## Chapter Outline

### III. Specific Development Policies

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Chapter III

Specific Development Policies

A. Purpose

The full implementation of the Village One Specific Plan is intended to proceed primarily through the preparation and adoption of “Precise Plans”, as defined in Chapter IV. Precise Plans shall be created for every residential housing project as well as for the Village Center, other commercial areas and the Industrial/Business Park within the Specific Plan Area as shown on Figure III-1. The Precise Plans will be submitted by the property owners within the designated areas, and will contain the material designated in Chapter IV.

B. Precise Plan Areas Established

The circulation system depicted in Figure III-1 effectively divides the three residential neighborhoods, and other land use areas, into smaller planning units. These units are termed ‘Precise Plan Areas’ because they would be implemented through the adoption of ‘Precise Plans’, as defined in Chapter IV. Almost all Precise Plan Areas are defined by the connector street system. Figure III-1 shows these roads, and all Precise Plan Areas within Village One. Several Precise Plans have boundaries that are coterminous with property lines which may or may not become roads. Several roads within the network have been assigned letters as interim street names for the purpose of creating Precise Plan descriptions and will receive permanent names when developed.

Section III-E establishes the 35 Precise Plan Areas within the Village One Specific Plan Area, as well as policy direction for the preparation of each Precise Plan.

C. Format of Precise Plan Area Descriptions

Each Precise Plan Area description consists of one page with text and a map, except for the Village Center and the Industrial/Business Park which include several pages because of their complexity. The description includes the acreage, land-use intensity, and type of development permitted. A location map showing the boundaries of each Precise Plan area is provided. Also, a Special Considerations section is included that identifies issues and policies unique to each Precise Plan Area. In addition, the Principal Underlying Zoning is described for each Precise Plan Area. The following is a brief explanation of each section of the description:

1. Acreage

The acreage figure given describes a gross area which does not deduct any land area dedicated to future public streets to be dedicated within any future development in the Precise Plan. The outer perimeter of each Precise Plan follows the inner edge of right-of-way of connector and arterial streets and MID canal right-of-way; therefore the acreage of these streets and canals is not included in the gross area of the Precise Plan.
VILLAGE ONE
PRECISE PLAN AREAS
In addition, within this section, the approximate land area devoted to noise setback areas is also calculated in some Precise Plan Areas.

2. Land Use Intensity

This section describes the type of land use (e.g. residential, commercial, business park, etc.) in a greater level of detail, to implement the Land Use Designations presented in Chapter II, Section II-B-2.

Dwelling unit yields for areas designated Village Residential and areas designated Multi-Family are calculated differently, as presented below. Within certain Precise Plan areas, setback areas are required to mitigate noise impacts from adjacent streets. Since no residential units are allowed within these setback areas, the yields in these Precise Plan areas have been decreased accordingly.

a. Village Residential

Dwelling unit yields shown in the Precise Plan area descriptions for Village Residential are not prescriptive. Rather, they represent the average yield expected in each Precise Plan area, based on an assumed mix of lot sizes presented in Chapter II as Table II-1. A minimum and maximum dwelling unit yield is not specified.

The mix of lot sizes in Table II-1 results in an average density of 5.0 dwelling units per gross acre. The average dwelling unit yield is calculated by multiplying the gross area by this density factor.

b. Multi-Family

In areas designated Multi-Family, the dwelling unit yields shown in the Precise Plan area descriptions are prescriptive. A maximum and minimum dwelling unit yield are specified. The maximum yield is calculated by multiplying the gross area by a density factor of 26.25 dwelling units per gross acre. The minimum yield is approximately 10% less than the maximum yield.

The City has been working with the Stanislaus County Housing Authority to develop a 55-unit project in Village One, Precise Plan Area No. 20. The proposal consists of 20 unit apartment complex and 35 single-family residential units. The apartments will be affordable to lower income households. The above density requirements will not apply to the Housing Authority project.

Non-residential land use designations are also listed in this section.
3. **Special Consideration**

'Special Considerations' are policy statements regarding the specific development issues that occur within individual Precise Plan Areas. These specific issues are not necessarily covered by the overall policies within Chapter II, but must be addressed by the developer in each individual Precise Plan Area application. The statements indicate the manner in which these issues are to be dealt with in the Precise Plan. Because each Precise Plan has a unique situation within its border, a great many of these statements are for conditions that are specific only to a particular Precise Plan Area.

4. **Principal Underlying Zone**

The Principal Underlying Zoning will be shown to provide guidance for the rezoning of the Precise Plan area to the Zone classifications which underlie the Specific Plan Overlay zone (SP-O). These zoning classifications generally correspond to existing City zoning designations, found in the Modesto Municipal Code. Note: Community Facilities, such as schools, parks, drainage basins, linear trails, and Fire stations shall have a Principal Underlying Zone of R-1, Low-Density Residential.

5. **Precise Plan Area Map**

A map of each precise Plan Area is provided following each Precise Plan Area description. The outer boundary of each Precise Plan Area is indicated on the relevant map.

D. **Policy Directions Applying to All Precise Plan Areas**

All Precise Plans prepared within the Village One Specific Plan Area shall incorporate the following policies into their designs, where appropriate:

1. **Land Use Compatibility between Precise Plan Areas** may be provided in many ways such as the design, orientation, size of lots, arrangement of specific land uses, or the limitation or provision of pedestrian access. Precise Plans shall incorporate appropriate policies for effective transition between Precise Plans.

2. **Right-of-way acquisition** for connector street linkages shall provide for the relocation and/or acquisition of structures that are located within the road alignments. If there is an existing dwelling or structure that is located in those alignments, it should be relocated or acquired.

3. **Precise Plan Areas** may be combined to create larger increments for submittal of plans. When one property encompasses several Precise Plan Areas, the property owner may submit individual Precise Plan applications, or one combined Precise Plan application covering all relevant Precise Plan Areas.

4. **Remainder parcels** within a Precise Plan Area, such as small triangular properties, shall be assembled and/or reconfigured before approval of a Precise Plan. When applicable, a Precise Plan shall provide for the incorporation of the remainder parcels from the adjacent Areas.
5. All road alignments for connector streets shall be consistent with the Facilities Master Plan.

6. The Land Use and Community Design Policies presented in Chapter II (Section II-G) shall be incorporated, where relevant, into each Precise Plan. The Development Review process to implement these policies may specify that, for existing and proposed lots greater than 5,000 square feet in size, performance standards may be utilized, in lieu of architectural and plot plan submittals, to demonstrate conformance with the Land use and Community Design Policies.

7. All Precise Plans which propose residential development shall include the following requirement for residential subdivisions notifying future home buyers in the project area of potential land use impacts although it may not fully mitigate the impact:

   “All deeds for lots sold in this subdivision shall contain the following statement:

   ‘This lot is located near existing agricultural operations. Residents may be subjected to customary and accepted farming practices that produce noise, dust, smoke and other impacts. The grantee accepts the potential impacts of customary farming practices, which may include the application and use of various, chemicals through spraying, spreading or other customary means in accordance with applicable state and federal regulations regarding such applications. The grantee also acknowledges the need to avoid activities that conflict with nearby farm uses.’”

8. All Precise Plans which propose residential development shall include the following requirements:

   The Developer shall provide Pedestrian linkage to school facilities serving the particular residential Precise Plan Area. Linkage may consist of any surface and route agreed to by the City Transportation Division and School District Facilities Planners to provide safe and continuous linkage from the residential areas to the school facility.

