

Resolution No. **2023-01-26-0303**

## **STOCKTON PLANNING COMMISSION**

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### **RESOLUTION APPROVING A ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR THE TRA VIGNE WEST PROJECT (APPLICATION NO. P22-0125)**

On June 23, 2020, the City Council approved a Vesting Tentative Map (VTM) ("Approved Map") for a project known as "Tra Vigne West" (P16-0052). The approval included a General Plan Amendment, Annexation, Rezoning, Vesting Tentative Maps, and Environmental Impact Report application to subdivide a 205-acre site into 655 lots for single-family residential units, 340 multi-family residential units, and commercial development. Additionally, the project would establish a 14.7-acre K-8 school site to be developed by the Lodi Unified School District. The project site is located on the southeast corner of Eight Mile Road and West Road. Under that approval, the map was due to expire on June 23, 2022; and

On February 17, 2021, the Planning Commission approval became effective upon the recordation of the LAFCo certificate of completion which officially annexes the property into the City; and

The original map is set to expire two (2) years after the date of the LAFCo certificate, which is February 17, 2023; and

On February 10, 2022, the applicant submitted an application for a one-year time extension; and

On January 26, 2023, the Planning Commission held a duly noticed public hearing, in accordance with Stockton Municipal Code (SMC) section 16.88.050(C), to consider the time extension request, at which time all interested parties had the opportunity to be heard, now; therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON AS FOLLOWS:**

1. The foregoing recitals are true and correct and incorporated by reference.
2. Based upon its review of the entire record herein, the Planning Commission makes the following findings:

SMC section 16.188.100 (Tentative Map Processing, Post Approval Procedures)

- a. There have been no changes to the provisions of the General Plan or any applicable specific plan, precise road plan, or master development plan that would cause the Tentative Map to be inconsistent with the General Plan, because the site is still Low-Density, Residential, High-Density Residential, and Commercial designations on the 2040 General Plan Land Use. (SMC 16.188.100(C)(a)(i))
- b. There have been no changes to applicable provisions of the Development Code that would cause the Vesting Tentative Map to be inconsistent with the Development Code. The residential parcels contained in the Tentative Map remain consistent with the lot standards at SMC section 16.24.200, Table 2-3 (Zoning District Development Standards). (SMC 16.188.100(C)(a)(ii))
- c. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project. When the Vesting Tentative Map was approved, the site was bounded by vacant lands to the south, east and west, and lands within the County of San Joaquin to the North. These land uses remain unchanged. Approval of the Vesting Tentative Map extension will facilitate residential and commercial development that is consistent with the surrounding character. (SMC 16.188.100(C)(a)(iii))
- d. There have been no changes to the capacity of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is no longer sufficient remaining capacity to serve the project. Upon the review of the City's most recently adopted Sanitary Collection/Treatment Master Plan, Water system Master Plan and the Public Works Design Standards, all required infrastructure and public facilities, water supply, sewage treatment or disposal facilities as well as public streets have sufficient capacities to serve the project site. (SMC 16.188.100(C)(a)(iv))

SMC section 16.90 (Floodplain Management Findings)

- e. In accordance with SMC 16.90.020(A)(2), the proposed development shall comply with the 200-year flood requirements under Senate Bill (SB) 5. The State legislation requires that the property be protected to the urban level of flood protection in urban and urbanizing areas. Any structures within the 200-year flood depths would be required to be reduced to less than three feet and have an urban level of flood protection.

California Environmental Quality Act

- f. The environmental consequences of this Tentative Map have been

analyzed in accordance with the provisions of section 15070 of the State California Quality Act (CEQA) Guidelines, the project shall be subject to all applicable mitigation measures identified in the city-adopted Environmental Impact Report (SCH #2016022061; Tra Vigne Development Project EIR) and the "Final Mitigation Monitoring and Reporting Program" for the Project. All mitigation measures for the approved Vesting Tentative Map remain applicable. No further environmental review is required to approve the requested time extension.

Planning Commission Action

3. Based on its review of the entire record herein, including the May 12, 2022, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves a request for a one-year time extension for the approved vesting tentative map subject to the following conditions of approval:

Conditions of Approval

1. With this approval, the subject map, attached as Exhibit 1 and incorporated herein by reference, shall expire on February 17, 2024.

2. Comply with all applicable Federal, State, County and City codes, regulations, and adopted standards and pay all applicable fees.

3. Pursuant to section 15070 of the CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the city-adopted Environmental Impact Report (SCH #2016022061; Tra Vigne Development Project EIR) and the "Final Mitigation Monitoring and Reporting Program" for the Project.

4. The previously approved Conditions of Approval in City Council Resolution 2020-03-23-1502-03 shall remain valid and in place for the development.

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5. The owners, developers and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this project or its related environmental document.

PASSED, APPROVED, and ADOPTED January 26, 2023.



\_\_\_\_\_  
JEFF SANGUINETTI, CHAIR  
City of Stockton Planning Commission

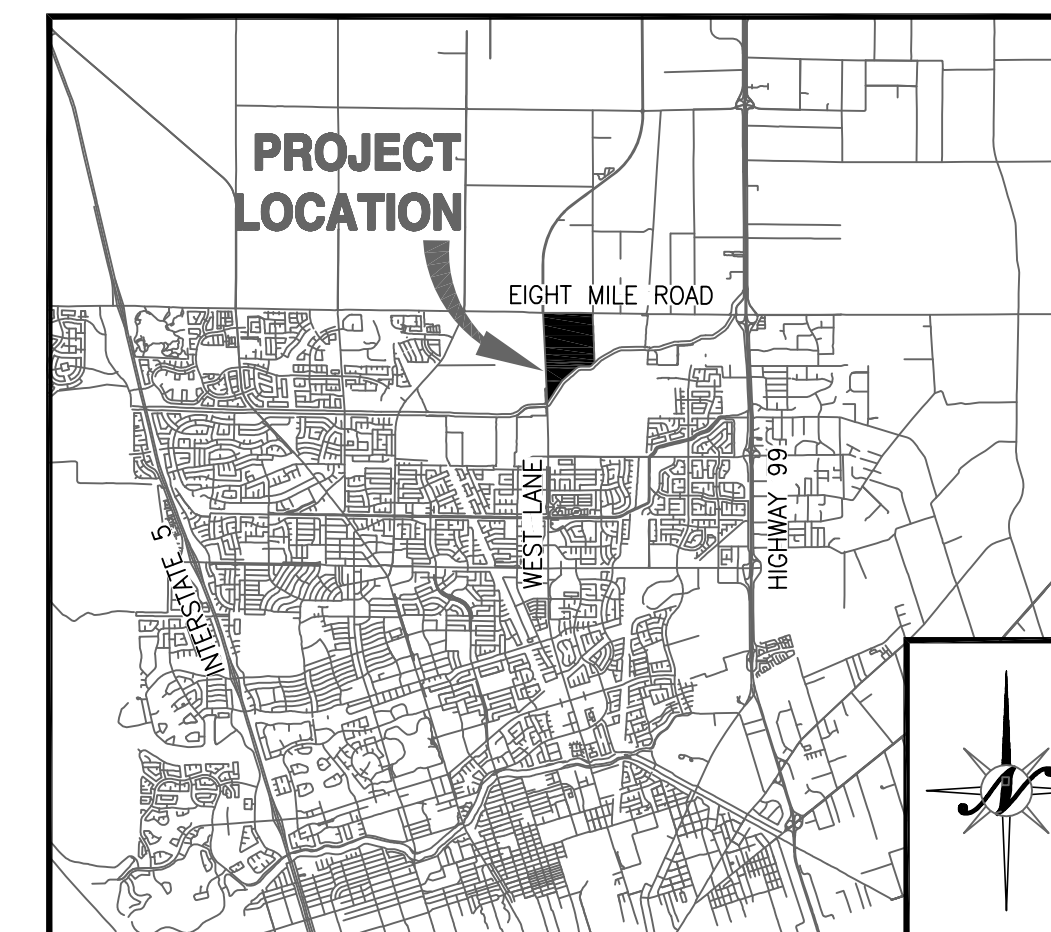
ATTEST:



\_\_\_\_\_  
STEPHANIE OCASIO, SECRETARY  
City of Stockton Planning Commission

*For*

# TRA VIGNE WEST SUBDIVISION VESTING TENTATIVE SUBDIVISION MAP STOCKTON, CALIFORNIA



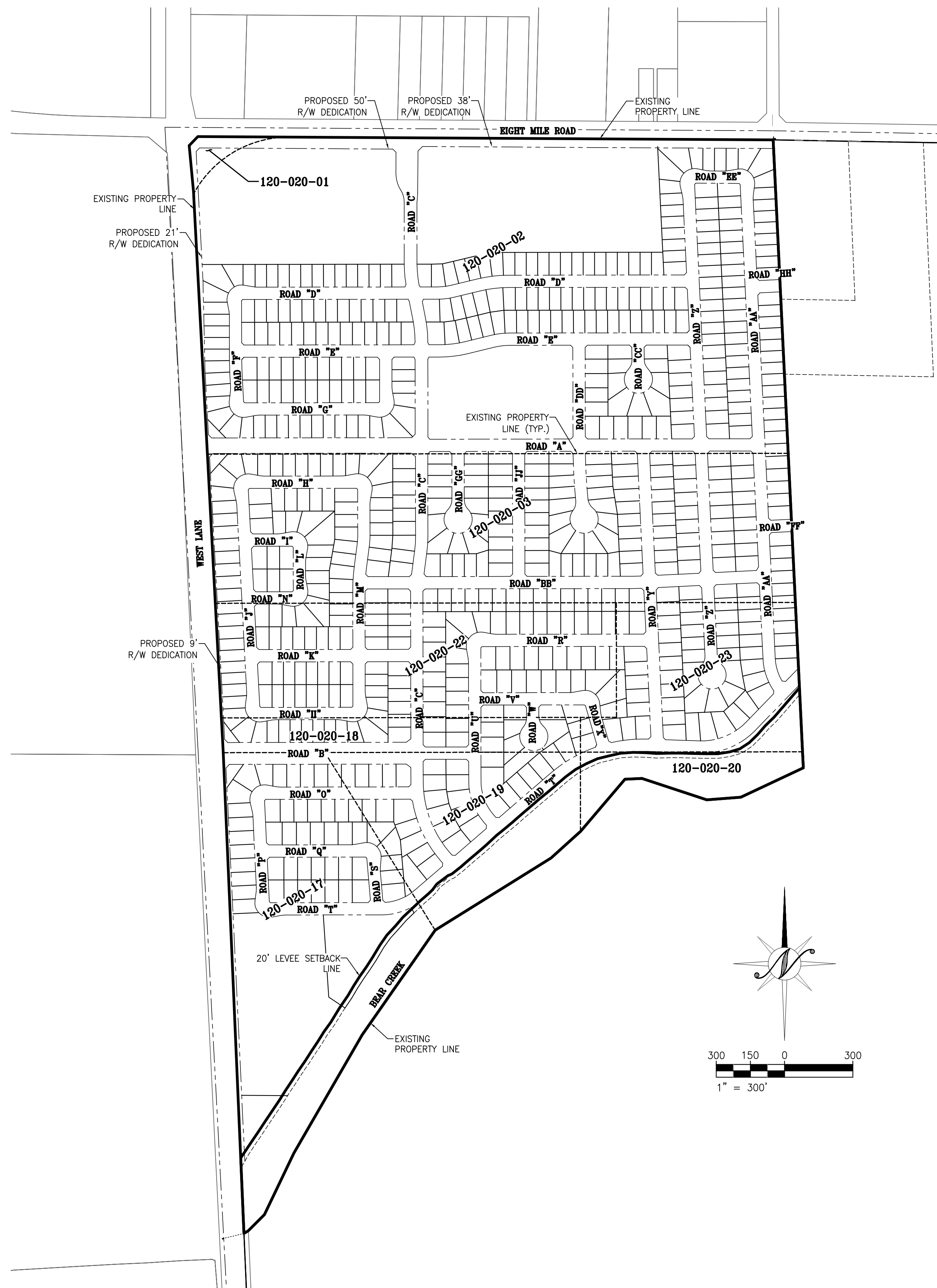
**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES**

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM DISCHARGE TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL DISCHARGE TO BEAR CREEK. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS.
3. SEWAGE DISPOSAL: BY CITY OF STOCKTON SEWER SYSTEM
4. WATER SUPPLY: BY CITY OF STOCKTON WATER SYSTEM
5. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF STOCKTON.
6. ASSESSORS PARCEL Nos. 120-020-001 THRU 003, 120-020-017 THRU 020, 120-020-022, AND 023.
7. LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED, COUNTY OF SAN JUAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
8. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
9. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1., AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
10. PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND 10 YEARS.
11. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
12. BUILDING SETBACKS WILL BE AS PER CITY OF STOCKTON STANDARDS.
13. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF STOCKTON REQUIREMENTS.
14. ALL OFF-SITE IMPROVEMENTS ALONG WEST LANE AND EIGHT MILE ROAD TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PRECISE ROADWAY PLAN PREPARED BY NORTHSTAR ENGINEERING GROUP, INC. AND THE REQUIREMENTS SET FORTH IN THE APPROVED TRAFFIC STUDY.

**LEGEND**

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	N/A
CURB AND GUTTER	N/A	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	Ex 12" SD	12" SD
FORCE MAIN	8" FM	8" FM
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	---	---
CURB INLET	---	---
DIRT ROAD	---	N/A
WATER (MAIN)	6" W	8" W
WATER VALVE	WV	WV
FIRE HYDRANT	---	---
SEWER MAINTENANCE HOLE	---	---
SEWER (MAIN)	Ex 12" SS	12" SS
OVER HEAD ELECTRICAL	---	N/A
GAS LINE	---	N/A
CENTERLINE ELEVATION	(68.34 CL)	68.34 CL
ORIGINAL GROUND	100.00	N/A
DIRECTION OF FLOW	.003	.003
CONTOURS	32	32
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
TREE OR SHRUB/TO BE REMOVED	X	N/A
IRRIGATION LINE	Ex 48" RR	48" RR
IRRIGATION VALVE	IV	N/A
IRRIGATION PRESSURE MANHOLE/VENT	---	---
SIGN	---	---
SERVICE POLE	---	N/A



**SHEET INDEX**

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**PROJECT INFORMATION**

A. REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95202 CONTACT: MIKE MC DOWELL
B. OWNER/APPLICANT:	JOHN TOMASELLO 18958 LOUIS ROAD GRASS VALLEY, CA 95945 T: (530) 208-8482
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 F: (209) 524-3526 CONTACT: TONY DE MELO
D. EXISTING LAND USE/ZONING:	VACANT LOT - ORCHARD/ AU-20
E. PROPOSED LAND USE/ZONING:	RESIDENTIAL, LOW DENSITY - RL
F. TOTAL PROJECT SIZE:	200.16 ACRES (185.5 RESIDENTIAL)
G. TOTAL NUMBER OF LOTS:	747
H. DENSITY:	4.0 UPA
I. CONTOURS:	1' AND ONE HALF CONTOUR INTERVALS, SURVEYED ON APRIL 1st, 2015.
J. RETURNS:	PER CITY OF STOCKTON STANDARD DETAILS R63 AND R64.

**STAFF APPROVAL**

FILED AS A TENTATIVE MAP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.  
 FEE \$ \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CITY ENGINEER

APPROVED BY THIS COMMUNITY DEVELOPMENT DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

COMMUNITY DEVELOPMENT DIRECTOR

**COMMISSION APPROVAL**

FILED AS A TENTATIVE MAP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.  
 FEE \$ \_\_\_\_\_

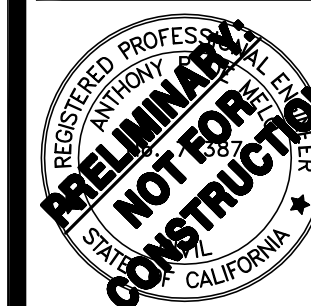
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CITY ENGINEER

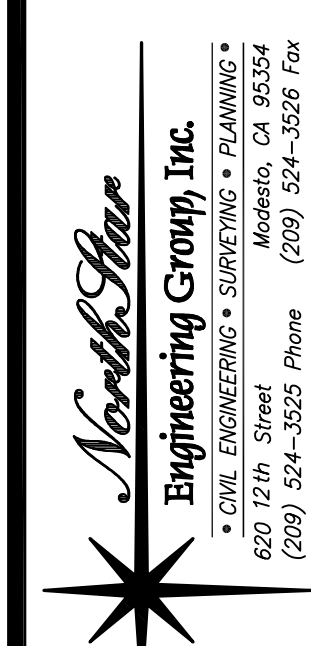
APPROVED BY THE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CHAIRMAN



