

ATTACHMENT 5



City of Manteca Planning Commission
AGENDA REPORT

ITEM 6.2

MEETING DATE: April 9, 2019

APPLICATION NO: Griffin Park Subdivision - Tentative Subdivision Map
 SDJ-18-53

REQUEST: The applicants are requesting to subdivide approximately 301.35 acres into 270.35 acres of Low Density Residential with 1,301 single family lots, 5.0 acres of Commercial Mixed Use, 6.0 acres of Open Space, and 20.0 acres of Parks.

LOCATION:

The proposed Griffin Park Master Plan site is located in the southern portion of the City that was recently annexed into the City of Manteca. The Project site is 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. The Project site is located within Sections 8 and 17 of Township 2 South, Range 7 East, Mount Diablo Baseline & Meridian (MDBM). The project site is comprised of nine assessor parcels (APN's) as depicted on Table 2 attached.

PROPERTY OWNERS/APPLICANTS:

Raymus Resources, LLC
 Toni Raymus
 1433 Moffat Blvd., Ste. 13
 Manteca, CA 95336

JM2, LLC
 William Fillos
 1463 Moffat Blvd., Ste. 5
 Manteca, CA 95336

Koetsier Farms, L.P.
 Ian Koetsier
 4200 Carter Road
 Farmington, CA 95230

Marylou Moore Collins
 6875 Sedan Avenue
 Manteca, CA 95337

Richard and Sarah Quaresma
 Daryll and Diane Quaresma
 1845 Riverview Circle
 Ripon, CA 95336

ZONING: MP (Griffin Park Master Plan includes by reference an array of zoning districts including R-1 (One Family Dwelling), CMU (Mixed Use Commercial), P (Parks), and OS (Open Space)).

GENERAL PLAN: LDR (Low Density Residential), CMU (Commerce Mixed Use), P (Parks), and OS (Open Space).

CEQA STATUS:

An Environmental Impact Report (EIR) and Mitigation Measure Monitoring and Reporting Program were prepared for this project. The referenced EIR was certified by the Manteca City Council at a Public Hearing on October 3, 2017.

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.

The previously certified EIR was prepared to disclose potential environmental effects of the proposed project. The EIR was prepared in compliance with the California Environmental Quality Act (CEQA) (as amended through Public Resources Code Section 21000 et seq.) and State CEQA Guidelines (California Code of Regulation Section 15000 et seq.) SCH #2014122023. The Griffin Park Subdivision EIR provides mitigation measures that all development within its project area must implement. The Griffin Park Subdivision will be conditioned to implement all applicable mitigation measures from the project's EIR. Therefore, no further environmental review is required.

PROJECT DESCRIPTION:

The proposed subdivision is requesting to subdivide approximately 301.35 acres into 1,301 residential lots to be complemented by approximately five (5) acres of commercial development that is expected to provide approximately 65,340 square feet of leasable space. The commercial component of this development will provide a neighborhood-oriented commercial area that may include a mix of retail and services as well as multi-family residential. The Griffin Park site provides an opportunity to locate retail and services scaled to serve Griffin Park and the surrounding neighborhoods to enhance the overall walkability of the plan area and to further minimize reliance on vehicles. It must be noted that Griffin Park subdivision does not include a detailed site plan for the Commercial Mixed Use area at this time. The Commercial Mixed Use land would ultimately require design review approval by the City prior to any development on this portion of the project site. In addition, this subdivision will also construct 26 acres of parks and open space.