   - or -

   As an alternative to construction of pedestrian linkage, reimburse the school district for busing arrangement until such time as necessary pedestrian linkage is in place.

   This policy does not intend for developers to construct walkways to schools that don’t exist.
9. Precise Plans in the project area shall contribute to the financing and implementation of the required improvements to provide capacity for projected traffic at the Oakdale and Briggsmore intersection. This shall include the following intersection improvements:

Widen the eastbound and westbound approaches to add a separate right-turn lane on each approach, converting the existing right-turn lane to a through and re-striping the departures to receive three through lanes. Re-stripe the northbound and southbound approaches and widen the departures to convert the existing separate right-turn lanes to through right-turn lanes.

Department of Engineering and Transportation staff shall determine the design and phasing of these roadway improvements based on the Facilities Master Plan. Completion of final inspection by Construction Inspection Division shall constitute compliance with this measure.

10. The following statement shall be placed in all Precise Plans for Residential Development:

Prior to the Final Inspection, Building Inspection Division shall verify that all fireplaces and wood stoves in residential units are equipped to meet the performance and emissions standards set forth in Part 60, Title 40, Subpart AAA Code of Federal Regulations, February 26, 1988.

11. Noise Mitigation for Residential Precise Plan Areas

Noise measures might include, but are not necessarily limited to, setbacks, barriers, site design, or acoustical building treatment. Precise Plans shall determine from this list which measures are most relevant. This requirement shall apply to dwellings located within the identified 65 dBA exterior noise level contours. Verification of noise treatment to reduce interior noise levels to 45dBA, prior to final inspection by Building Inspection Division shall constitute compliance with this measure.

Noise mitigation for residential dwellings is required along the following streets up to the indicated distance:

Without acoustical treatment, noise levels inside proposed residential housing along the following project area major streets would exceed 45 dBA, the City’s General Plan standard. The street segments and distances in feet from centerline these impacts would occur are:

Sylvan Avenue
   Oakdale to Roselle    142 ft.
   Roselle to Claus     136 ft.
Floyd
   Oakdale to Roselle  106 ft.
   Roselle to Claus    76 ft.

Briggsmore
   Oakdale to Roselle  171 ft.
   Roselle to Claus    138 ft.

Oakdale
   Sylvan to Floyd     214 ft.
   Floyd to Briggsmore 209 ft.

Roselle
   Sylvan to Merle     126 ft.
   Merle to Briggsmore 150 ft.

Claus
   Sylvan to Floyd     132.5 ft.
   Floyd to Briggsmore 137.5 ft.

Source: Brown-Buntin Associates Noise Study, April 1993

12. All Precise Plans shall contain the following statement:

   “Construction noise is regulated by the City’s Noise Ordinance, Section 4.9 – 103. Construction noise is generally permitted during the hours of 7:00 am to 9:00 pm. To avoid complaints from nearby residents, and possible citations, the full text of the ordinance should be reviewed by builders prior to construction. City construction projects will be monitored by Construction Inspection for conformance with the City’s Noise Ordinance.”

13. A qualified biologist shall conduct a breeding season survey of active and historical Swainson’s Hawk territories to determine the exact location of nests and the extent of use the site receives by foraging Swainson’s Hawks. This survey shall be conducted in concert with the Environmental Impact Report for the Modesto General Plan Rewrite.

   In conducting this survey, the most recent documentation from the State Department of Fish and Game shall be employed, including the ‘Draft Swainson’s Hawk Guidelines’ dated 1994.

   If an active Swainson’s Hawk nest is located within an approximate 10 mile radius, then a foraging habitat compensation ratio of one-half acre preserved in close proximity of the nest, for every one acre of foraging habitat lost will be required. This can be accomplished by, but not limited to, the acquisition and preservation in perpetuity, of suitable grassland foraging habitat, and through the use of conservation easements on suitable “grassland-like” agricultural lands.
14. Precise Plans for development within the project area shall contain the following statement:

During construction activities, Building Inspection Division shall verify that contractors observe the requirements of City of Modesto Standard Specification 1.8, Dust Control, and when necessary, Regulation VIII of the San Joaquin Valley Unified Air Pollution Control District to control the generation of PM 10 from construction related dust and emissions.

15. Public Facilities Projects

No Precise Plan shall be required for Public Facilities projects including, but not limited to, City of Modesto Fire, Police, Parks and Public Works and Transportation Department projects, Modesto City Schools, Sylvan Union School District, Passenger and freight rail and Public Utilities projects. Public Facilities projects within Village One shall be of high quality design consistent with, at a minimum, design policies established for the Industrial/Business Park found in Section II-G 10.

E. Precise Plan Area

The following pages present the 35 Precise Plan Areas established to implement the policies of the Village One Specific Plan.
Precise Plan Area #1
(Figure III-2)

1. **Acreage:**
   - 126.3 Acres
     - (of which 0.0 Acres are devoted to noise setback area)
     - (132.6 gross)

2. **Land Use Intensity**
   a. **Office** 8.3 Acres
     - (of which 0.0 Acres are devoted to noise setback area)
   b. **High School** 73.0 Acres
   c. **Community Park** 45.0 Acres

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:

   a. **Within Sub-area “A”,** future development of existing Business and Residential Units to Business/Office Development via the City of Modesto P-O Zoning Regulations.

   b. **Within Sub-area “B”,** a high school site and buffer area shall be allowed.

   c. **Within Sub-area “C”,** a community park site and buffer area shall be allowed.

   d. **Within Sub-areas “B” and “C”,** a Master Plan for the high school and/or community park shall suffice for a Precise Plan. Precise boundaries shall be determined upon adoption of each respective Master Plan.

   e. **“Prior to development of the proposed High School/Community Park, the City of Modesto shall establish a buffer area (open space easement or similar restriction) on the site for a distance of at least 350 feet from the property line in order to protect the health of the high school students and park users. Uses permitted within the buffer area shall be determined prior to the issuance of permits for construction. Requirements of this buffer area shall not conflict with Division 6 – Section 11501.1 and Division 7 of the California Food and Agricultural Code, as judged by the Stanislaus County Agricultural Commissioner.”**
f. The High School Master Plan shall incorporate features to minimize potential conflicts between residential lots located along Roselle Avenue and the south side of Sylvan Avenue. These features may include, but are not limited to, setbacks, service roads, or other means to separate school activity areas and residential structures.

g. The High School Master Plan shall indicate conformance with Section IIE(2) regarding School standards and Section IIF(2) regarding park standards.

4. **Principal Underlying Zone(s)**
   
a. Sub-area “A” – P-O, Office Professional
   
b. Sub-area “B” – R-1, Low-Density Residential
   
c. Sub-area “C” – R-1, Low-Density Residential
Figure III - 2
Precise Plan Area #1
Precise Plan Area #2  
(Figure III-3)

1. **Acreage:** 45.8 Acres  
   (of which 1.9 Acres are devoted to noise set back area)

2. **Land Use Intensity**
   a. General Commercial  18.8 Acres
   b. Village Residential  27.0 Acres  
      (of which 1.9 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within Sub-area “A”, commercial uses consistent with the City’s C-2 Zone are permitted.
   b. Within Sub-area “B”, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is 135.
   c. In order to accommodate noise mitigation requirements, no habitable dwellings shall be placed within 90 feet of the edge of Oakdale Road.
   d. All approvals granted by County P-D(157) (namely a golf driving range) shall expire upon approval of the Precise Plan.
   e. Sub-area “A”, which allows commercial uses, shall not be expanded. See policy II(G)(7)(a) in Chapter II.
   f. The Precise Plan should provide pedestrian access to sub-area “A” from sub-area “B” consistent with Section IIG(1) in Chapter II.
   g. Parcels adjacent to Oakdale Road shall provide a 90-foot-wide traffic noise mitigation setback (from the edge of public right-of-way) for all residential units as well as a seven-foot high soundwall.

