



Legislation Details (With Text)

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Title: Adopt a Resolution accepting the Planning Commission's Findings that the Griffin Park Tentative Subdivision Map is consistent with the Griffin Park Master Plan; Exempt the Tentative Map from further review pursuant to the California Environmental Quality Act; and Approve the Griffin Park Tentative Subdivision Map, SDJ-18-53.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - Resolution, 2. Attachment 2 - Conditions of Approval, 3. Attachment 3 - Griffin Park Vicinity Map, 4. Attachment 4 - Griffin Park Subdivision and Phasing Plan, 5. Attachment 5 - Planning Commission Staff Report, 6. Attachment 6 - Planning Commission Resolution, 7. Attachment 7 - 500 Year Flood Map, 8. Attachment 8 - 1997 Flood Map, 9. Attachment 9 - Major Street Master Plan, 10. Attachment 10 - Agricultural Mitigation Fee Information

| Date | Ver. | Action By | Action | Result |
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City Council Agenda

Memo to: Manteca City Council
From: Greg Showerman, Community Development Director
Prepared by: J.D. Hightower, Planning Manager
Date: June 4, 2019
Subject: Griffin Park Subdivision - Tentative Subdivision Map SDJ-18-53

Adopt a Resolution accepting the Planning Commission's Findings that the Griffin Park Tentative Subdivision Map is consistent with the Griffin Park Master Plan; Exempt the Tentative Map from further review pursuant to the California Environmental Quality Act; and Approve the Griffin Park Tentative Subdivision Map, SDJ-18-53.

Background:

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 (see Attachment 3 - Vicinity Map). 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 listed below:

| Assessor Parcel Number | Address |
|------------------------|------------------------|
| 224-023-33 | 2035 South Main Street |
| 224-023-34 | 2137 South Main Street |
| 224-023-35 | 2193 South Main Street |
| 226-100-06 | 2603 South Tinnin Road |
| 226-100-08 | 2513 South Main Street |
| 226-100-19 | 185 West Sedan Avenue |
| 226-100-21 | 341 West Sedan Avenue |
| 226-100-29 | 2672 Tinnin Road |
| 224-023-36 | 2289 South Main Street |

The applicants, Raymus Resources, LLC; JM2, LLC; Koestsier Farms, L.P.; Marylou Moore Collins; Richard and Sarah Quaresma; and, Daryll and Diane Quaresma; have worked collaboratively and cooperatively to deliver the Griffin Park Master Plan and associated EIR.

The City published a public Notice of Availability (NOA) for the Griffin Park Draft EIR on March 7, 2017, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH # 2016062029) and the County Clerk and was published in a local newspaper pursuant to the public noticing requirements of CEQA. The Draft EIR was released for a 45-day public review and comment period on March 7, 2017. The Draft EIR was then recirculated on April 6, 2017, and the public review period was extended for another 45 days. The Recirculated Draft EIR comment period ended on May 20, 2017. The recirculation of the EIR is noteworthy in that on April 9, 2019, the Planning Commission heard that the public did not have a meaningful opportunity to make comment on the EIR.

The Griffin Park Master Plan EIR was certified and the Master Plan was adopted on October 3, 2017. A Notice of Determination was posted with the State Office of Planning and Research on October 4, 2017. A Notice of Determination was posted with the San Joaquin County Recorder on October 17, 2017. The 30-day CEQA challenge period expired on November 16, 2017, with no challenges filed.

The Local Agency Formation Commission held a public hearing on February 8, 2017, and decided to approve a Sphere of Influence Amendment and conditionally approve the Griffin Park Reorganization. Subsequently after reaching an agreement with the Lathrop Manteca Fire District regarding detachment from the District and San Joaquin County regarding a tax sharing agreement,

a Certificate of Completion of the reorganization was filed with the County Recorder on July 24, 2018.

The Local Agency Formation Commission also conducted a Municipal Services Review of all reclamation districts within San Joaquin County. LAFCo found that, "There are no San Joaquin LAFCo policies that would affect service delivery" for either Reclamation Districts 17 or 2094, the two districts within the Manteca General Plan Area. The Municipal Service Reviews were adopted by LAFCo on February 8, 2017.