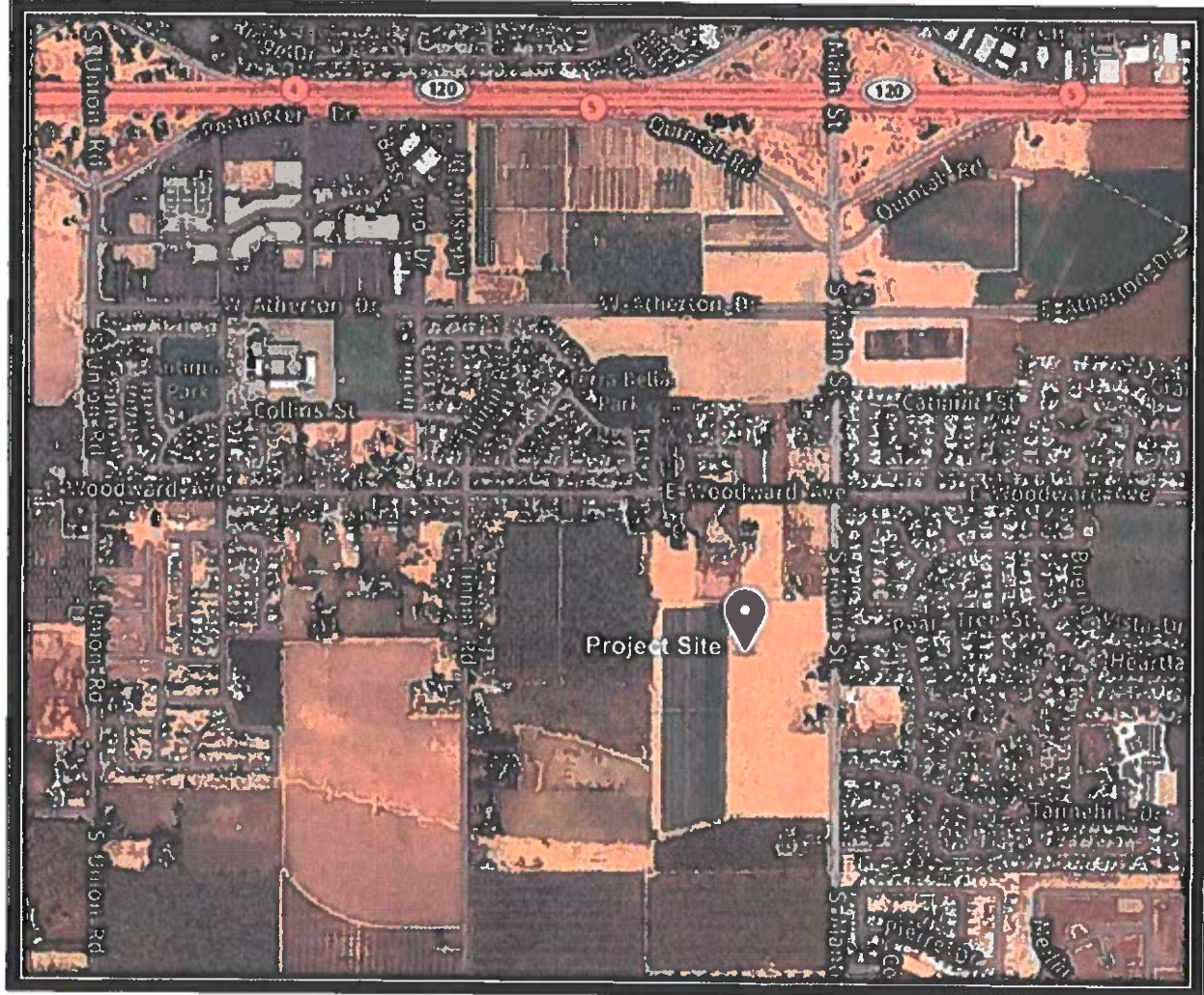
Since the majority of the acreage on the Plan Area is zoned R-1 (One Family Dwelling) with a General Plan land use designation of LDR (Low Density Residential that allows 2.1 to 8 dwelling units per acre), this project will provide large residential lot sizes that exceed 10,000 square feet. It must also be noted that overall, Griffin Park is primarily a residential addition to the City to support Manteca's residential growth.