4. **Principal Underlying Zone(s)**
   a. Sub-area “A” – C-2, General Commercial
   b. Sub-area “B” – R-1, Low-Density Residential
Figure III – 3
Precise Plan Area #2
Precise Plan Area #3  
(Figure III-4)

1. **Acreage**  
   34.4 Acres  
   (Of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**  
   34.4 Acres  
   (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:

   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      
      1. The **average** number of dwelling units is **212**.

   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

   c. The Precise Plan shall provide pedestrian access to the commercial area in Precise Plan Area No. 2 consistent with Section II(G)(1) in Chapter II.

4. **Principal Underlying Zone(s)**

   a. R-1, Low-Density Residential
Figure III - 4
Precise Plan Area #3
Precise Plan Area #4
(Figure III-5)

1. **Acreage**  
   39.8 Acres  
   (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   
   a. Village Residential  
      39.8 Acres  
      (of which 0.0 are devoted to noise setback area)

3. **Special Considerations**
   
   The Precise Plan shall incorporate the following policies:
   
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      
      1. The average number of dwelling units is **199**.

   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D (12)

4. **Principal Underlying Zone(s)**
   
   a. Sub-area “A” – R-1, Low-Density Residential
### Figure III - 5

**Precise Plan Area #4**

<table>
<thead>
<tr>
<th>Aria Way</th>
<th>Sylvan Ave</th>
<th>McReynolds Ave</th>
<th>PPA-5</th>
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<tbody>
<tr>
<td>PPA-3</td>
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<tr>
<td>Hillglen Ave</td>
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<tr>
<td>PPA-15</td>
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<td>PPA-14</td>
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Precise Plan Area #5  
(Figure III-6)  

1. **Acreage:** 34.0 Acres (of which 0.5 Acres are devoted to noise setback area)  

2. **Land Use Intensity**  
   a. **Village Residential** 34.0 Acres (of which 0.5 Acres are devoted to noise setback area)  

3. **Special Considerations**  
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed  
      1. The average number of dwelling units is **170**.  
   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).  
   c. Subdivisions with Roselle Avenue frontage should place street intersections and lower density lots along Roselle Avenue in a manner that minimizes impacts to existing residences in adjacent Precise Plan Area #6 consistent with Section II(G)(12)(e) in Chapter II.  

4. **Principal Underlying Zone(s)**  
   a. Sub-area “A” – R-1, Low-Density Residential
Figure III - 6
Precise Plan Area #5
Precise Plan Area #6
(Figure III-7)

1. **Acreage:**
   - 36.0 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Very Low-Density Residential
      - 36.0 Acres (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within Sub-area “A”, single-family residential uses with a ½ acre minimum lot size shall be allowed. A maximum of 72 total single-family dwelling units shall be allowed.
   b. Further development within sub-area “A” shall conform to the R-1 standards except that the minimum lot size shall be ½ acre.
   c. Existing lots fronting on Sylvan Avenue may continue to receive direct access on to Sylvan Avenue. However, any new subdivision of these lots must provide alternative access.

4. **Principal Underlying Zone(s)**
   a. Sub-area “A” – R-1, Low-Density Residential, ½ acre minimum lot size
Figure III - 7
Precise Plan Area #6
III - 22

Precise Plan Area #7
(Figure III-8)

1. **Acreage:** 32.1 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 32.1 Acres (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single family residential uses shall be allowed
   b. The average number of dwelling units is 160.
   c. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).
   d. The Precise Plan shall provide pedestrian access to the High School/Community Park to the north via a pedestrian over-crossing. The pedestrian over-crossing design should minimize impact to existing residences in Precise Plan Area #6 yet provide access for students from surrounding residential areas.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III – 8
Precise Plan Area #7

III – 23
Precise Plan Area #8  
(Figure III-9)

1. **Acreage:** 34.1 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 34.1 Acres (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Only single-family residential uses shall be allowed.
      1. The average number of dwelling units is 171.
   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).
   c. The Precise Plan shall provide pedestrian access to the High School / Community Park site north of Sylvan Avenue.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 9
Precise Plan Area #8

PPA-1

Sylvan Ave

Litt Rd

Hillglen Ave

PPA-7

PPA-9

PPA-10

PPA-11
Precise Plan Area #9
(Figure III-10)

1. **Acreage:** 14.9 Acres (of which 1.8 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 14.9 Acres (of which 1.8 Acres are devoted to noise setback area)

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The *average* number of dwelling units is 75.
   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D (12).
   c. The existing church on Assessors Parcel Number 52-20-57 may remain. However, its Principal Underlying Zone is R-1, Low-Density Residential. Expansion of the church use shall occur only through a Conditional Use Permit.
   d. Parcels fronting on Claus Expressway shall provide a 95-foot-wide traffic noise mitigation setback where no habitable dwellings shall be placed, (from the edge of public right-of-way) for all residential units as well as a seven-foot-high soundwall. Setback areas for landscaping and trails shall also be provided in accordance with the standards in Chapter II.

4. **Principal Underlying Zone(s)**
   a. Sub-area “A”, R-1, Low-Density Residential
Figure III – 10
Precise Plan Area #9

PPA-8

Sylvan Ave

Claus Rd

PPA-10

PPA-35
Precise Plan Area #10
(Figure III-11)

1. **Acreage:** 35.7 Acres (of which 3.7 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 35.7 Acres (of which 3.7 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Only single-family residential uses shall be allowed.
      1. The average number of dwelling units is 179.
   b. The southern boundary of Precise Plan Area #10 shall be the south property line of Assessors Parcel Number 52-20-05.
   c. Parcels fronting on Claus Expressway shall provide a 95-foot-wide traffic noise mitigation setback where no habitable dwellings shall be placed, (from the edge of public right-of-way) for all residential units as well as a seven-foot-high soundwall. Setback areas for landscaping and trails shall also be provided in accordance with the standards in Chapter II.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 11
Precise Plan Area #10

PPA-8

PPA-9

PPA-11

Fine Ave

PPA-23

PPA-35

Claus Rd
Precise Plan Area #11
(Figure III-12)

1. **Acreage:** 37 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 19.0 Acres
   b. Elementary School 11.0 Acres
   c. Neighborhood Park 7.0 Acres

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:
   a. The Village Residential, Elementary school, and Neighborhood Park may be located in any configuration in this Precise Plan area. However, all three facilities should be designed to be compatible with each other.
      1. The average number of dwelling units in the Village Residential area is 95.
   b. A Master Plan for the Elementary School and/or the Neighborhood Park shall suffice as the Precise Plan. Plans for development of the Village Residential area may be submitted separately but shall address all applicable Precise Plan policies. Figure II-19 presents a conceptual facility layout, which is not binding, but illustrates a comprehensive design approach.
   c. The Master Plan should provide pedestrian access to the school/park site from the surrounding residential areas.
   d. School/park design shall incorporate facilities/structures that may function as a visual focal point.
   e. Where possible, the Master Plan should maximize the open space access for the multi-family site to the north in Precise Plan Area #8.
   f. The School District and City should work together to provide a pedestrian trail through the site that is a continuation of Kodiak Drive in order to provide more direct access to the Village Center from Precise Plan Areas 8, 9, and 10.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III – 12
Precise Plan Area #11
Precise Plan Area #12  
(Figure III-13)

