

RESOLUTION R2019-XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA, STATE OF CALIFORNIA, APPROVING THE
GRIFFIN PARK MASTER PLAN TENTATIVE SUBDIVISION
MAP, SDJ-18-53**

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 East Woodward Avenue, on the east by South Main Street, on the south by West 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 adopted 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 that 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 provide 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 includes mitigation measures that are imposed by reference as conditions of approval for the project; and

WHEREAS, The CEQA Findings for the Griffin Park Master Plan Environmental Impact Report certification are hereby incorporated into this resolution; and

WHEREAS, Pursuant to Title 17, Section 17.08.060 of the Manteca Municipal Zoning Ordinance, the Planning Commission passed Resolution 1518 that recommends approval of the subdivision map to the City Council; and

ATTACHMENT 1

WHEREAS, the City Council has considered all information related to this matter as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.
2. The proposed map was reviewed in conformance with Chapter 16.09 of the Subdivision Ordinance of the City of Manteca.
3. 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 are found to be adequate environmental documentation for this project.
4. 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.
5. The site is physically suitable for the type and density of future development in that the site is relatively flat with soils capable of supporting low density residential development.
6. 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 in that the subdivision will comply with all applicable provisions of the San Joaquin Multi-Species Habitat Conservation Plan.
7. The design of the subdivision map is not likely to cause public health problems in that the subdivision will be served by all utilities and constructed to City standards.
8. The map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed map.
9. The map was reviewed and conditioned by the appropriate City Departments, Utilities, and Agencies.

ATTACHMENT 1

10. The Conditions of Approval for this Tentative Map were reviewed and approved by both City staff and applicants. Said conditions are hereby incorporated with this resolution.
11. In reaching a decision upon the tentative subdivision map, the City Council considered the effect of that decision on the housing needs of the region and balanced 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.
12. In reaching a decision upon the tentative subdivision map, the City Council considered 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.
13. The City Council finds that the proposed land division, together with the provisions for its design and improvement, is consistent with the General Plan, the Griffin Park Master 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.
14. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 21st day of May 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
BENJAMIN J. CANTU
Mayor

ATTEST: _____
LISA BLACKMON
City Clerk