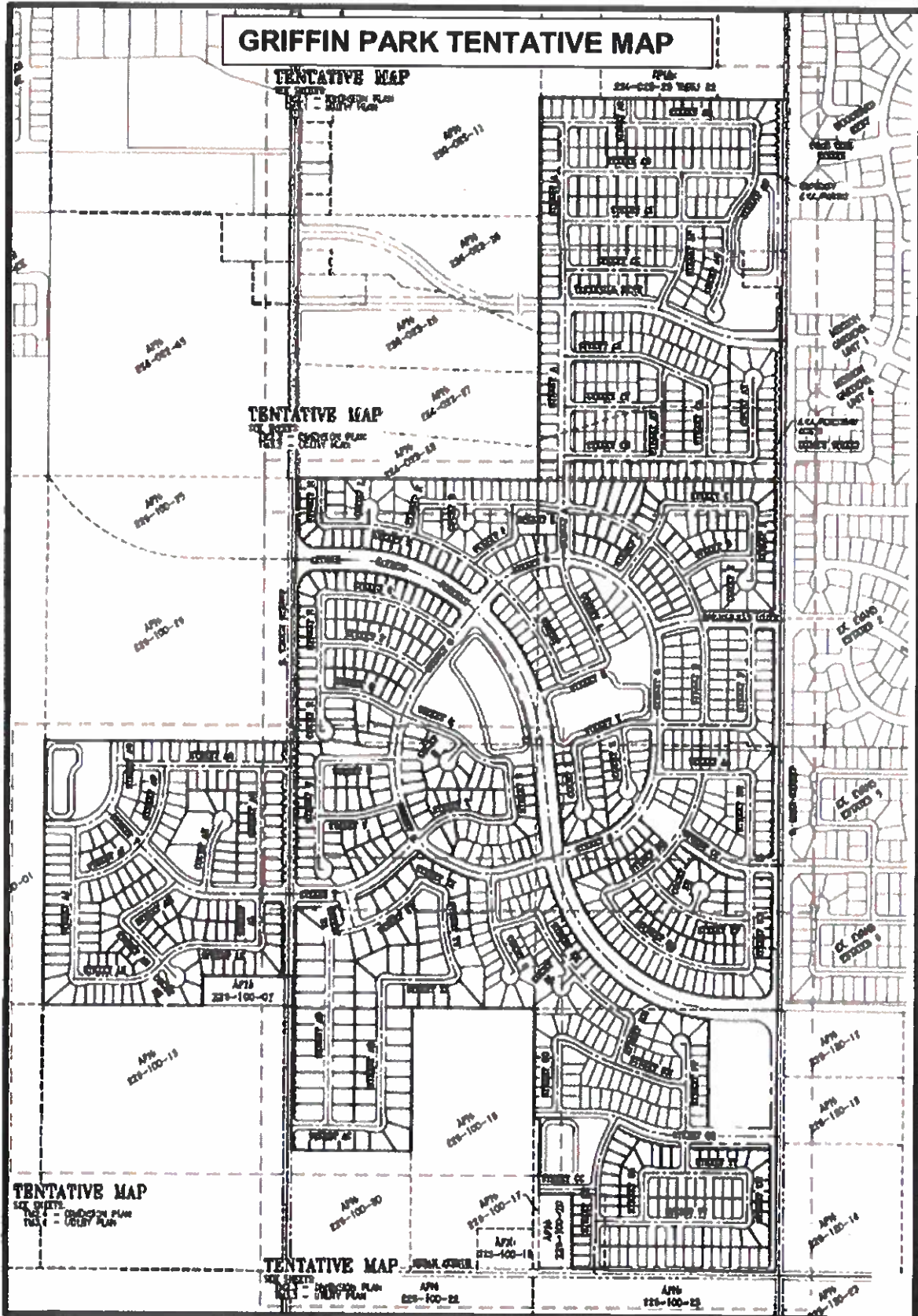
This subdivision will be developed under the Griffin Park Master Plan land design standards and design guidelines specific for this project. The Griffin Park Master Plan was prepared as a regulatory document that implements the zoning for the Plan Area and implements the General Plan. This regulatory document works in conjunction with the City's General Plan and Zoning Ordinance to implement the zoning for all properties within the Master Plan area. In addition to the regulations contained in this Master Plan, properties within the Master Plan area are subject

to applicable regulations of the Manteca Municipal Code such as parking requirements, sign regulations, and general provisions.