1. **Acreage:** 24 Acres  
   (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential  24 Acres  
      (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is 120.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III – 13
Precise Plan Area #12

PPA-7

Hillglen Ave

PPA-13

Millbrook Ave

PPA-22

Kodiak Dr

PPA-11

Litt Rd
Precise Plan Area #13  
(Figure III-14)

1. **Acreage:** 46 Acres  
(of which 0.75 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   
a. Village Residential 46 Acres  
(of which 0.75 Acres are devoted to noise setback area)

3. **Special Considerations**
   
The Precise Plan shall incorporate the following policies:
   
a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
   
   1. The **average** number of dwelling units is 230.
   
   b. The Precise Plan shall provide pedestrian access to the Village Center commercial area in Precise Plan Area #20 consistent with Section II(G)(4)(f) in Chapter II.
   
   c. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

4. **Principal Underlying Zone(s)**
   
a. R-1, Low-Density Residential
Precise Plan Area #14  
(Figure III-15)

1. **Acreage:** 46 Acres  
   (of which 0.75 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 37 Acres  
      (of which 0.75 Acres are devoted to noise setback area)
   b. Community Facilities, 9 Acres  
      Storm drainage basin

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within Sub-area “A”, only single-family residential uses shall be allowed.
      1. The **average** number of dwelling units is **185**.
   b. Within Sub-area “B”, only a 9-acre storm drainage basin will be allowed consistent with Section II(D)(7)(a) in Chapter II.
   c. The Precise Plan shall provide pedestrian access to the school/park site in Precise Plan Area number 15.
   d. The Precise Plan subdivision design shall integrate the storm drainage basin with neighborhood streets and pedestrian paths. The basin’s design shall orient to the park site in Precise Plan area #15 to maximize the public open space.
   e. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).
   f. McReynolds Avenue shall tee into Hillglen Avenue (See Map III-1). There should be a visual focal point at the terminus of this intersection.

4. **Principal Underlying Zone(s)**
   a. Sub-Area “A”, R-1, Low-Density Residential
   b. Sub-Area “B”, R-1, Low-Density Residential
Figure III – 15
Precise Plan Area #14
Precise Plan Area #15
(Figure III-16)

1. **Acreage:** 41.9 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 20.0 Acres
   b. Ustach Middle School 14.9 Acres
   c. Neighborhood Park 7.0 Acres

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:

   a. The Village Residential, Middle School, Elementary School, and Neighborhood Park may be located in any configuration in this Precise Plan area. However, all three facilities should be designed to be compatible with each other.

   1. The average number of dwelling units in the Village Residential area is **110**.

   b. A Master Plan for the school and/or Neighborhood Park shall suffice as the Precise Plan. Figure II-29 presents a conceptual facility layout, which is not binding, but illustrates a comprehensive design approach.

   c. The Master Plan shall provide pedestrian access to the surrounding Precise Plan areas.

   d. The Master Plan shall illustrate the relationship of the school/park facilities to the Storm Drainage Basin at the northwest corner of Precise Plan Area #14.

   e. The Master Plan shall illustrate how pedestrian access will be provided to open space areas from the multi-family site in Precise Plan Area #18 consistent with Section II(G)(12)(h) in Chapter II.

   f. The School District and City should work together to provide a pedestrian trail through the site that is a continuation of Kodiak Drive in order to provide more direct access to the Village Center from Precise Plan Areas 2, 3, and 16.

   g. Aria Way and Lincoln Oak Drive shall tee into Kodiak Drive, and Hillglen Avenue (see map III-I). There should be a visual focal point at the terminus of these intersections.
4. **Principal Underlying Zone(s)**
   
a. **R-1, Low-Density Residential**

b. Aria Way and Lincoln Oak Drive shall tee into Kodiak Drive, and Hillglen Avenue (see map III-I). There should be a visual focal point at the terminus of these intersections.

5. **Principal Underlying Zone(s)**
   


Precise Plan Area #16  
(Figure III-17)

1. **Acreage:** 29.0 Acres  
   (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 29.0 Acres

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The *average* number of dwelling units is 145.
   b. The Precise Plan should provide pedestrian access to the School/Park sites in Precise Plan Area #15.
   c. Road G, Wood Square Drive, and Orchard Park Way shall tee into Roads P, Hillglen Avenue, and Kodiak Drive (see map III-1). There should be a visual focal point at the terminus of these intersections.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Precise Plan Area #17
(Figure III-18)

1. **Acreage:** 41.9 Acres (of which 4.3 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 41.9 Acres (of which 4.3 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is 210.
   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).
   c. Parcels adjacent to Oakdale Road shall provide a 90-foot-wide traffic noise mitigation setback (from the edge of public right-of-way) where no habitable dwellings shall be placed, for all residential units as well as a seven-foot-high soundwall.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Precise Plan Area #18
(Figure III-19)

1. **Acreage:** 40.9 Acres (of which 0.9 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 40.9 Acres (of which 0.9 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is 200.
   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 19
Precise Plan Area #18

[Map showing area labeled A and B with streets Orchard Park Way, Kodiak Dr, Lincoln Oak Dr, and Floyd Ave]
Precise Plan Area #19  
(Figure III-20)

1. **Acreage:** 28.0 Acres (of which 0.57 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 28.0 Acres (of which 0.57 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is **140**.
   b. The Precise Plan shall provide pedestrian access to Precise Plan Area #20 consistent with Section II(G)(4)(f) in Chapter II.
   c. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 20
Precise Plan Area #19

PPA-15  PPA-14

Kodiak Dr

Lincoln Oak Dr

Floyd Ave

Temescal Dr

PPA-18

PPA-20
Precise Plan Area #20
(Figure III-21)

1. Acreage: 112 Acres

2. Land Use Intensity

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Commercial Center</td>
<td>17 ac.</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>21.5 a ac.</td>
</tr>
<tr>
<td>Senior Housing/Multi-family</td>
<td>6 b ac.</td>
</tr>
<tr>
<td>Village Residential</td>
<td>67.5 ac.</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>112 ac.</td>
</tr>
</tbody>
</table>

a. The area south of the Village Commercial Center shall be exclusively for the Housing Authority Project, which will consist of 1.5 acres designated for Multi-Family and 3.5 for Village Residential.

b. The 6 acres of Senior Housing shall be exclusively for Senior Housing.

3. Special Considerations

a. Ideally, the Village Commercial Center is the first development to occur in this Precise Plan Area. At a minimum, development of the Village Commercial center should precede the development of the 10 acres closest to the Floyd/Roselle intersection on each of the other two corners.

b. The first phase of development of the Village Commercial Center shall include construction of a supermarket. Construction of other permitted commercial uses may accompany construction of the supermarket subject to the condition that the supermarket shall be the first use to open for business.

c. The time limit for commencement of construction of the first phase of development of the Village Commercial Center shall not be more than three years from the effective date of approval of the Precise Plan by the City Council. One-year time extensions, not to exceed three in number, may be granted by the Planning Commission after benefit of a public hearing, if adequate cause for such time extension is shown by the developer.

d. If construction of the first phase of the Village Commercial Center does not occur within the specified time limitations, the City may consider Precise Plan applications for development of the Village Commercial Center at one of the other two corners of Floyd and Roselle Avenues.

e. The Precise Plan shall provide for a maximum of 350,000 square feet of gross leasable area for commercial and office uses distributed in the following manner:

1. The Village Commercial Center will contain a maximum of 215,000 – 250,000 square feet of gross leasable area.
f. The Village Commercial Center should be of an improved design over a typical neighborhood shopping center, reflecting pedestrian orientation and direct linkage to neighboring land uses.

g. The Village Commercial Center should be designed in accordance with the policies presented in Sections II-G(4) and II-G.

h. Within each area designated Multi-family, only multi-family uses will be allowed with the following number of dwelling units:

1. The maximum number of dwelling units for each area is calculated as follows:

   \[10 \text{ Acres} \times 26.25 \text{ dwelling units/acre} = 263 \text{ dwelling units for each 10-acre multi-family site}.
   \]

2. The minimum number of dwelling units for each area is calculated as follows:

   \[263 \text{ dwelling units} \times 90\% = 237 \text{ dwelling units for each 10-acre multi-family site}.
   \]

i. Within each area designated Senior Housing/Multi-family Housing, either Multi-Family Housing or Senior Housing are allowed. If Multi-Family Housing is developed, the maximum density allowed is 26.75 dwelling units/gross acre, with a minimum density of 90% of the maximum density. If Senior Housing is developed, then the maximum density allowed is 50 dwelling units/gross acre.

