

From: [Linda Candler](#)
To: [CityClerk](#)
Subject: City Council Meeting Comments
Date: Thursday, March 13, 2025 11:08:34 AM
Attachments: [REFUGE MARCH 13, 2025.docx](#)

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Please find attached a copy of my proposed Comments to City Council this afternoon regarding agenda item 11.a for approval of the Final Tract Map for 38434-2.

Thank you

Linda Candler

REFUGE PROJECT COMMENTS MARCH 13, 2025

I oppose approval of the Final Tract Map 38434-2, unless certain conditions are imposed to ensure that the grading for the Final Tract Map is consistent with what has been presented to neighboring homeowners at previous hearings.

As stated on 4 separate appearances before Council, my challenges relate to a change to the 50' Landscape Buffer, and a change to the grading plan that moved the slope closer to existing homes. When the Specific Plan was submitted to Council for approval in November, 2022, the Planning Department, in writing and verbally at the hearing, stated that the buffer zone along the South and East portions of the project would have a 50' buffer zone. Pulte has stated the buffer zone was always specified at 45'-50'. The Planning Department's assurances that the buffer zone was 50' behind our homes was misleading as they now agree with Pulte and the buffer zone is now 45'. As I have noted in meetings with the Planning Department, the plans are not to scale on the City's website and it difficult to measure the distances. The change from 50' to 45' has moved the slope closer to our homes.

The Staff Report dated November 17, 2022 prepared by Mr. Melloni stated "Planning Area 5: An Open space amenity area to establish up to 7.9 acres of open space, including a 50'-0" wide passive, landscaped walking trail along the southern and eastern perimeters of the RSP and on-site stormwater retention basins." P. 2. Page 7 of Staff Report also stated that for Planning Area 5 there is a 50' landscape buffer to be maintained by the HOA.

My primary concern is that the slope is not graded according to plan. Pulte has increased the height of the slope by adding a 2' shelf at the top, so that the top of the slope is higher than the approved pad height elevations. Pulte has also created a 5' wide bench at the top which has resulted in the slope being higher and closer to our homes than what was approved. As a condition of approval of this Tract Map we ask that the slope be regraded so that the top of the slope is at the same elevation as the approved pad heights and the top of the slope ends at the rear retaining wall of the new lots. This is what was presented when the Specific Plan was approved. Adding the 2' high shelf was a change in height that requires a hearing; it cannot be approved administratively. There was no hearing on this height increase – the March 5, 2024 Rough Grading Plan hearing notice stated it was only relating to a 6" change in pad height elevation. As graded, the slope is 9' closer to our back wall than what was initially approved.

I oppose approval of any Final Tract Map until Pulte gives assurances that the slope behind our homes will be regraded to remove the shelf at the top and to reduce the 2' increase in the slope. Pulte has indicated the shelf is to prevent erosion. Pulte should be required to build the block retaining walls as a condition of approval because once those block walls are built at the pad height elevations the potential erosion of the slope can be cured by landscaping the slope. I ask that regrading the slope be a condition of approval of this proposed Final Tract Map.

Linda Candler