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

**COVER SHEET**  
 VESTING TENTATIVE SUBDIVISION MAP  
 TRA VIGNE WEST  
 STOCKTON, CALIFORNIA

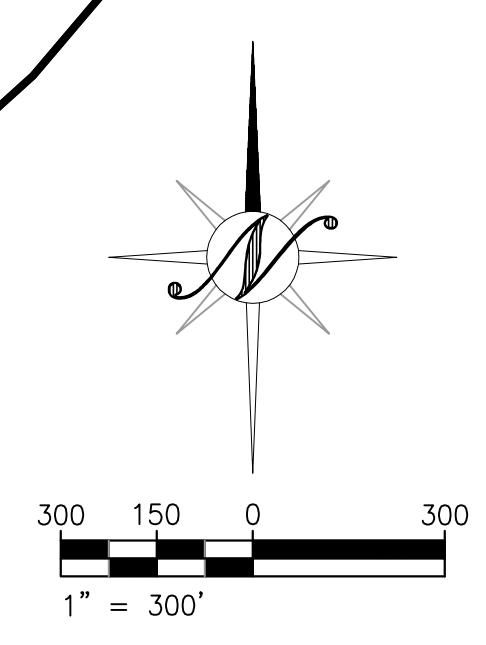
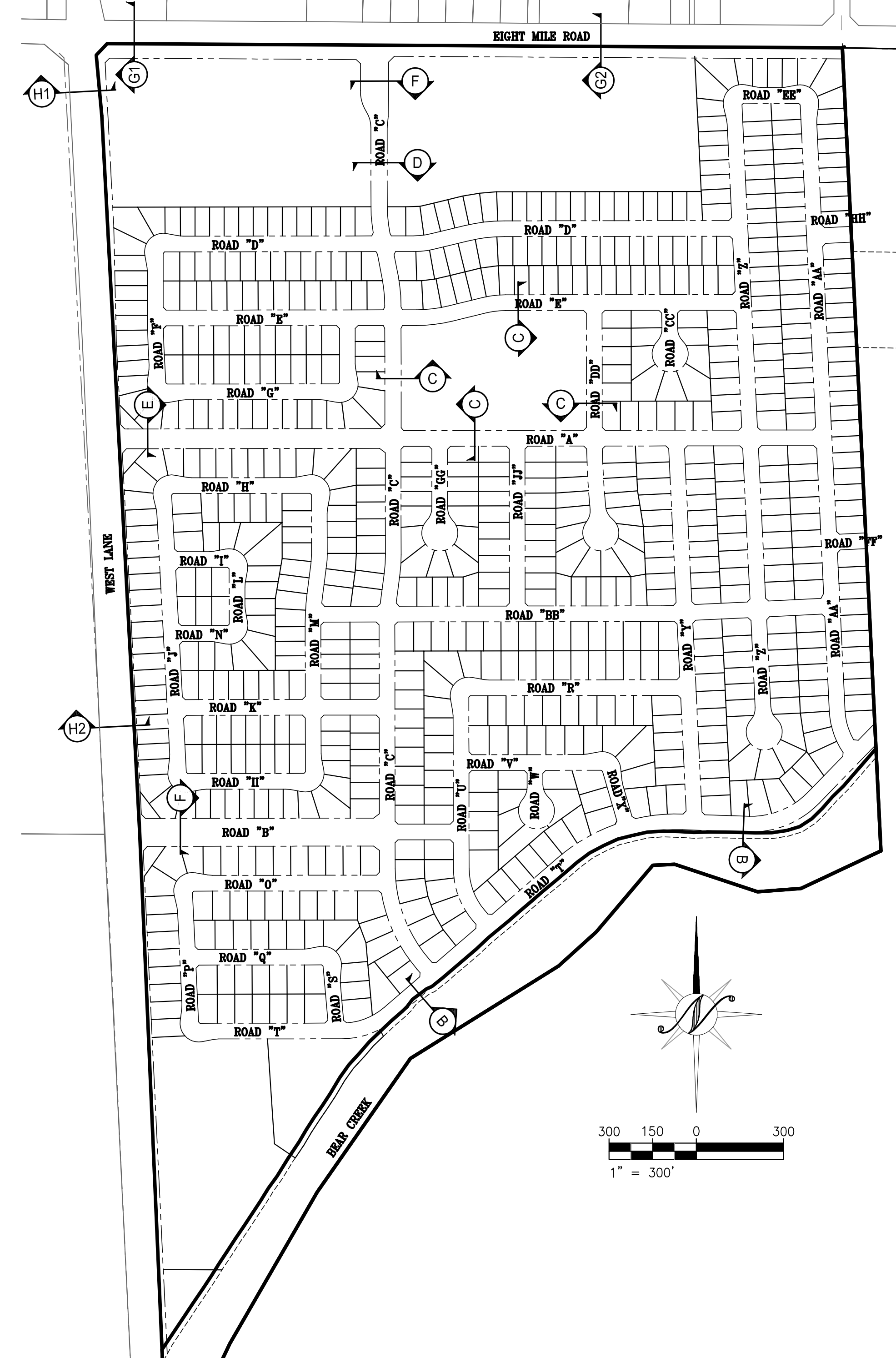
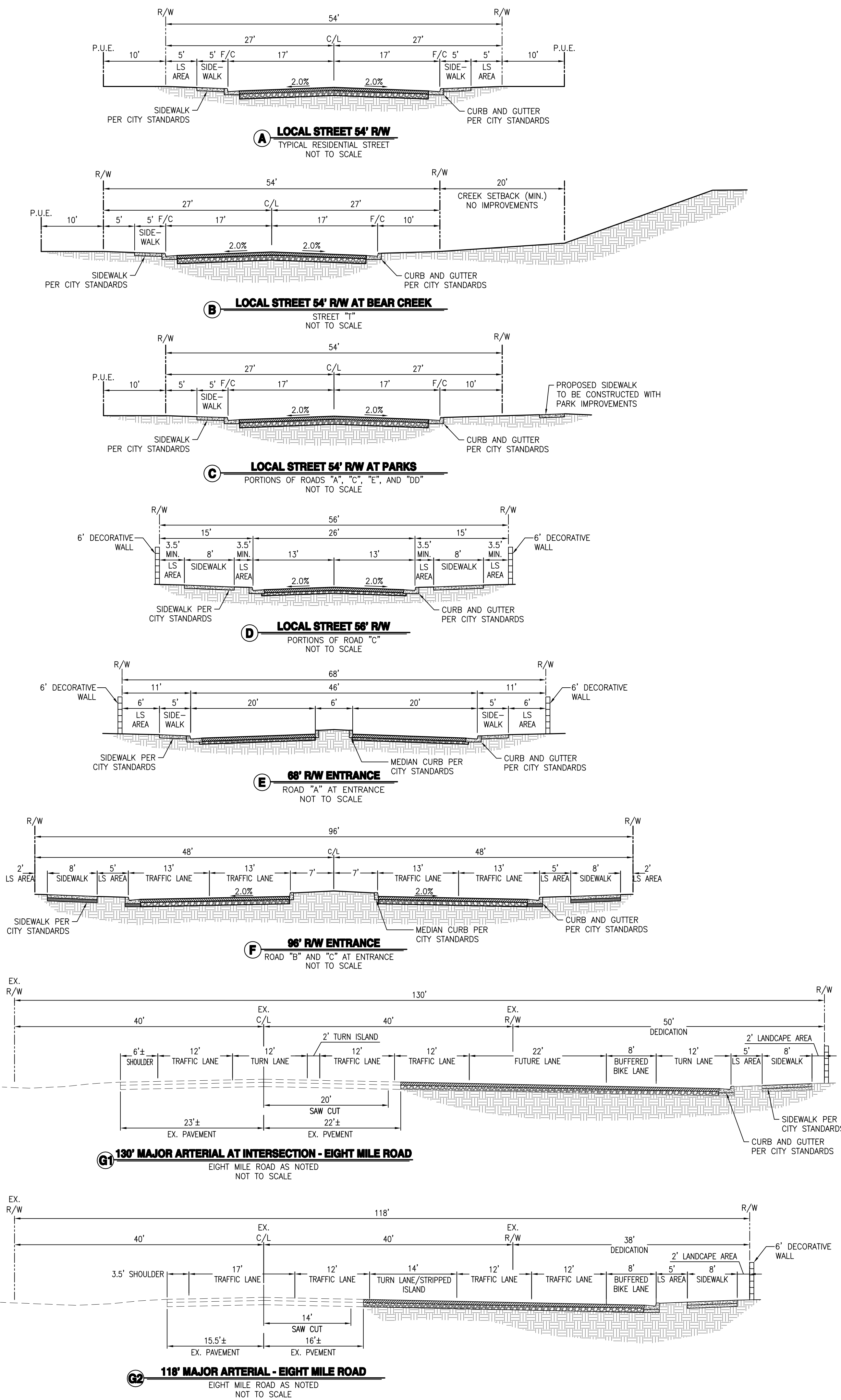


JOB #:	15-1532
DATE:	01/31/2020
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DRAWN:	TBA/PMH
DESIGN:	PMH/CV/KM
CHK'D:	TFD

SHEET NUMBER

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NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