The City has been working with the Stanislaus County Housing Authority to develop a 55-unit project in Village One, Precise Plan Area #20. The proposal consists of 20 unit apartment complex and 35 single-family residential units. The apartments will be affordable to lower income households. The above density requirements will not apply to the Housing Authority project.

j. It is desirable that the City and the property owners in this Precise Plan Area agree on the process for coordinated development of this Precise Plan Area in advance of initiating any development. In any case, a single development entity should manage the development process. This role should include coordinating all aspects of land assemblage and infrastructure improvements, construction of the buildings, and implementation of the sales and leasing programs. In addition, consistent and centralized ongoing management of the retail/commercial components of the Village Center should be maintained.
Figure III - 21
Precise Plan Area #20

VR  Village Residential
MF  Multi-Family
SH  Senior Housing
VC  Village Commercial Center
Precise Plan Area #21
(Figure III-22)

1. **Acreage:**
   - 20 Acres
   (of which 0.68 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential
   - 20 Acres
   (of which 0.68 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The **average** number of dwelling units is **100**.
   b. The Precise Plan shall provide pedestrian connections to the Village Center in Precise Plan Area #20 consistent with Section II(G)(4)(f) in Chapter II.
   c. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 22
Precise Plan Area #21

PPA-13

Kodiak Dr

PPA-22

PPA-20

Esta Ave

Millbrook Ave

Floyd Ave

PPA-26
Precise Plan Area #22
(Figure III-23)

1. **Acreage:**
   - 50 Acres
   - (of which 0.92 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential
   - 50 Acres
   - (of which 0.92 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is **250**.
   b. The Precise Plan shall provide pedestrian access to the school/park site in Precise Plan Area #11 to the north.
   c. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(14).

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 23
Precise Plan Area #22

PPA-12

PPA-11

Kodiak Dr

Millbrook Ave

PPA-21

Floyd Ave

PPA-25

Fine Ave

PPA-23

III - 55
Precise Plan Area #23  
(Figure III-24)

1. **Acreage:**  
   - 32.1 Acres (of which 2.3 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. **Medium Density Residential (Alley Homes):** 14.3 Acres (of which 1.8 acres is devoted to noise setback area, and 1.1 acre for a basin)
   b. **Village Residential:** 17.8 Acres (of which 0.5 acre is devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within Sub-area “A”, Single-Family Residential shall be allowed, yielding an average density of 11.5 dwelling units/acre.
      1. The average number of dwelling units is **144**.
      2. 144 dwelling units ÷ 12.5 acres = 11.5 dwelling units/acre
      3. Sub-Area "A" site plan and plot plan shall be approved by means of an approved Tentative Subdivision Map and Final Development Plan.
   b. Within Sub-Area "B", only Single-Family Residential uses shall be allowed.
      1. The average number of dwelling units is **100**. (17.3ac x 5.8du/ac)
   c. The existing church shall be allowed to remain. However, its Principal Underlying Zone is R-1, Single-Family Residential. Expansion of the church facilities shall require a Conditional Use Permit.
   d. Vehicle access to the existing church from Floyd Avenue shall be provided with minimal disruption to through-traffic flow.
   e. The northern boundary of the Precise Plan Area shall be the north boundaries of Assessor's Parcel Numbers 52-23-06 and 52-23-56.
f. Development in this Precise Plan Area shall conform to the "Noise Mitigation for Residential Precise Plan Areas" policy presented in Chapter III Section D.11 & 12.

g. Parcels adjacent to Floyd Avenue and Claus Expressway shall be back-up lots, and provide a traffic noise mitigation setback where no habitable dwellings shall be placed, for all residential units as well as a 7-foot high sound wall, in accordance with Figure II-3 and Chapter III Section D.11.

h. Setback areas for landscaping and the trail system on Claus Expressway shall be provided in accordance with the standards in Chapter II.

i. Floyd Avenue dedication will be required to the ultimate right-of-way alignment as shown on the Falling Leaf Vesting Tentative Map. In the interim, Floyd Avenue will be constructed to the 104' minor arterial street standard to the existing location of Claus Road. Landscaping shall be installed between the curb and sound wall. Interim access on to Floyd Avenue from Sub-Area "A" is recommended to alleviate traffic congestion of Fine Avenue. See Section IV, subsection "Circulation" of the Precise Plan.

j. The bike route on Floyd Avenue shall be Class I as shown on the Floyd Avenue cross section in the Facilities Master Plan Update, Layouts of Roads & Intersections.

k. Parcels less than 2750 square feet shall be permitted within Sub-Area "A" by the approved Final Development Plan which includes Architectural Site Plans.

l. In accordance with Chapter II Section G.13.a.4, medium-density single-family lots within Sub-Area "A" shall substantially conform to the 300 square feet minimum of "usable yard space". A variance of the minimum 15-foot dimension criteria will be permitted by the approved Final Development Plan which includes Architectural Site Plans.

m. A community park/open space totaling a minimum of 150 square feet per every medium-density single-family lot within Sub-Area "A" shall be established.

n. A minimum of one "guest" on-street parking space or a dedicated off-street parking space shall be provided per single-family within Sub-Area "A".

o. Small lot developments in Sub-Area "A" require particular attention to architectural elements and landscaping enrichment in order to ensure the continued livability, appeal, and viability of the neighborhood. Facades that are visible from adjacent streets or common open spaces should display greater visual interest. This can be done by using architectural
elements that break up the massing of large buildings, such as windows, porches, bay windows, balconies, and other architectural features. High clerestory-fixed windows shall be provided on the first floor adjacent to the neighbor's yard area. Attention should be provided for landscaping in the front yards and between dwelling units. Other design features may include but not limited to stamped concrete for the alleys. The Final Development Plan will approve the design standards. The design features for the village residential homes in Sub Area "B" shall be compatible with the homes in Sub Area "A" within the Falling Leaf project.

p. The building setbacks for Sub-Area "A" will be approved by the Final Development Plan. The guidelines for the setbacks are a minimum 10 feet next to public streets (including back-up situations), minimum 4 feet on the sides and rear.

q. Habitable dwellings shall be prohibited within a 280-foot radius clear zone around the communications tower as shown on the Falling Leaf Vesting Tentative Subdivision Map.

r. The village residential lots with Sub Area "B" adjoining the north boundary of Precise Plan Area No. 23 shall have the following minimum setbacks; 10-foot front yard, 20-feet to garage, 5-foot side yard, and 20-foot rear yard.

