

## ATTACHMENT 6



## City of Manteca

## PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION MAKING FINDINGS TO FORWARD A RECOMMENDATION OF APPROVAL OF THE GRIFFIN PARK MASTER PLAN TENTATIVE SUBDIVISION MAP, SDJ-18-53 TO THE CITY COUNCIL.**

**WHEREAS**, the Manteca Planning Commission, at a noticed Public Hearing on April 9, 2019, considered a Tentative Subdivision Map for the Griffin Park SDJ-18-53; and

**WHEREAS**, the Griffin Park Tentative Subdivision Map includes the subdivision of 301.35 acres into 1,301 lots; 270.35 acres of Low Density Residential, 5.0 acres of Commercial Mixed Use, 6.0 acres of Open Space, and 20.0 acres of Parks; and

**WHEREAS**, the current zoning designations for the project site include R-1 (One Family Dwelling), CMU (Mixed Use Commercial), OS (Open Space); and P (Parks); and

**WHEREAS**, the Griffin Park Tentative Subdivision Map is located southwest of the intersection of E. Woodward Avenue and S. Main Street. The Project site is bounded on the north by E. Woodward Avenue, on the east by S. Main Street, on the south by W. Sedan Avenue, and on the west by South Union Road and is comprised of nine (9) parcels: Assessor Parcel Numbers 224-023-33, 224-023-34, 244-023-35, 226-100-06, 226-100-08, 226-100-19, 226-100-21, 226-100-29, and 224-023-36; and

**WHEREAS**, the development of the entire Griffin Park Tentative Subdivision Map shall be governed by the guidelines specified in the Griffin Park Master Plan that was certified by the Manteca City Council on October 3, 2017; and

**WHEREAS**, the Griffin Park Subdivision will be developed in five phases, and these five phases will be comprised of a broad variation of village concepts which are designed to enhance functions of the neighborhoods throughout the Griffin Park Subdivision; and

**WHEREAS**, the Griffin Park Tentative Subdivision Map mission is to create and facilitate the development of a high quality, livable, and sustainable community that integrates walkability, open space, and park space in neighborhood design, reduce impacts by improved infrastructure design, and provides for diversity of housing types and price ranges through building design and variety. The community will promote energy efficient residential designs that reduce total housing costs by lowering ongoing operation and maintenance costs; and

**WHEREAS**, the Griffin Park Tentative Subdivision Map provides a comprehensive planning document to guide and direct development within the approximate 301.35 acre Griffin Park Plan Area. The Griffin Park Master Plan establishes the land uses, development concepts, guidelines and standards that implement the zoning and General Plan in a more detailed and specific manner for the Plan Area; and

**WHEREAS**, in accordance with the California Environmental Quality Act Guidelines Section 15183 (a), CEQA mandates that projects which are consistent with the development density established by the existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies, and therefore, no further environmental review is required; and

**WHEREAS**, the Griffin Park Master Plan project resulted in the preparation of an Environmental Impact Report (EIR) and Mitigation Measure Monitoring and Reporting Program that were certified by the Manteca City Council at its Public Hearing on October 3, 2017; and

**WHEREAS**, The EIR identifies that the project could result in project-level significant and unavoidable adverse impacts in the following areas: scenic vistas, conversion of farmland, air quality, mineral resources, traffic noise levels and traffic. In addition, the project would contribute to cumulative significant and unavoidable adverse impacts in the following areas: cumulative traffic, cumulative degradation of the existing visual character of the region, agricultural and forest resources, regional air quality and loss of known mineral resources; and

**WHEREAS**, there are significant and unavoidable environmental impacts as stated above, there are benefits that outweigh the impacts including: the creation of new jobs; generation of new taxes and fee revenues; providing recreational and housing opportunities; advancement of the General Plan's planning policies; providing logical, orderly and planned growth; and improved public health, safety and welfare; and

**WHEREAS**, a Mitigation Monitoring and Reporting Program was prepared that, which includes mitigation measures that are imposed by reference as conditions of approval for the project; and

**WHEREAS**, Title 17, Section 17.08.060 of the Manteca Municipal Zoning Ordinance mandates the transmittal of a recommendation to the City Council shall be by Resolution.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** that the Manteca Planning Commission recognizes the appropriateness of the Griffin Park Master Plan Tentative Subdivision Map and in accordance with Chapter 16.09 of the Manteca Subdivision Ordinance hereby recommends approval of the Griffin Park Tentative Map (SDJ-18-53) to the City Council based on the following findings:

1. The proposed map was reviewed in conformance with Chapter 16.09 of the Subdivision Ordinance of the City of Manteca.
2. An Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) were prepared and certified on October 3, 2017, to disclose potential environmental effects of the proposed project. The EIR & MMRP were prepared in compliance with the California Environmental Quality Act (CEQA) (as amended through Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulation Section 15000 et seq.) and is found to be adequate environmental documentation for this project.
3. The Griffin Park Tentative Map is in conformance with the State Subdivision Map Act, the City's General Plan, Title 17 of the Manteca Zoning Ordinance, and Title 16 of the Manteca Subdivision Ordinance.
4. The site is physically suitable for the type and density of future development.

5. The design of the subdivision map and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision map is not likely to cause public health problems.
7. The map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed map.
8. The map was reviewed and conditioned by the appropriate City Departments, Utilities, and Agencies.
9. The Tentative Map was reviewed and conditions are incorporated with this resolution as Exhibit A.
10. In reaching a decision upon the tentative subdivision map, the City Council shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residences and available fiscal and environmental resources. The map will provide 1,301 dwelling units with a property tax sharing at 60% to San Joaquin County and 40% to the City of Manteca.
11. In reaching a decision upon the tentative subdivision map, the City Council shall consider the design of the subdivision as it provides for future passive and natural heating or cooling opportunities in the subdivision, as required by *Government Code Section 66473.1*.
12. The tentative subdivision map may be approved or conditionally approved by the City Council if it finds that the proposed land division, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and all applicable provisions of this code (Ord. 936 § 1, Ex. A (part), 1992). This is supported by the General Plan Policy CD-P-28: The City shall establish residential design guidelines and standards.

I hereby certify that this Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled Public Hearing held on April 9, 2019 by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Leonard Smith, Chairman

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Date

Exhibit A: Conditions of Approval- Griffin Park Master Plan Tentative Subdivision Map SDJ-18-53