The Griffin Park Community will provide a diversity of housing that is spread throughout the Plan Area in neighborhoods of similar size housing (large lots, standard lots). The Griffin Park land plan for the residential land uses, along with the design standards and guidelines, provides for various house and lot sizes. This subdivision will be developed under five phases. These five phases will be comprised of a broad variation of village concepts that are designed to enhance functions of the neighborhoods throughout the Griffin Park Subdivision.

Project Site Aerial Photo









GRIFFIN PARK PROPOSED ZONING EXHIBIT

North Star
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
810 17th Street, Modesto, CA 95104
(209) 524-2527 Phone (209) 524-3886 Fax



VICINITY MAP
MTS

LEGEND

-  R-1 (ONE-FAMILY DWELLING)
-  P (PARK)
-  OS (OPEN SPACE)
-  CMU (MIXED USE COMMERCIAL)

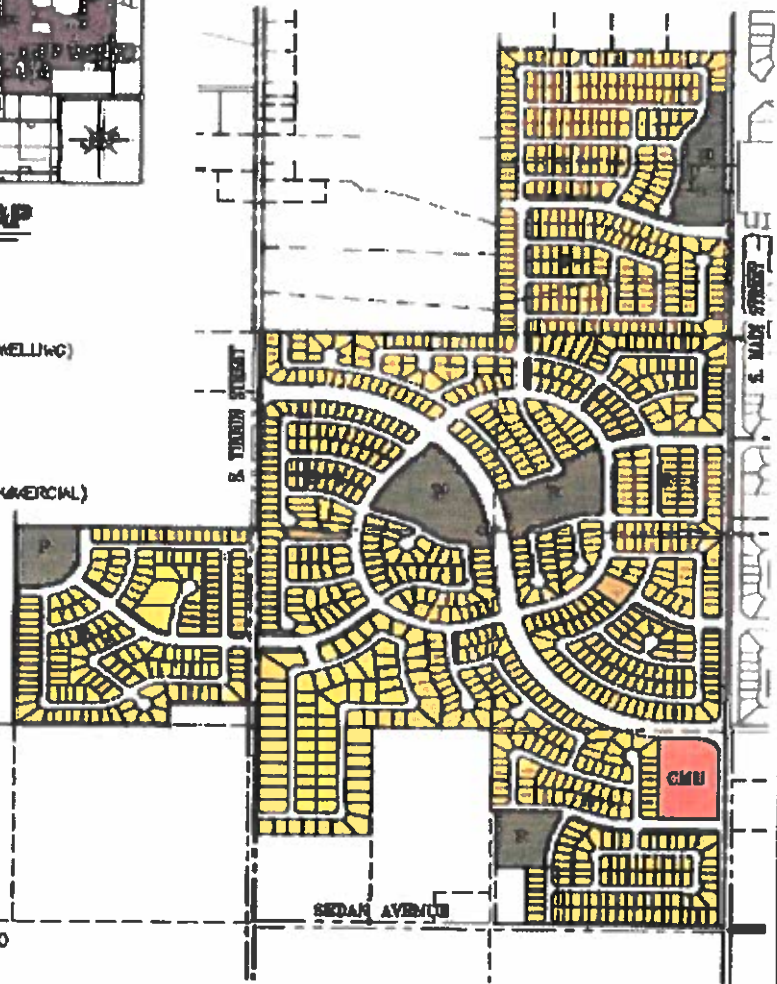
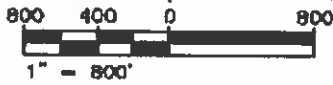


Table 1

GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION	TOTAL ACRES
Low Density Residential	R1	270.35
Commercial Mixed Use	CMU	5.0
Open Space	OS	6.0
Parks	Parks	20.0

DISCUSSION:

On September 12, 2017, the Planning Commission, at its noticed public hearing, determined that the proposed Environmental Impact Report, Mitigation Measure Monitoring and Reporting Program, General Plan Amendment 15-89, Pre-Zoning 15-88, Master Plan 15-90, and Annexation 15-87 of the Griffin Park Planning Area were consistent with the General Plan Goals, Policies, and Implementation Measures and recommended that City Council certify the Griffin Park Environmental Impact Report. Additionally, the Planning Commission recommended that the City Council approve the associated General Plan Amendment, Pre-zoning, Master Plan, and Annexation.