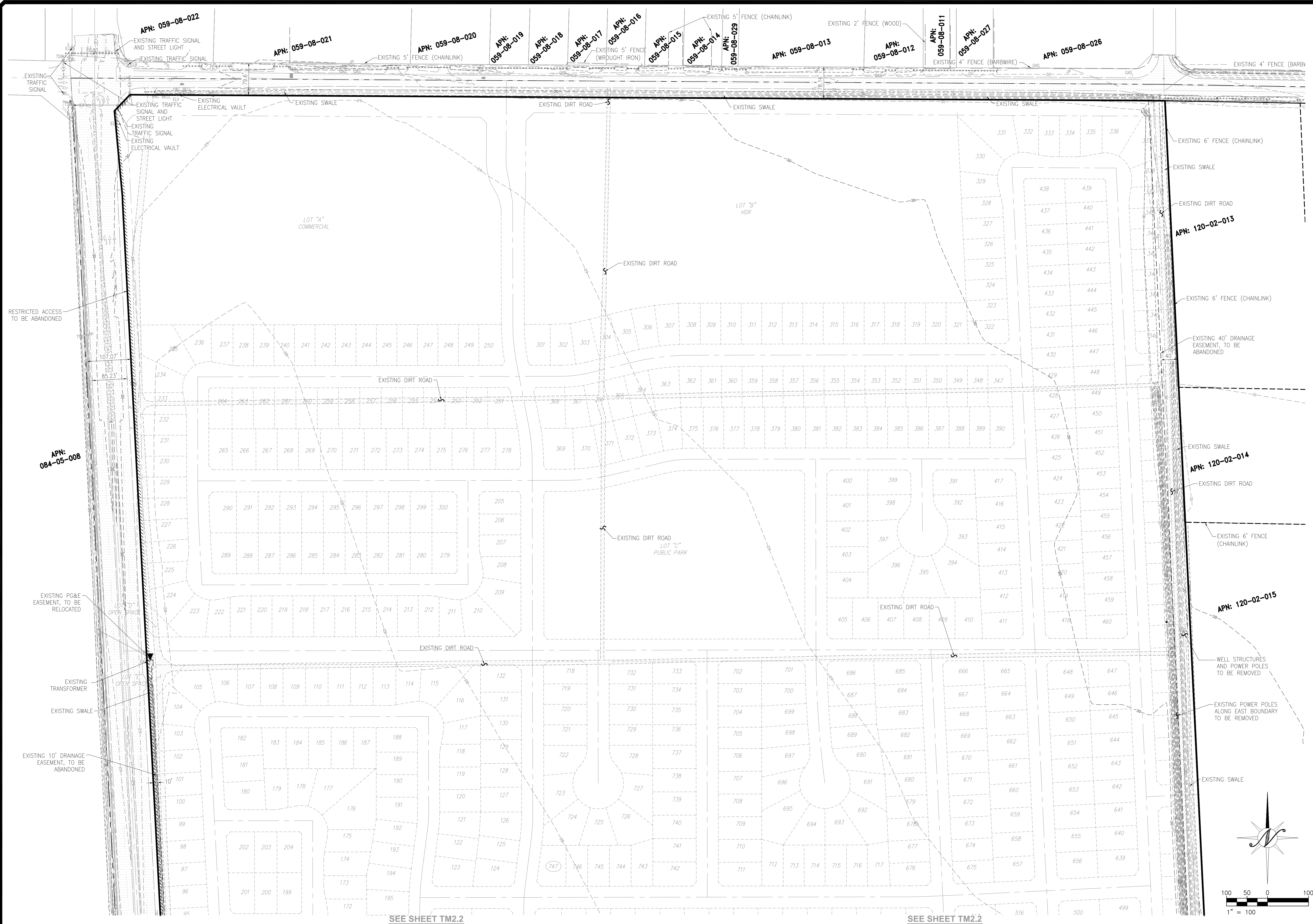
**KEY SHEET AND TYPICAL CROSS-SECTIONS**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE WEST**  
 CALIFORNIA  
 STOCKTON



JOB #: 15-1532  
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SHEET NUMBER

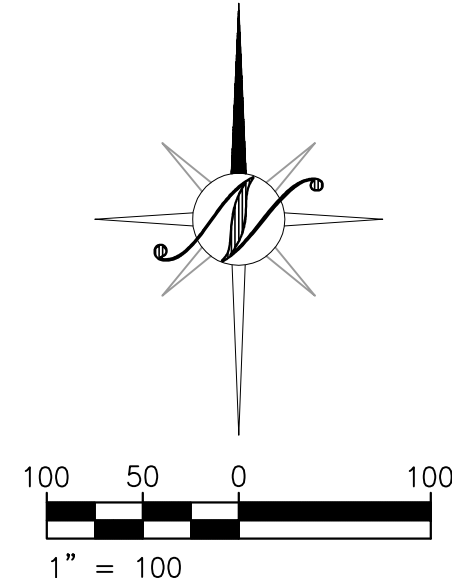
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SEE SHEET TM2.2

SEE SHEET TM2.2



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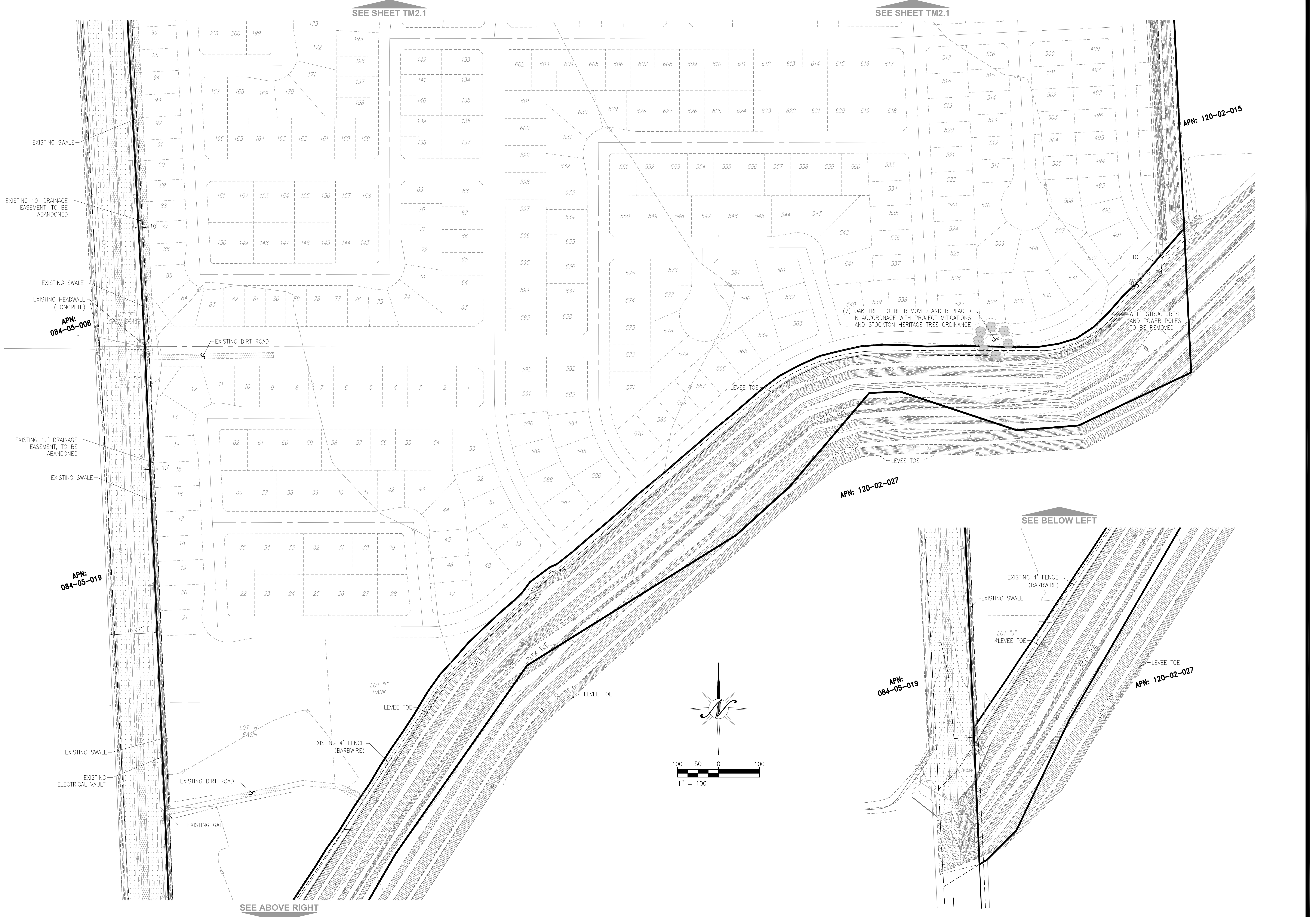
**TOPOGRAPHY SHEET**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE WEST**  
 STOCKTON, CALIFORNIA



JOB #:	15-1532
DATE:	01/31/2020
SCALE:	AS SHOWN
DRAWN:	TBA/PMH
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SHEET NUMBER