The applicants again have collaboratively worked through the details of a tentative subdivision map. The tentative subdivision map proposes to subdivide approximately 301.35 acres into the following land uses:

1. 270.35 acres of Low Density Residential with 1,301 single family lots;
2. 5.0 acres of Commercial Mixed Use that is anticipated to support 65,340 square feet of mixed use development;
3. 6.0 acres of Open Space; and
4. 20.0 acres of Parks.

The location, density and intensity of the land uses are consistent with the Griffin Park Master Plan (see Attachment 4 - Subdivision Map).

On April 9, 2019, the Planning Commission held a duly noticed public hearing on the tentative subdivision map (see Attachment 5 - Planning Commission Staff Report). After contemplating the staff report, presentation, and public testimony, both in favor and against the project, the Planning Commission unanimously recommended approval of the requested actions to the City Council (see Attachment 6 - Planning Commission Resolution). Three noteworthy testimonies considered by the Planning Commission included concerns about risk factors associated with flood conditions and a need for an Environmental Impact Report that evaluates drainage south of State Route 120, the ultimate alignment of the Raymus Parkway, and loss of farmland.

Pursuant to Section 65302.9(b) of the State Government Code, the City, in cooperation with Reclamation District 17 and the San Joaquin Area Flood Control Agency, has mapped lands that have a 1-in-200 chance of flooding in any given year. The Griffin Park area is outside of both the 200-year flood area and the FEMA 500-year flood area (see Attachment 7 - 500 Year Flood Map). The Griffin Park area is also outside of the area that flooded during the 1997 flood event (see Attachment 8 - 1997 Flood Event Map).

The City and the Oakwood Lakes Water District have executed an agreement where the City will accept wastewater flows from residential units within the District in exchange for a recorded easement for a storm drain line with an outfall to the San Joaquin River. The Regional Water Quality Control Board supports this endeavor. All parties agree that an Environmental Impact Report is the appropriate level of environmental review for such a project. The storm drain line and outfall structure are currently envisioned to manage flows from City Storm Drain Public Facilities Implementation Plan Zones 36 and 39. These two Storm Water Zones cover the entire area of Manteca south of State Route 120. The EIR will evaluate all applicable impacts such as growth inducement and cumulative impacts associated with the proposed project.

Alignment of Raymus Parkway was included in the 2011 Circulation Element of the General Plan (Attachment 9 - Major Street Master Plan). The Griffin Park subdivision proposes to construct the portion of Raymus Parkway in accordance with the Circulation Element alignment between S. Main St. and S. Tinnin Street. The alignment of the Raymus Parkway will be revisited and updated with the Circulation Element of the General Plan Update currently under way.

Griffin Park will participate in the City's agricultural mitigation fee program that has been in place since 2007. This fee program was the result of a settlement agreement with the Sierra Club, Mother Lode Chapter, Delta Keepers, and the California Sport Fishing Protection Alliance and has regularly been updated to keep pace with inflation. It has been agreed by all parties that the fee collected through this program is to be passed through to the former Central Valley Farmland Trust, now known as the California Farmland Trust (CFT). CFT uses the funds to purchase agricultural easements from willing property owners to permanently keep lands in agricultural production. All agreements and the last statement of quarterly receipts are included in Attachment 10 - Agricultural Mitigation Fee Information.

The Griffin Park subdivision will also participate in the San Joaquin Multi-Species Habitat Conservation Plan. The Griffin Park subdivision is within an area determined to be multi-use open space within the plan. This program is related to the need to protect open space that was expressed at the Planning Commission meeting. Funds collected by the San Joaquin Council of Governments for this plan are used to purchase habitat conservation easements for the permanent protection of important biological resources. When combined with the agricultural mitigation fees, the Griffin Park subdivision is expected to generate \$2,895,868 to permanently protect open spaces in the Manteca area.

Fiscal Impact:

The City will receive a 60/40 (60% County/40% City) property tax split with San Joaquin County for areas annexed to the City as part of the Griffin Park Reorganization area.

Documents Attached:

1. Attachment 1 - Resolution
2. Attachment 2 - Conditions of Approval
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