s. Disclosure of Claus Expressway shall be provided to home buyers of lots adjoining the Claus Expressway lineal trail as shown in Chapter II, as approved by the Tentative Subdivision Map and/or the Final Development Plan.

t. A masonry wall shall be built alongside the existing wood fence of Precise Plan Area No. 10. The new masonry wall shall match the height of the existing wood fence.

u. The Falling Leaf development shall install off-site improvements limited to curb, gutter, sidewalk, and street widening only, along the east side of Fine Avenue within Precise Plan Area No. 23. Said improvements will bridge any non-improved frontages between the Falling Leaf entrance and the existing church improvements, providing a safe route to school. Right-of-way will be dedicated without expense to the Falling Leaf developer. Improvement obligation will cease when construction of the Falling Leaf development is complete and necessary right-of-way has not been dedicated.
4. **Principal Underlying Zone(s)**

   a. Sub-area “A” – Medium-Density Residential, yielding an average gross density of 11.5 dwelling units/acre.

   b. Sub-area “B” – R-1, Low-Density Residential
Figure III - 24
Precise Plan Area #23
Precise Plan Area #24  
(Figure III-25)

1. **Acreage:**  
   34.4 Acres  
   (of which 2.4 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. **Medium-Density Residential**  
      12.7 Acres  
      (of which 1.2 acres is devoted to noise setback area)
   b. **Village Residential**  
      21.7 Acres  
      (of which 1.2 Acres are devoted to noise setback area)

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:
   a. Within Sub-Area "A", only Single-Family Residential uses shall be allowed, with an average density of 11.4 dwelling units/acre.
      1. The average number of dwelling units is 131.
      2. 131 dwelling units ÷ 11.5 acres = 11.4 dwelling units/acre
      3. Sub-area "A" site plan and plot plan shall be approved by means of an approved Tentative Subdivision Map and Final Development Map.
   b. Within Sub-Area "B", only Single-Family Residential uses shall be allowed.
      1. The average number of dwelling units is 115.
   c. Setback areas for landscaping and the trail system on Claus Expressway shall be provided in accordance with the standards in Chapter II.
   d. Vehicle access to Sub-Areas "A" should be designed to minimize disruption to traffic flow on Floyd Avenue, consistent with Chapter II Section G.13.a.14.
   e. A knuckle shall close Sharon Avenue at its access to Claus Road. Abandonment of the right-of-way shall be processed.
f. Development in this Precise Plan Area shall conform to the "Noise Mitigation for Residential Precise Plan Areas" policy presented in Chapter III Section D.11 & 12.

g. Parcels adjacent to Floyd Avenue and Claus Expressway shall be back-up lots, and provide a traffic noise mitigation setback where no habitable dwellings shall be placed, for all residential units as well as a 7-foot high sound wall, in accordance with Figure II-3 and Chapter III Section D.11.

h. Floyd Avenue dedication will be required to the ultimate right-of-way alignment as shown on the Falling Leaf Vesting Tentative Map. In the interim, Floyd Avenue will be constructed to the 104' minor arterial street standard to the existing location of Claus Road. Landscaping shall be installed between the curb and sound wall.

i. The bike route on Floyd Avenue shall be Class 1 as shown on the Floyd Avenue cross section in the Facilities Master Plan Update, Layouts of Roads & Intersections.

j. Parcels less than 2750 square feet shall be permitted within Sub-Area "A" by the approved Final Development Plan which includes Architectural Site Plans.

k. In accordance with Chapter II Section G.13.a.4, medium-density single-family lots within Sub-Area "A" shall substantially conform to the 300 square feet minimum of "usable yard space". A variance of the minimum 15-foot dimension criteria will be permitted by the approved Final Development Plan which includes Architectural Site Plans.

l. A community park/open space totaling a minimum of 150 square feet per every medium-density single-family lot within Sub-Area "A" shall be established.

m. A minimum of one "guest" on-street parking space or a dedicated off-street parking space shall be provided per single-family lot within Sub-Area "A".

n. Small lot developments in Sub-Area "A" require particular attention to architectural elements and landscaping enrichment in order to ensure the continued livability, appeal, and viability of the neighborhood. Facades that are visible from adjacent streets or common open spaces should display greater visual interest. This can be done by using architectural elements that break up the massing of large buildings, such as windows, porches, bay windows, balconies, and other architectural features. High clerestory-fixed windows shall be provided on the first floor adjacent to the neighbor's yard area. Attention should be provided for landscaping in the front yards and between dwelling units. Other design features may include but not limited to stamped concrete for the alleys. The Final
Development Plan will approve the design standards. The design features for the village residential homes in Sub-Area "B" shall be compatible with the homes in Sub-Area "A" within the Falling Leaf project.

o. The building setbacks for Sub-Area “A” will be approved by the Final Development Plan. The guidelines for the setbacks are a minimum 10 feet next to public streets (including back-up situations), minimum 4 feet on the sides and rear. Building setbacks for lots adjacent to Banyon Estates will be compatible with Banyon Estates.

p. Disclosure of Claus Expressway shall be provided to home buyers of lots adjoining the Claus Expressway lineal trail as shown in Chapter II, as approved by the Tentative Subdivision Map and/or the Final Development Plan.

4. **Principal Underlying Zone(s)**
   
a. Sub-area “A” – Medium-Density Residential, yielding an average gross density of 11.4 dwelling units/acre

b. Sub-area “B” – R-1, Low-Density Residential
Figure III - 25
Precise Plan Area #24
Precise Plan Area #25  
(Figure III-26)

1. **Acreage:** 48 Acres  
   (of which 0.92 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 48 Acres  
      (of which 0.92 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is **240**.
   b. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Precise Plan Area #26
(Figure III-27)

1. **Acreage:** 19 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 19 Acres (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:

   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.

   1. The **average** number of dwelling units is **95**.

   b. The Precise Plan shall provide pedestrian connections to the Village Center in Precise Plan #20 consistent with Section II(G)(4)(f) in Chapter II.

   c. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 27
Precise Plan Area #26

PPA-20

Floyd Ave

PPA-21

Esta Ave

PPA-25

Belharbour Dr

PPA-28
Precise Plan Area #27
(Figure III-28)

1. **Acreage:** 31 Acres (of which 0.68 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 31 Acres (of which 0.68 Acres are devoted to noise setback area)
   b. Multi-Family 9.0

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within Sub-area “A”, only single family residential uses shall be allowed.
      1. The **average** number of dwelling units is **155**.
   b. Within Sub-area “B” only multi-family uses shall be allowed.
      1. The **maximum** dwelling unit is 189 dwelling units.
      2. The **minimum** dwelling units shall be calculated as follows:
         
         \[
         189 \text{ dwelling units} \times 90\% = 170 \text{ dwelling units}
         \]
   c. The Precise Plan shall provide direct pedestrian connections to the Village Center along Belharbour Road with the local street network.
   d. Sub-area “B” should be located along Merle Avenue and designed to maximize pedestrian access to public transit.
   e. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).