**TM 2.1**



SEE SHEET TM2.1

SEE SHEET TM2.1

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APN: 084-05-008

APN: 084-05-019

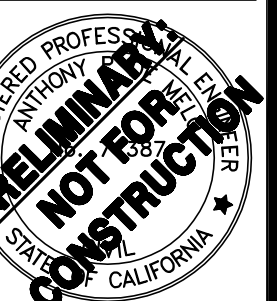
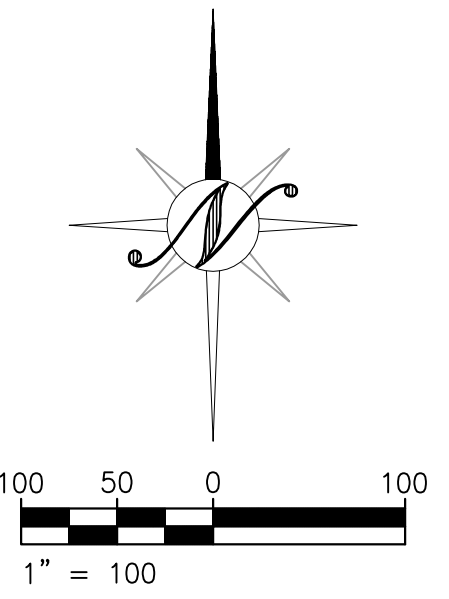
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APN: 120-02-027

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NO.	REVISIONS	DATE	APPROVED

**TOPOGRAPHY SHEET**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE WEST**  
**STOCKTON, CALIFORNIA**



**Northstar Engineering Group, Inc.**  
 • CIVIL ENGINEERING • SURVEYING • PLANNING •  
 620 12th Street  
 Modesto, CA 95354  
 (209) 524-3225 Phone (209) 524-3226 Fax

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SHEET NUMBER  
**TM 2.2**





NO.	DATE	APPROVED	DESCRIPTIONS

**DIMENSION AND PRELIMINARY GRADING PLAN**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE WEST**  
 STOCKTON, CALIFORNIA



JOB # 15-1532  
 DATE: 01/31/2020  
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SHEET NUMBER

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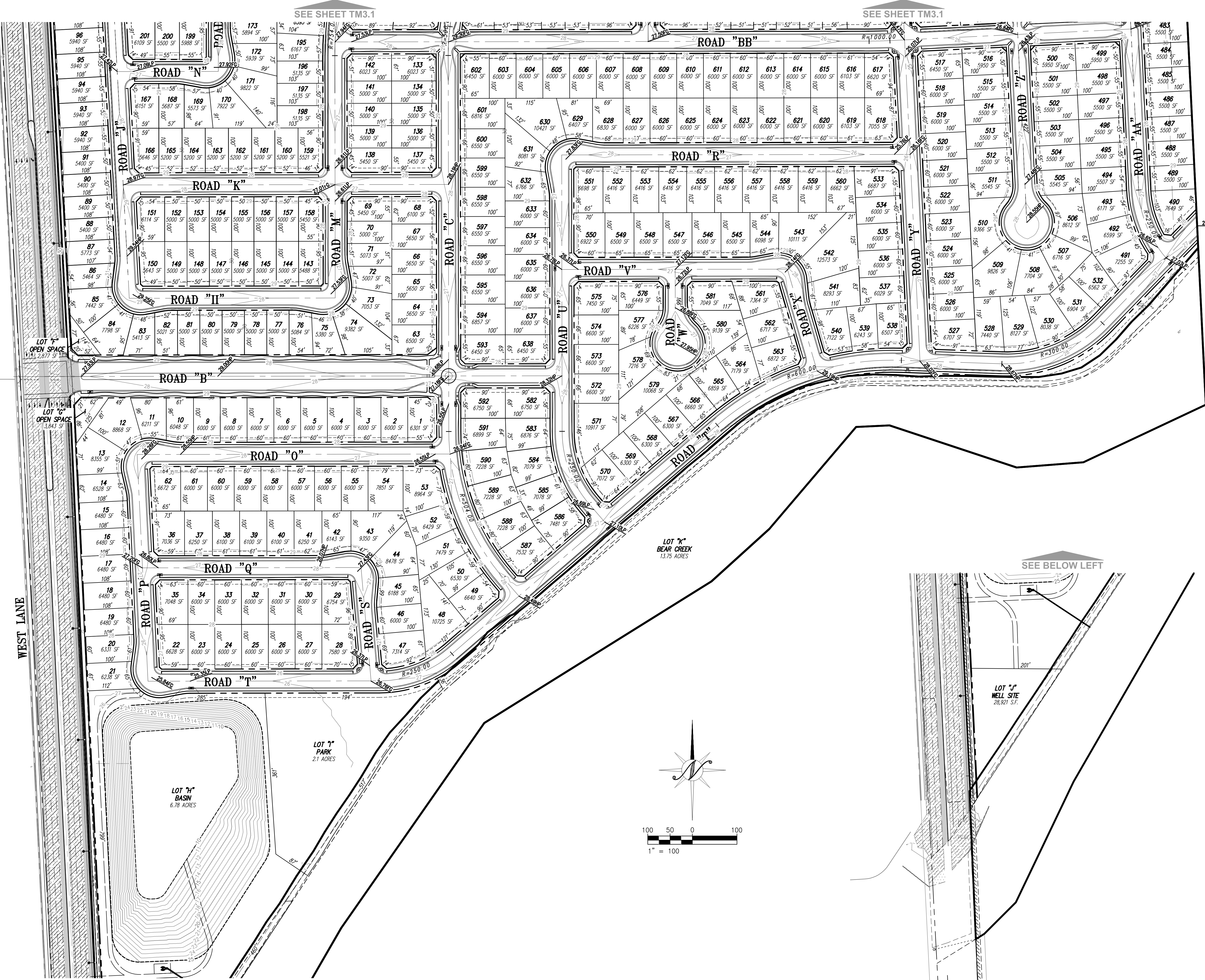
**DIMENSION AND PRELIMINARY GRADING PLAN**  
**VESTING TENTATIVE SUBDIVISION MAP**  
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 STOCKTON, CALIFORNIA

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SHEET NUMBER

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SEE SHEET TM5.1



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**PRELIMINARY UTILITY PLAN**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE WEST**  
**STOCKTON, CALIFORNIA**

