community Plan

Zoning:

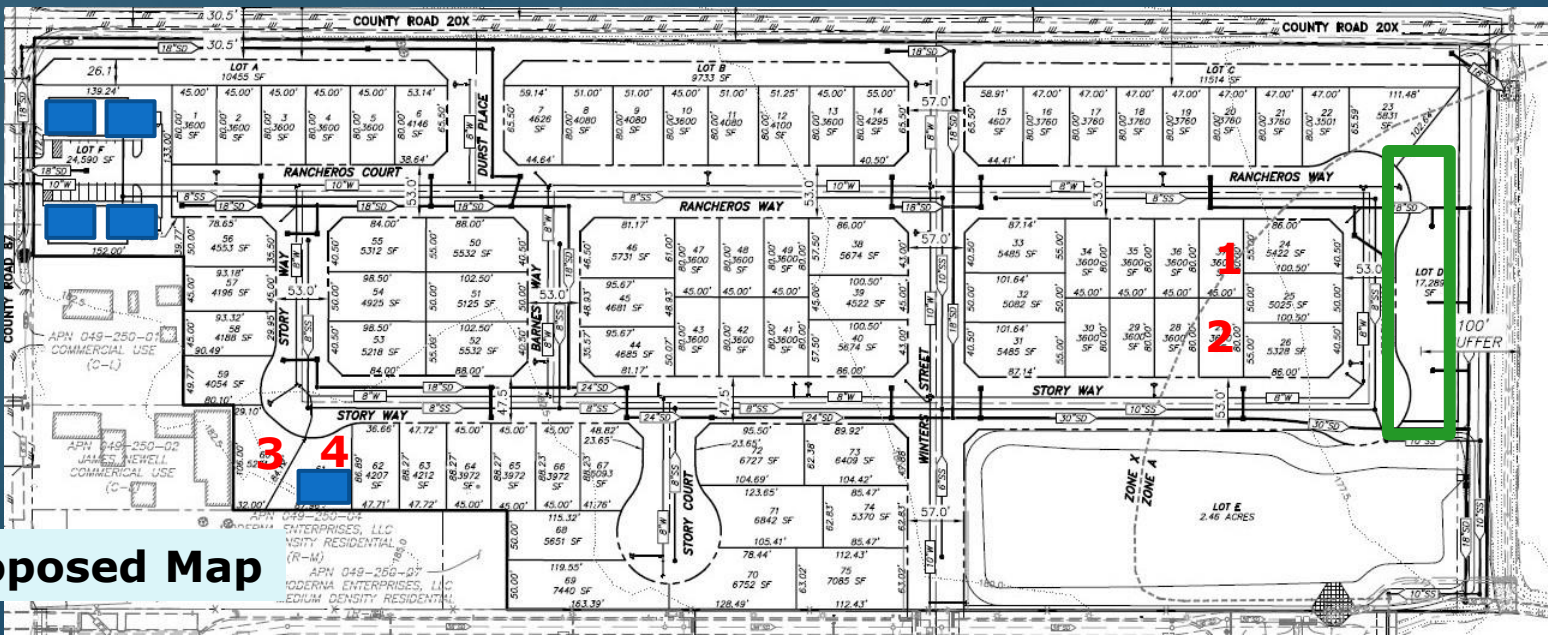
Low Density

Residential with a  
Planned Development  
overlay (R-L/PD-61)





**Current Map**



**Proposed Map**

# Development Agreement

Section	Proposed Change
<b>A. Revitalization Contribution:</b> A contribution of \$125,000 to the New Seasons Community Development Corporation to revitalize downtown	No Change
<b>B. Traffic Mitigation:</b> Contribution to Alpha Street extension and bridge	Remove
<b>C. Visitability:</b> Various accessibility features required or offered at no additional charge	No Change

# Environmental Review

An Addendum was prepared for the MND. One mitigation measure was found to be no longer necessary or desired.

MM 4.2.5 Support of Alpha Street Extension

# Planning Commission Recommendation

The Planning Commission voted 6-0 to recommend approval of the Project at their regular meeting on March 10, 2022.

# Recommended Actions

- A. Hold a public hearing to consider a request to amend Tentative Subdivision Map No. 4691 and the associated Development Agreement for the 'Story' Residential Subdivision, located in the town of Esparto (APN: 049-250-009); and
- B. Approve an Addendum to the previously certified MND as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (Attachment B); and
- C. Adopt the proposed findings (Attachment C); and
- D. Approve an amendment to Tentative Subdivision Map #4691 (Attachment D) in accordance with the revised Conditions of Approval (Attachment E); and
- E. Adopt an ordinance removing the Planned Development No. 61 (/PD-61) Overlay Zone (Attachment F); and
- F. Adopt an ordinance approving the amended Development Agreement for the Story Tentative Subdivision Map (Attachment G).