4. **Principal Underlying Zone(s)**
   a. Sub-Area “A” – R-1, Low-Density Residential
   b. Sub-Area “B” – R-3, Medium High Density Residential
4. **Development Approvals**

On October 26, 1993, the Modesto City Council adopted Precise Plan #27 by the following actions:

- Res. 93-589: Village One Specific Plan Amendment
- Res. 93-589A: Approving Development Plan for PPA 27,
- Res. 93-588: Relocating Multi-Family to North Side of Merle, and

The application proposes development of the 15.3 acre property fronting Roselle Avenue (Martin, APN 52-78-01). The approval included a Precise Plan, Tentative Subdivision Map for 95 single-family lots and the requirement for a Development Agreement.
Precise Plan Area #28
(Figure III-29)

1. **Acreage:** 41 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 41 Acres (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single family residential uses shall be allowed.
      1. The average number of dwelling units is **205**.
   b. The Precise Plan shall provide pedestrian linkage to the School/Park site to the east.
   c. The existing church on Assessor’s Parcel Number 52-78-07 may remain. However, its Principal Underlying Zone is R-1, Low-Density Residential. Expansion of the church use shall require approval of a Conditional Use Permit.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 29
Precise Plan Area #28
Precise Plan Area #29
(Figure III-30)

1. **Acreage:** 33 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**

   **School/Park Site**
   
   a. **Middle School** 17 Acres  
   
   b. **Elementary School** 9 Acres  
   
   c. **Neighborhood Park** 7 Acres

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:

   a. The elementary school, middle school, and neighborhood park may be located in any configuration in this Precise Plan area. However, all three facilities should be designed to be compatible with each other.

   b. A Master Plan for the school sites and/or the neighborhood park shall suffice for a Precise Plan. Figure II-29 presents a conceptual facility layout which is not binding, but illustrates a comprehensive design approach.

   c. School/park design shall incorporate facilities/structures that will function as a visual focal point at the terminus of radial Road “K”.

   d. The School District and City should work together to provide a pedestrian trail that is a continuation of radial Road “K” in order to provide more direct access to the Village Center from Precise Plan area Nos. 30, 33, and 34.

4. **Principal Underlying Zone(s)**

   a. R-1, Low-Density Residential
Figure III – 30
Precise Plan Area #29

Sharon
PPA-28

Maid Mariane Ln

Ave

Merle Ave

Fine Ave

PPA-25

PPA-30

PPA-33

PPA-34
Precise Plan Area #30  
(Figure III-31)

1. **Acreage:** 34.7 Acres (of which 2.8 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   
a. Village Residential 34.7 Acres (of which 2.8 Acres are devoted to noise setback area)

3. **Special Considerations**
   
The Precise Plan shall incorporate the following policies:
   
a. Within the Precise Plan Area, only single family residential uses shall be allowed.
      
      1. The average number of dwelling units is **174**.
   
b. The Precise Plan shall provide access relocation from Claus Expressway to Sharon Avenue for the existing church.
   
c. Pedestrian access shall be provided to the school/park site in Precise Plan Area No. 29.
   
d. The boundary between Precise Plan Areas Nos. 30 and 34 is the existing centerline of Merle Avenue (which may be abandoned).
   
e. Sharon Avenue shall be closed to Claus Expressway with a cul-de-sac at its east end.
   
f. Parcels fronting on Claus Expressway shall provide a 95-foot-wide traffic noise mitigation setback (from the edge of public right-of-way) where no habitable dwellings shall be placed, for all residential units as well as a seven-foot-high soundwall. Setback areas for landscaping and trails shall also be provided in accordance with the standards in Chapter II.

4. **Principal Underlying Zone(s)**
   
a. R-1, Low-Density Residential
Precise Plan Area #31  
(Figure III-32)

1. **Acreage:** 40 Acres  
   (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 19.3 Acres  
      (of which 0.0 Acres are devoted to noise setback area)
   b. Public Facility Storm Drainage Basin 20.7 Acres

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:
   a. Within Sub-area “B” a Central Storm Drainage Basin shall be allowed consistent with Section II-D(7) in Chapter II.
   b. The east boundary of the Precise Plan Area will be the property line along the east side of the Central Drainage Basin.
   c. The Precise Plan shall provide for landscaping of the drainage basin by the City to screen from surrounding residential areas.
   d. Land uses within Sub-area “A” is restricted to Single-Family Residential, an average of 97 dwelling units - or relocation of the Central Storm Drainage Basin from the parcel adjacent to the east and the residential units shifted accordingly.
   e. Those parcels abutting MID Lateral No. 3, between the central drainage basin and Claus Road, shall provide a twenty-foot setback area along the north side of the lateral. This setback area shall be landscaped and include a bike trail that connects to the Claus Road bike trail, and a seven-foot soundwall along the north line of the setback area.
   f. Development in this Precise Plan Area shall conform to the “Noise Mitigation for Residential Precise Plan Areas” policy presented in Section III-D(12).
   g. Land uses within Sub-areas “A” and “B” may be shifted during Precise Plan approval process.
4. **Principal Underlying Zone(s)**

a. Sub-area “A” - R-1, Low-Density Residential

b. Sub-area “B” – R-1, Low-Density Residential
Figure III - 32
Precise Plan Area #31

PPA-27
Merle Ave
A
MID Lateral No. 3
B
PPA-32
E Briggsmore Ave

III - 80
Precise Plan Area #32  
(Figure III-33)

1. **Acreage:**
   - 38 Acres  
     (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential  
      - 38 Acres  
      (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:

   a. Within the Precise Plan Area, only single family residential uses shall be allowed.
      1. The average number of dwelling units is **190**.

   b. The east line of the central drainage basin in Precise Plan Area No. 31 is the west boundary of this Precise Plan.

   c. Those parcels abutting MID Lateral No. 3 shall provide a twenty-foot setback area along the north side of the lateral. This setback area shall be landscaped and include a bike trail that connects to the Claus Road bike trail, and a seven-foot soundwall along the north line of the setback area.

   d. The Comprehensive Policies in Chapter II pertaining to Garage Orientation and Design are modified as follows:
      2. Three car garage allowances.
         a) The three-car garage may constitute up to 60% of the front building elevation.
         b) The front elevation shall be staggered by varying the setback on the house, a two-car garage door, and one-car garage door.
         c) Total garage frontage shall not exceed 31 feet.
(d) The roof shall be articulated to differentiate the two-car garage door from the one-car garage door.

(e) The developer will be encouraged to pave a set of tracks to the garage with central turf strips for one of the approaches to avoid a 30-foot wide paved apron.

4. Principal Underlying Zone(s)

a. R-1, Low-Density Residential
Figure III - 33
Precise Plan Area #32

PPA-28

Merle Ave

PPA-31

PPA-33

MID Lateral No. 3

E Briggsmore Ave
Precise Plan Area #33  
(Figure III-34)

1. **Acreage:** 35 Acres (of which 0.0 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 35 Acres (of which 0.0 Acres are devoted to noise setback area)

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:

   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is 175.

   b. Those parcels abutting MID Lateral No. 3 shall provide a twenty-foot setback area along the north side of the lateral. This setback area shall be landscaped and include a bike trail that connects to the Claus Road bike trail, and a seven-foot soundwall along the north line of the setback area.

   c. The Comprehensive Policies in Chapter II pertaining to Garage Orientation and Design are modified as follows:
      2. Three car garage allowances.
         (a) The three-car garage may constitute up to 60% of the front building elevation.
         (b) The front elevation shall be staggered by varying the setback on the house, a two-car garage door, and one-car garage door.
         (c) Total garage frontage shall not exceed 31 feet.
         (d) The roof shall be articulated to differentiate the two-car garage door from the one-car garage door.
(e) The developer will be encouraged to pave a set of track to the garage with central turf strips for one of the approaches to avoid a 30-foot wide paved apron.