Following the Planning Commission's action, on October 3, 2017, the City Council, during its noticed public hearing, certified the project's Environmental Impact Report and adopted the Griffin Park Master Plan entitlements under Resolution Number R2017-142. Under the same action, the Council also authorized staff to file an Annexation Application with the San Joaquin County Local Agency Formation Commission (LAFCO) for the 343 acres comprising the Griffin Park Master Plan. The subsequent Final Map approval will be the last necessary entitlement in the Griffin Park Master Plan land use entitlement hierarchy.

The Griffin Park Master Plan Project is proposed by private sector developers who may design and build parts of the subdivision and sell other portions as market conditions dictate. The proposed development will be built in five phases and as such, all phases shall be required to be stand-alone. All phases shall be constructed in the manner approved in the phasing plan to ensure orderly and planned development. Phases shall be planned to ensure the efficient construction of adjacent future phases (those phases immediately next to the subject phase, sharing a common boundary line), and to ensure that phased development does not allow for leapfrog development. Conditions of approval to enable orderly phasing of the development were added to that effect.

The development of this subdivision will be occurring in five phases as depicted on the attachments numbers 4, 5 and 6. However, it must be noted that the actual development may or

may not be implemented in the sequential order of the phases. The builder or developer shall complete development of the phase or phases prior to embarking on the next phase. The project's tentative map conditions of approval shall remain in effect until all the phases are developed to the satisfaction of the City.

No proposed prior phase shall be dependent on the completion of subsequent phases to be consistent with any required approvals and/or conditions, including, but not limited to: the looping of roads and utilities, the provision of fire flow, and the mitigation of transportation, recreation, and/or public services impacts. Landscaping and parking improvement shall be provided within each phase as required.

The City provides a full range of municipal services, including public safety (fire, police, and building), sanitation (wastewater treatment and collection), libraries, parks, and recreation services. Municipal services would be extended to the project area upon development of the project site. The Master Plan also includes expansion of the existing vehicular and non-vehicular circulation system and utility improvements. The Plan Area took into consideration and provided for roadway circulation - arterial, major, and minor collectors with bicycle and pedestrian circulation as well as landscaping of the various lots.

SITE DESCRIPTION:

The Griffin Park Master Plan area is generally 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 with the majority of the map east of Tinnin Road. There is one Phase on the west side of Tinnin Road.

The project site is relatively flat with a natural gentle slope from northeast to the southwest. The project site topography ranges in elevation from approximately 30 to 47 feet above sea level. Uses immediately adjacent to the south and west of the project site include agricultural uses and residential uses, including ranchettes and large estates lots.

The entire project site is comprised of existing residential uses, including ranchettes and large estates lots, undeveloped rural land, and agricultural uses. The residential uses are mostly located along Woodward Avenue. The farmland in the northern portion of the Project site is poor quality and has been impacted by the removal of top soil. Orchard farming occurs on the southern portion of the Project site.

The site is made up of nine (9) parcels, identified by Assessor Parcel Numbers including the associated acreages as shown in Table 3 below:

Table2

<u>ASSESSOR'S PARCEL NUMBER</u>	<u>ACREAGE</u>	<u>ADDRESS</u>
224-023-33	24.0	2035 S. Main St.
224-023-34	.94	2137 S. Main St
244-023-35	21.3	2193 S. Main St.

226-100-06	37.9	2603 Tinnin Rd
226-100-08	117.88	2513 S. Main St.
226-100-19	35.40	185 W. Sedan Ave
226-100-21	1.50	341 W. Sedan Ave
226-100-29	50.0	2672 Tinnin Rd.
224-023-36	10.32	2289 S. Main St.
TOTAL:	299.24	

SURROUNDING LAND USES

The subdivision map is within a developing area of Manteca. Uses immediately adjacent to the south and west of the project site include agricultural uses, residential uses, and large estate lots. Other existing uses east of the Project site include single family residential subdivisions and Walter Woodward School. Other nearby uses include a commercial shopping center located south of State Route (SR) 120 and east of S. Union Road.