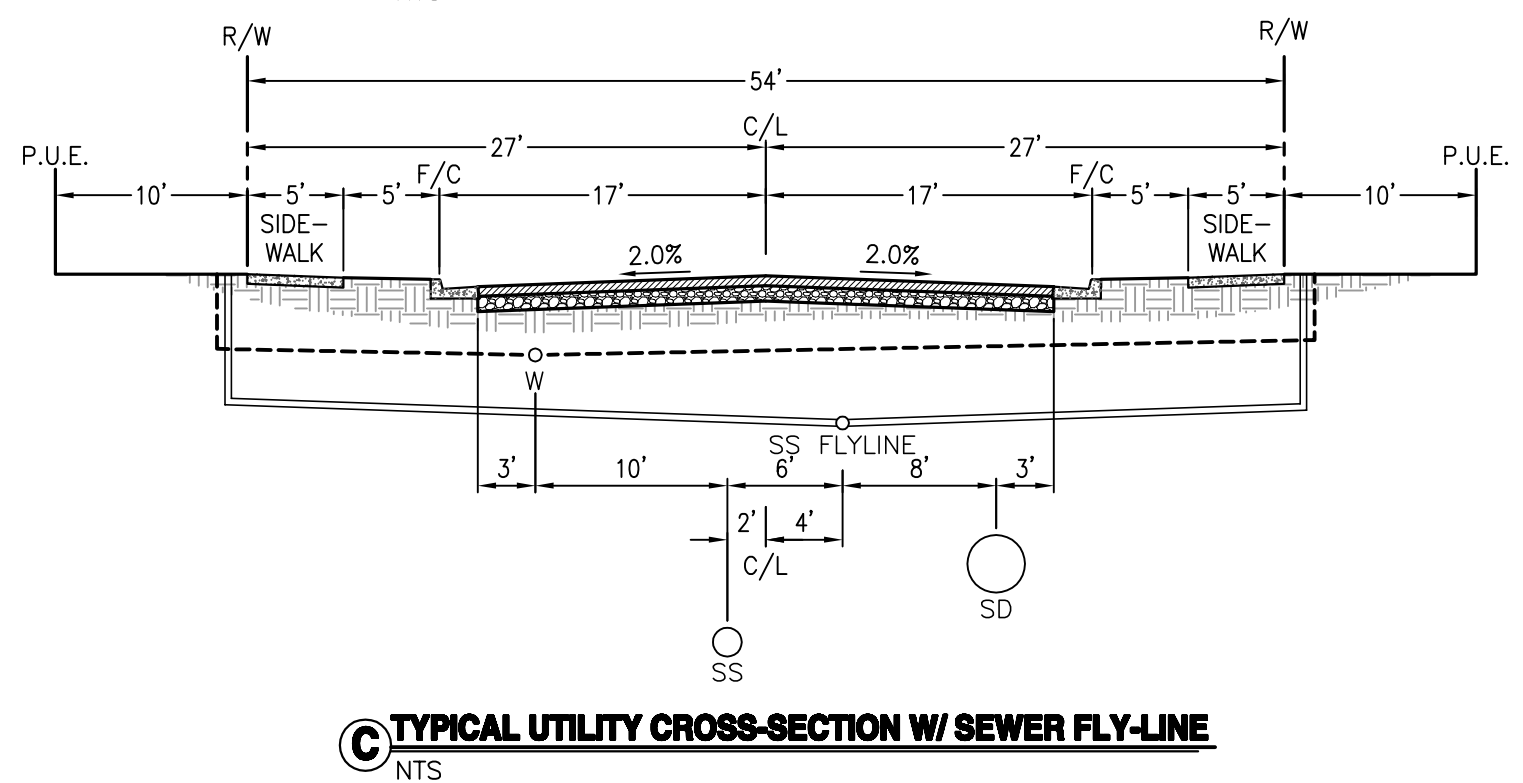
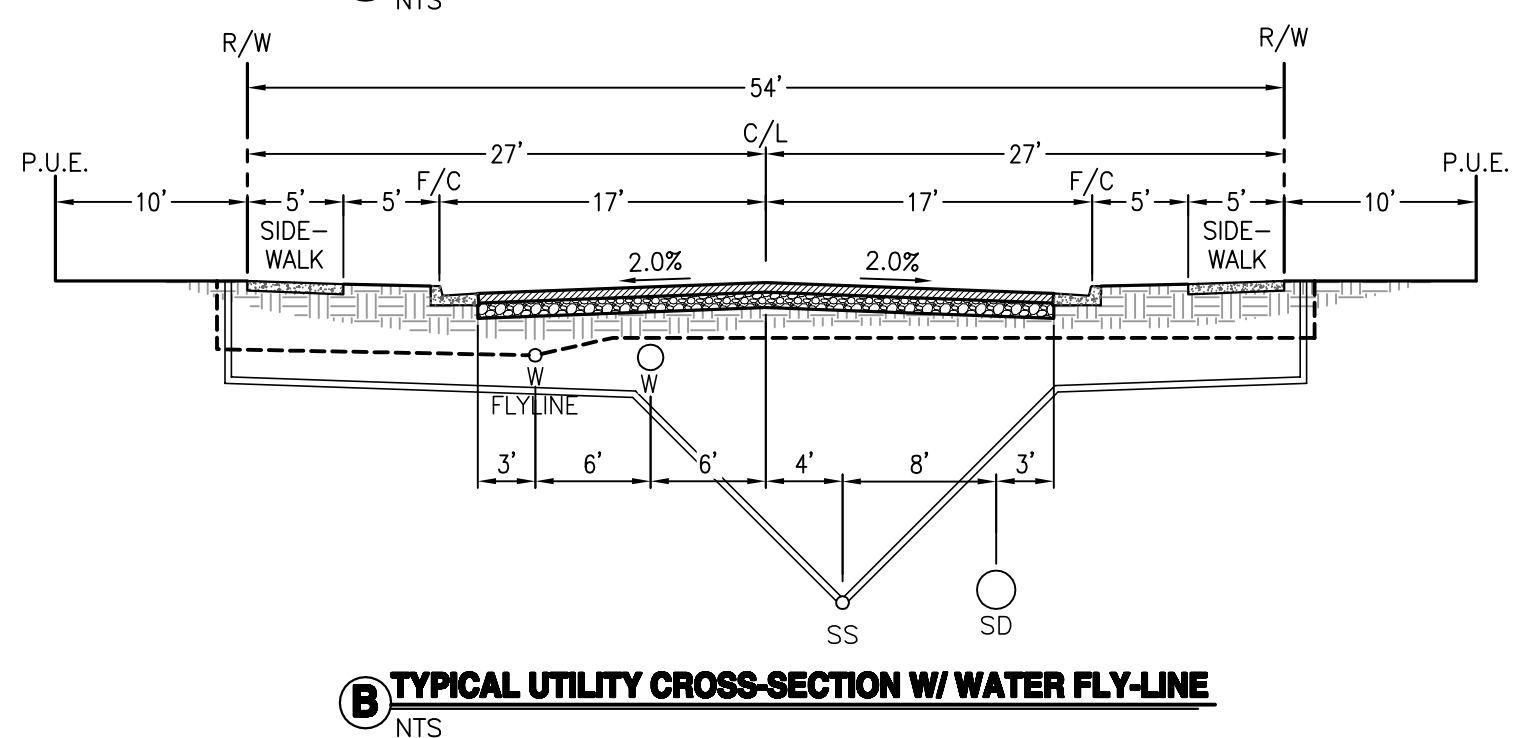
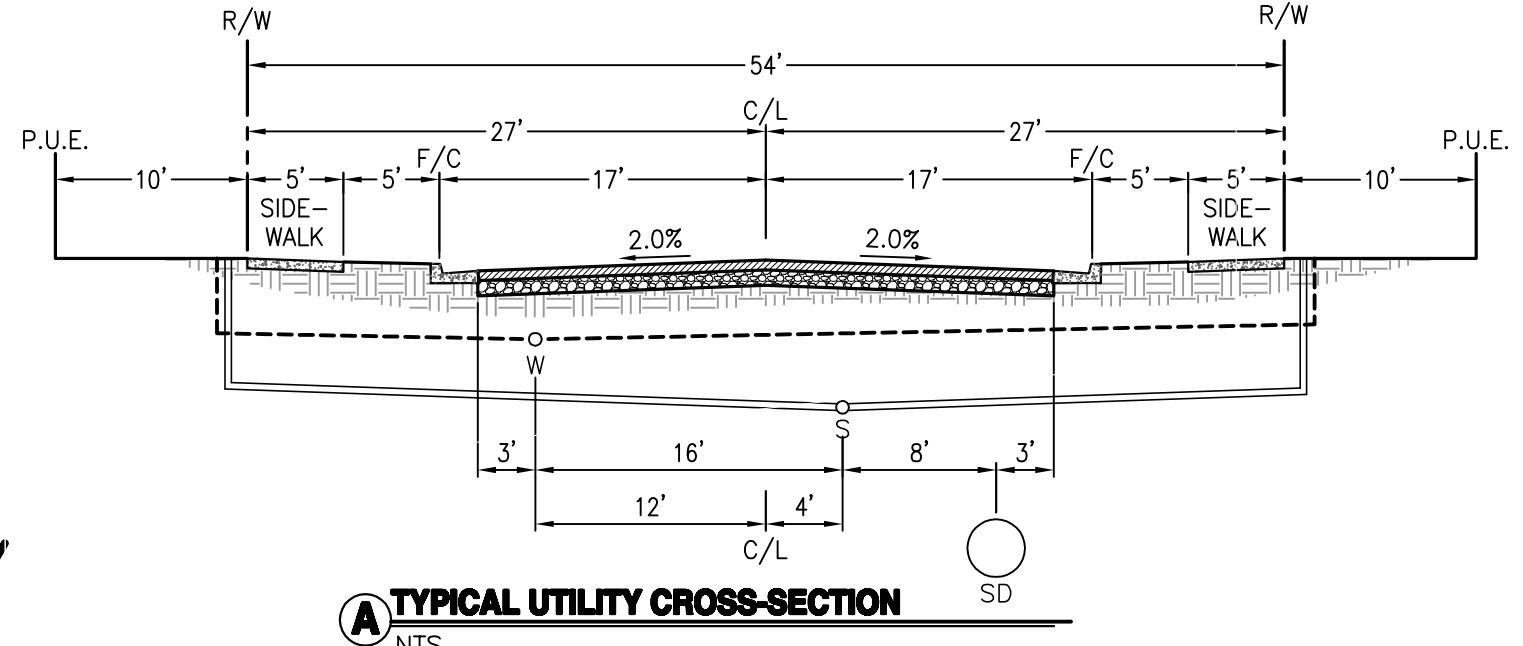
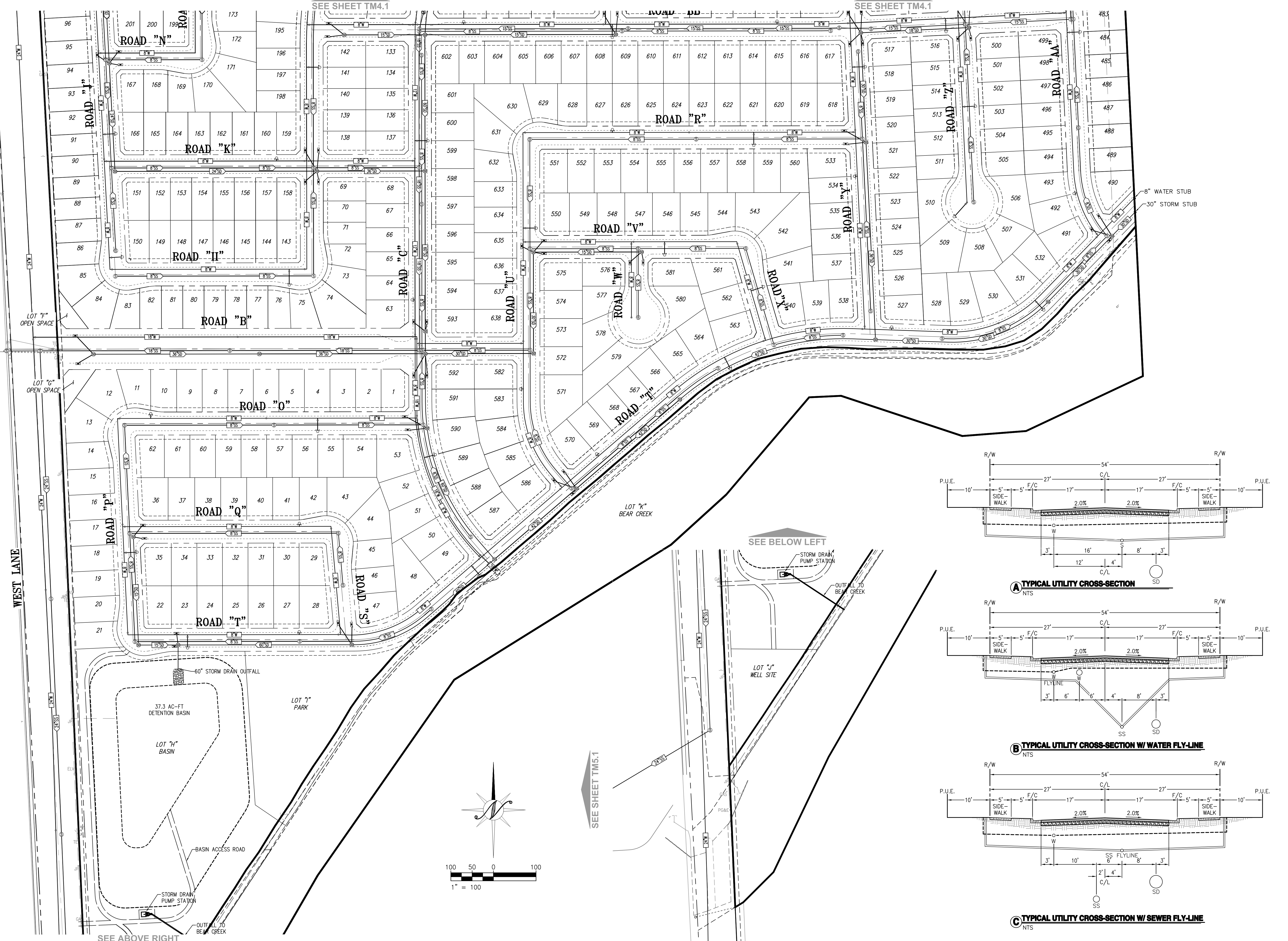