4. Principal Underlying Zone(s)
   a. R-1, Low-Density Residential
Precise Plan Area #34  
(Figure III-35)

1. **Acreage:** 27 Acres (of which 2.6 Acres are devoted to noise setback area)

2. **Land Use Intensity**
   a. Village Residential 27 Acres (of which 2.6 Acres are devoted to noise setback area)

3. **Special Considerations**
   The Precise Plan shall incorporate the following policies:
   a. Within the Precise Plan Area, only single-family residential uses shall be allowed.
      1. The average number of dwelling units is **135**.
   b. Parcels fronting on Claus Expressway shall provide a 95-foot-wide traffic noise mitigation setback (from the edge of public right-of-way) where no habitable dwellings shall be placed, for all residential units as well as a seven-foot-high soundwall. Setback areas for landscaping and trails shall also be provided in accordance with the standards in Chapter II.
   c. Those parcels abutting MID Lateral No. 3 shall provide a twenty-foot setback area along the north side of the lateral. This setback area shall be landscaped and include a bike trail that connects to the Claus Road bike trail, and a seven-foot soundwall along the north line of the setback area.

4. **Principal Underlying Zone(s)**
   a. R-1, Low-Density Residential
Figure III - 35
Precise Plan Area #34

PPA-33

Claus Rd

E Briggsmore Ave

PPA-30

Merle Ave

MID Lateral No. 3

PPA-35
Precise Plan Area #35
(Figure III-36)

1. **Acreage:** 306 Acres

2. **Land Use Intensity**
   
a. **Industrial/Business Park** 285 Acres
   
b. **Public Facilities** 21.1 Acres

3. **Special Considerations**

   The Precise Plan shall incorporate the following policies:
   
a. Within Sub-area “A”, only Industrial/Business Park uses in accordance with Sections II(G)(8), (9) and (10) in Chapter II shall be allowed. A minimum of 1.4 million square feet and a maximum of 2.3 million square feet of Industrial/Business Park uses and a storm drainage basin shall be provided.
   
b. Within Sub-area “B”, only Public Facilities uses, specifically an MID substation in accordance with Sections II(D)(7) and (9) in Chapter II shall be allowed.
   
c. Plans for development and development sites within the Precise Plan Area shall be consistent with Sections II(G) (10) (a) through (i) in Chapter II. The Precise Plan shall include a Circulation Plan for the Business Park.
   
d. This plan shall provide a Connector level street system including entry treatment of the intersection with Floyd Avenue. Linkage of the internal street network to East/West circulation via connections to Floyd Avenue and Milnes Road shall also be addressed in the Circulation Plan.
   
e. The Precise Plan shall include revised orientation to accommodate the future Claus/Sylvan interchange realignment as well as revised egress for business park parcels.
   
f. The Precise Plan shall include plans for improving the at-grade Milnes Road/Santa Fe Railroad crossing.
   
g. The Precise Plan shall address the integration of the Santa Fe Railroad rail spurs and access.
   
h. The Precise Plan shall address the integration of the future Amtrak station into the Business Park land use and circulation plans, in accordance with Section II (c)(7)(c) in Chapter II.
   
i. The Precise Plan shall analyze the potential for an additional street access point along Parker Road (immediately east of MID substation).
j. The Precise Plan shall provide Public Facilities and Infrastructure to serve the area consistent with Section II(D) in Chapter II

k. Development plans for the area north of Milnes Road shall address required EIR mitigation measures including:

1. The Industrial/Business Park Precise Plan application for development of the former “Pure-Gro” site (3348 Claus Road) shall include a Phase I site assessment in accordance with federal, state and local regulations provided by the site developer to determine the existence or extent of contamination.

2. The Precise Plan for the Industrial/Business Park area north of Milnes Road shall contain a determination of jurisdiction and/or agreement between the developers and the Corp of Engineers (COE) on appropriate mitigation, if required, for areas shown as: “Drainage area with wetland vegetation” on Figure 34, Biological Resources/Habitat Types, page 4.9-2 adopted Village One Specific Plan EIR.

Note: This is the area north of Milnes Road.

If no COE classified wetlands are identified, the Precise Plan shall be written to document this finding.

If potential wetlands are classified, then all necessary permits and approvals shall be obtained from the Corps of Engineers prior to issuance of a Grading Permit.

l. The existing church at the southeast corner of the future Floyd/Claus intersection may remain. However, its principal underlying zone is B-P, Business Park. Expansion of the church facilities shall require a Conditional Use Permit.

m. Separate Precise Plan applications may be submitted for those Business Park areas north and south of Floyd Avenue.

n. Land uses within Sub-areas “A” and “B” may be shifted during Precise Plan Approval.

o. Precise Plans for the Industrial/Business Park shall contain the following statement:

“Employers located within Village One Specific Plan area will be subject to a Trip Reduction Ordinance (TRO) which will be adopted in compliance with the Stanislaus County Congestion Management Program. This TRO may require, among other things, provision of transit incentives (such as bus passes), limitations on the amount of employee parking, and promotion of ride sharing and alternative modes of transportation.”
p. The Precise Plan for the Industrial/Business Park shall contain a breeding season survey by a qualified biologist for the area identified as potential raptor habitat on Figure 34, Biological Resources Habitat Types, page 4.9-2 adopted Village One, Specific Plan EIR, to determine the presence of active raptor nests.

If no active raptor nests are found, the Precise Plan shall be written to document this finding.

If active raptor nests are found, site development will avoid active raptor nests and surrounding foraging habitat during their breeding cycle. Planning Department staff approval of the above mitigation prior to Building Permit for the site constitutes compliance.

4. Principal Underlying Zone(s)

a. Sub-Area “A” – BP, Business Park

b. Sub-Area “B” – BP, Business Park

5. Land Assembly Requirements

The Precise Plan shall carry out the following policies in the assembly of the Industrial/Business Park properties for development:

a) The Precise Plan for the Business Park shall further refines the policies and guidelines in the Specific Plan in the following areas:

Specify the circulation systems; define parcels’ refine the community design standards; specify the infrastructure requirements and sequencing; define acceptable light industrial, office, and commercial uses consistent with the objectives of a major employment center; and provide a Financing Plan for the necessary infrastructure.

A market study prepared for the Specific Plan indicated a lack of affordable and suitable land in Modesto available for office and light industrial uses. The market study identified a potential demand for office uses in the Village One site, where access to a qualified labor pool is more important than highway accessibility. The site can also serve as an area for expansion of existing Modesto businesses requiring back up office space or warehousing. This area could also serve as an area for expansion of existing Modesto businesses requiring back up office space or warehousing. This area could also include a corporation yard for the City and the Sylvan Union School District. There is also potential for integrating the future Amtrak Station into the Business Park plans.
b) The “Industrial/Business Park” land use designation may also allow Regional Commercial uses. Irrespective of the ultimate land use mix within this Precise Plan Area, the overall Traffic Level of Service resulting from this land use mix shall be consistent with the Village One Program EIR (SCH# 90020181).

c) An infrastructure phasing program shall be prepared that will promote design of the employment center without an excessive burden on undeveloped property.

Based on the detailed study, the City should prepare an infrastructure phasing program to identify how services will be connected with the sewer, water, and storm drainage facilities located west of Claus Road.

The Facilities Master Plan will address how services will be connected. Phasing is dependent on the development proposed.

d) A high priority shall be assigned to Brigsmore Avenue and Claus Road improvements funded through the City’s Capital Facilities Fees.

Accessibility is critical to the development of the Business Park. The City should give high priority of the Claus Road and Brigsmore Avenue improvements. Presently, the traffic improvements funded by the City’s Capital Improvements Facilities Fees have not been prioritized.
Figure III - 36
Precise Plan Area #35