ANALYSIS:

General Plan Consistency:

In addition to the Griffin Park Master Plan general plan consistency, the proposed Tentative Map is consistent with Section 1.7.3 of the land use element. California law requires that the City of Manteca develop and adopt a General Plan. The General Plan consists of a statement of development policies and includes a map or maps and text setting forth goals and policies. It is a comprehensive long-term plan for the physical development of the county. In this sense, it is a "blueprint" for development. Some pertinent goals and policies of Manteca's current General Plan and how they relate to the Griffin Park development are stated below:

The Griffin Park Master Plan Project identifies the following objectives:

- Complete neighborhoods, rather than monolithic subdivisions. Neighborhood designs should foster a mixture of compatibly scaled housing types on urban lots.
- Provision for public transit and other alternatives to the private automobile (i.e. bicycling and walking) will be encouraged to create an active, thriving lifestyle.
- Street patterns will be carefully configured to allow for multiple outlets from neighborhoods and to provide for connections between neighborhoods without encouraging through traffic to create convenience and access without a private automobile.
- A network of planned walkways, bikeways, and greenways will be implemented as an integral part of development. This will make getting outside convenient, easy and enjoyable.

- Provide for street, driveway, and sidewalk design to minimize impervious improvements.
- Regularly spaced street trees selected and planted in accordance with the City of Manteca street tree master plan.
- Each neighborhood will have adequate open space areas designed into the development, if possible. These spaces will serve as meeting spaces and may have fitness equipment or recreational activities.
- Residential architecture will respect the value of the street upon which it faces, and contribute to the sense of community featuring human scaled architecture with its associated details. This generally means houses pulled up to the street, porches in front, a front walk connecting to the sidewalk, and garages to the rear or at least set back from the front face of the home. Front porches inviting neighborly visits will be encouraged.
- To employ additional conservation measures through thoughtful consideration of street and driveway design; the siting of buildings; and the availability of solar.
- Durable construction materials and designs suited to local conditions to contribute to the ongoing costs of the housing will be encouraged.
- Provide a range of housing opportunities to support a diverse population, lifestyles, and family groups.
- Establish a planning/zoning concept that is responsive to the market.
- Implement the Circulation Element of the City's General Plan.
- Implement City's Infrastructure Master Plans.

Tentative Subdivision Map Findings.

Pursuant to Municipal Code Section 16.09.040, matters to be considered and findings, in addition to the requirements governing approval of the tentative map set forth in the Subdivision Map Act, the following considerations and findings are made:

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% San Joaquin County and 40% 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.

FISCAL ANALYSIS:

The City Manager successfully negotiated a 60% to 40% County - City property tax sharing agreement. This is compared to 80% - 20 % split within the Master Tax Sharing Agreement with the County. The proposed subdivision will allow for construction of 1,301 single family residential homes and approximately 65,340 square feet commercial mixed uses. This development would add an incremental demand for City services; however, prior to the building permit issuance, the development will be required to pay Public Facilities Implementation Plan fees adopted at the time of Building Permit issuance.

RECOMMENDATION:

Planning staff has routed the project plans to Engineering, Parks & Recreation, Building, Fire and Police Departments to ensure compliance with all applicable codes and requirements. As a result, staff has developed a consolidated list of conditions. Staff finds that, as conditioned, the proposed project is consistent with City codes and requirements.

Therefore, Staff recommends that the Planning Commission adopt the attached resolution making the required findings that the Griffin Park Tentative Subdivision Map is consistent with the General Plan and recommends approval of the requested land use entitlement and conditions to the City Council .

Report prepared by: Tendai Mtunga, Associate Planner

Attachments:

1. Public Hearing Notice
2. Resolution
3. Tentative Subdivision Map Exhibit 'A'
4. Phasing Map A
5. Phasing Map B
6. Phasing Maps C, D, and E
7. Manteca Unified School District Supporting Letter

Reviewed By:



J.D. Hightower, Planning Manager

2/14/2019
Date



Greg Showerman, Community Development Director

04 APR 2019
Date