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SHEET NUMBER  
**TM 4.1**

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SEE SHEET TM4.1



8" WATER STUB  
30" STORM STUB



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

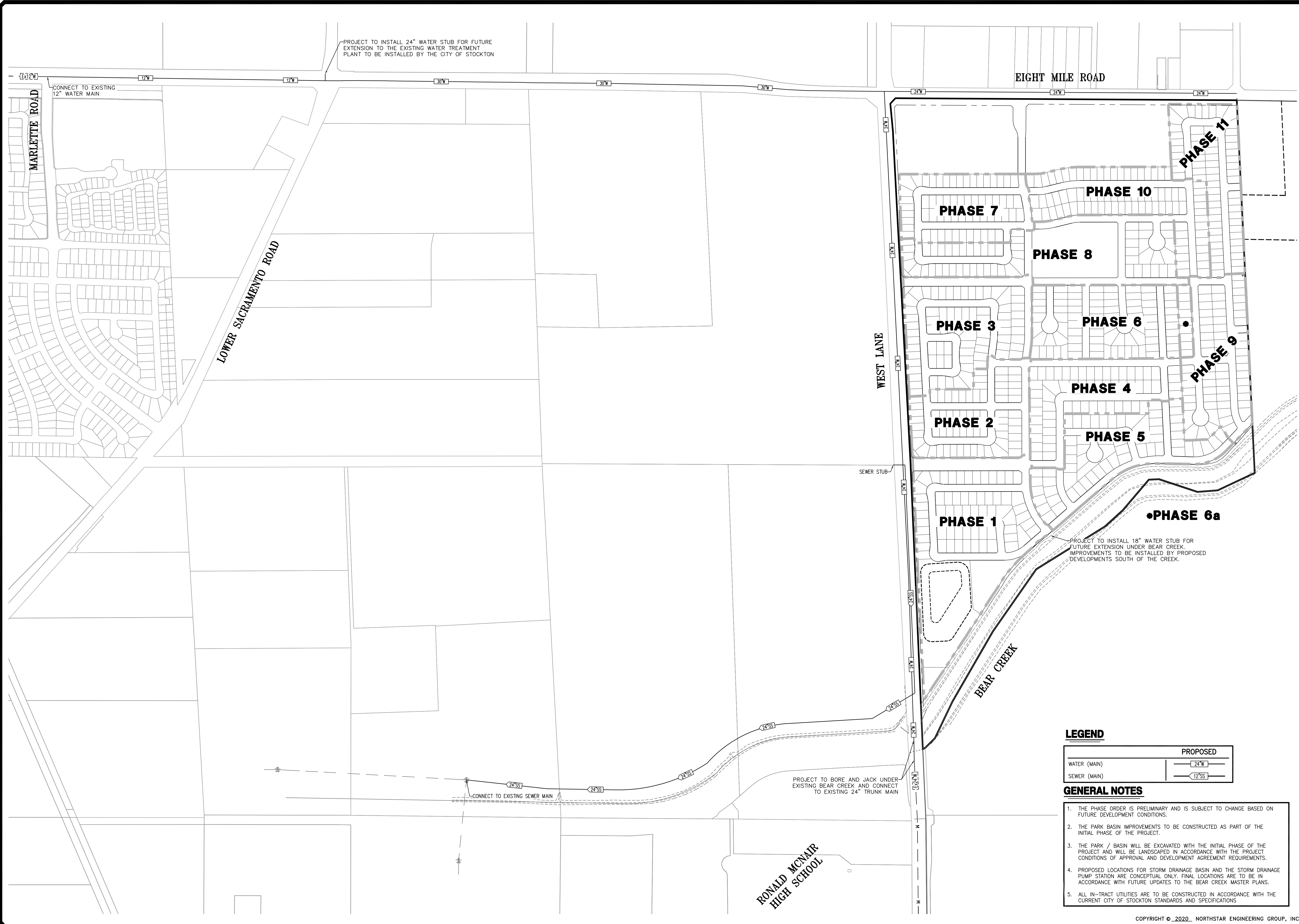
**PRELIMINARY UTILITY PLAN**  
VESTING TENTATIVE SUBDIVISION MAP  
TRA VIGNE WEST  
CALIFORNIA  
STOCKTON



JOB #: 15-1532  
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DESIGN: PMH/CV/KM  
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**TM 4.2**



**LEGEND**

PROPOSED	
WATER (MAIN)	24"W
SEWER (MAIN)	12"SS

- GENERAL NOTES**
1. THE PHASE ORDER IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT CONDITIONS.
  2. THE PARK BASIN IMPROVEMENTS TO BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF THE PROJECT.
  3. THE PARK / BASIN WILL BE EXCAVATED WITH THE INITIAL PHASE OF THE PROJECT AND WILL BE LANDSCAPED IN ACCORDANCE WITH THE PROJECT CONDITIONS OF APPROVAL AND DEVELOPMENT AGREEMENT REQUIREMENTS.
  4. PROPOSED LOCATIONS FOR STORM DRAINAGE BASIN AND THE STORM DRAINAGE PUMP STATION ARE CONCEPTUAL ONLY. FINAL LOCATIONS ARE TO BE IN ACCORDANCE WITH FUTURE UPDATES TO THE BEAR CREEK MASTER PLANS.
  5. ALL IN-TRACT UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF STOCKTON STANDARDS AND SPECIFICATIONS



NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

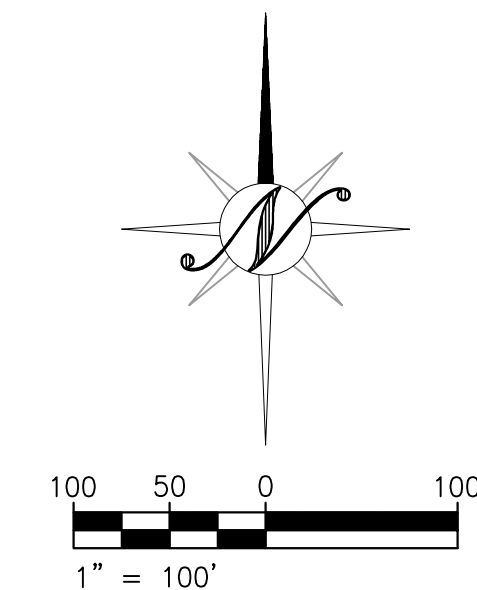
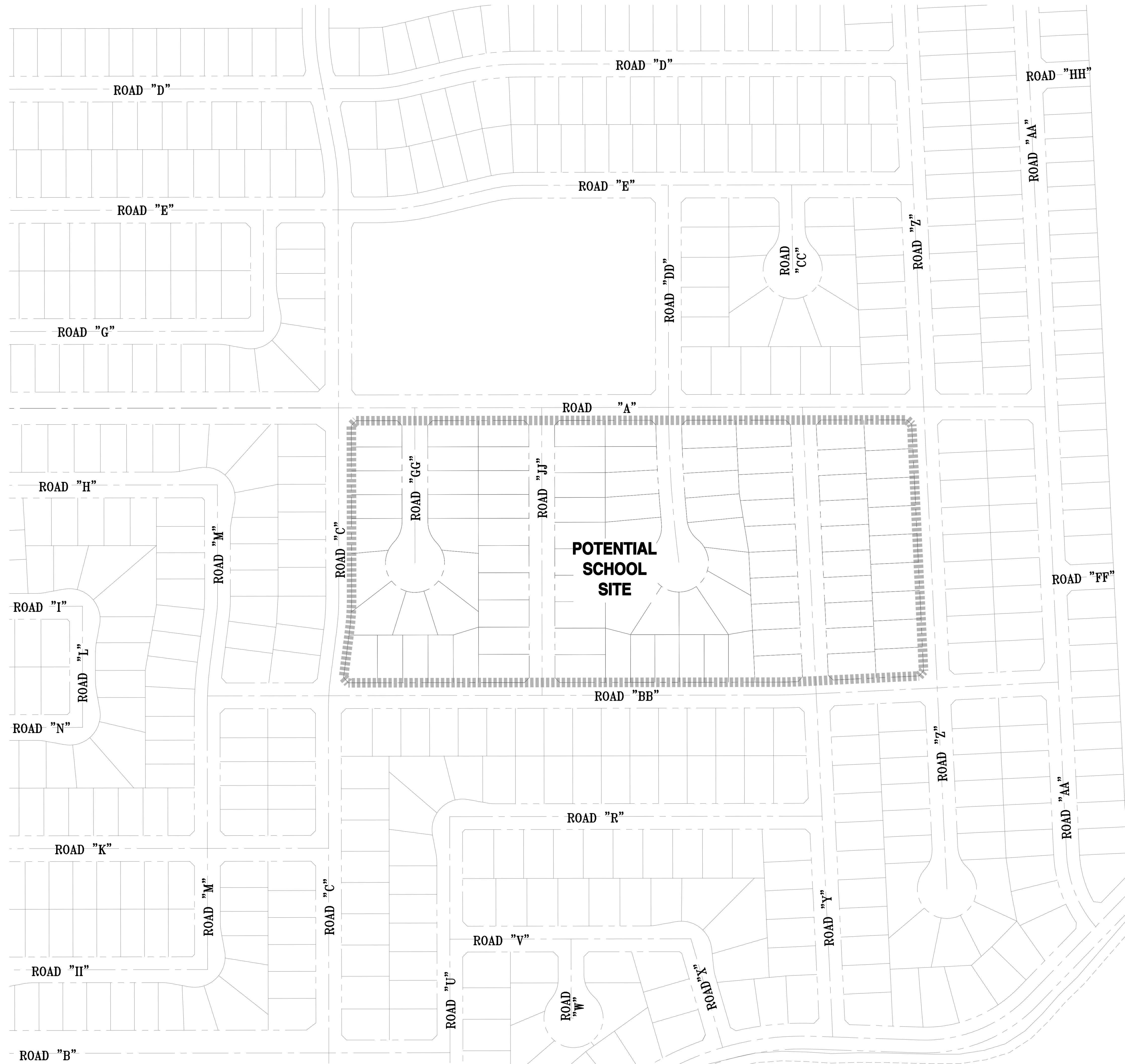
**PRELIMINARY PHASING AND MAJOR OFF-SITE INFRASTRUCTURE VESTING TENTATIVE SUBDIVISION MAP TRA VIGNE WEST STOCKTON, CALIFORNIA**



JOB #: 15-1532  
 DATE: 01/31/2020  
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SHEET NUMBER  
**TM 5.1**

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**NOTE**

PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISIONS TO ACCOUNT FOR PROPOSED SCHOOL SITE. THE SCHOOL DISTRICT IS TO DETERMINE THAT THIS SITE IS TO BE UTILIZED. A TOTAL OF 91 RESIDENTIAL UNITS TO BE REMOVED TO ACCOUT FOR THE SCHOOL SITE.

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NO.	REVISIONS DESCRIPTIONS	DATE	APPROVED

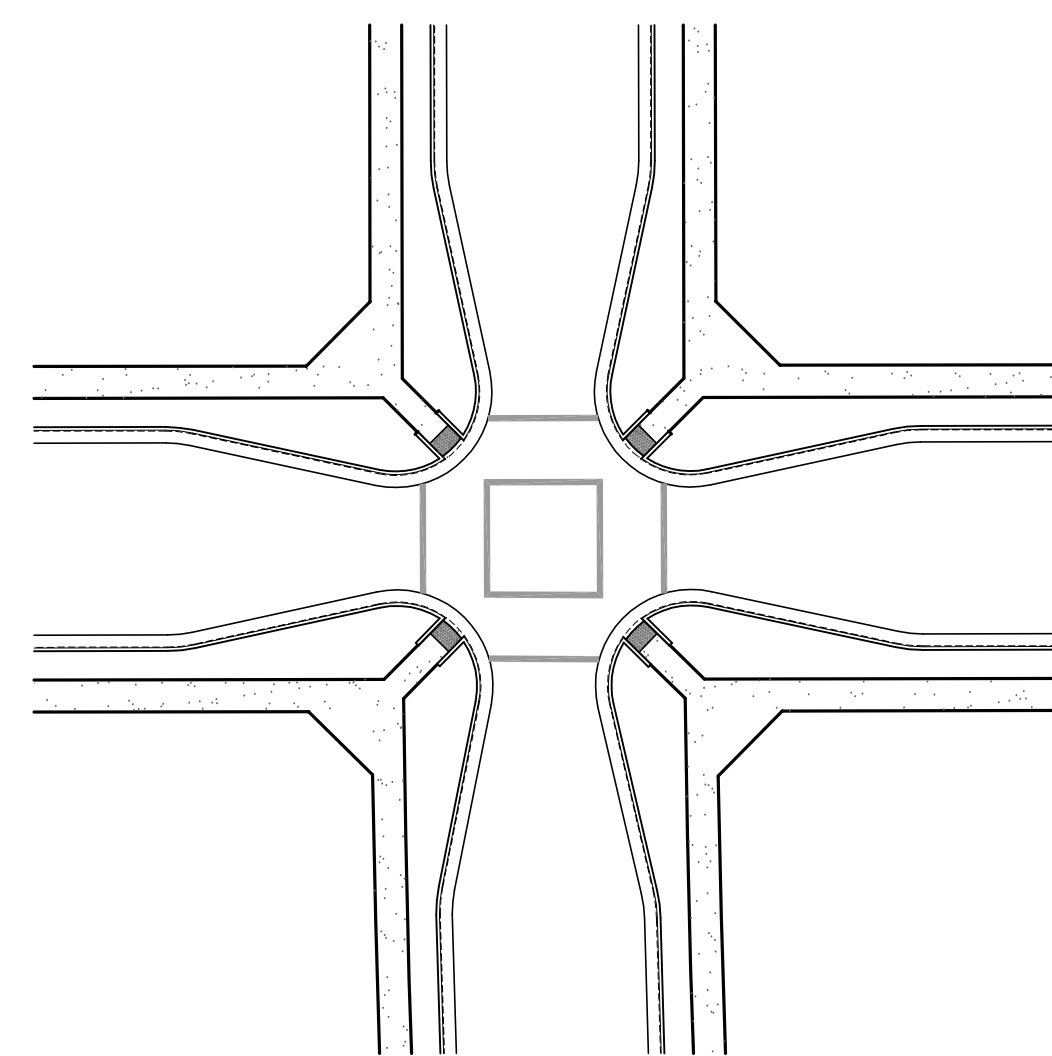
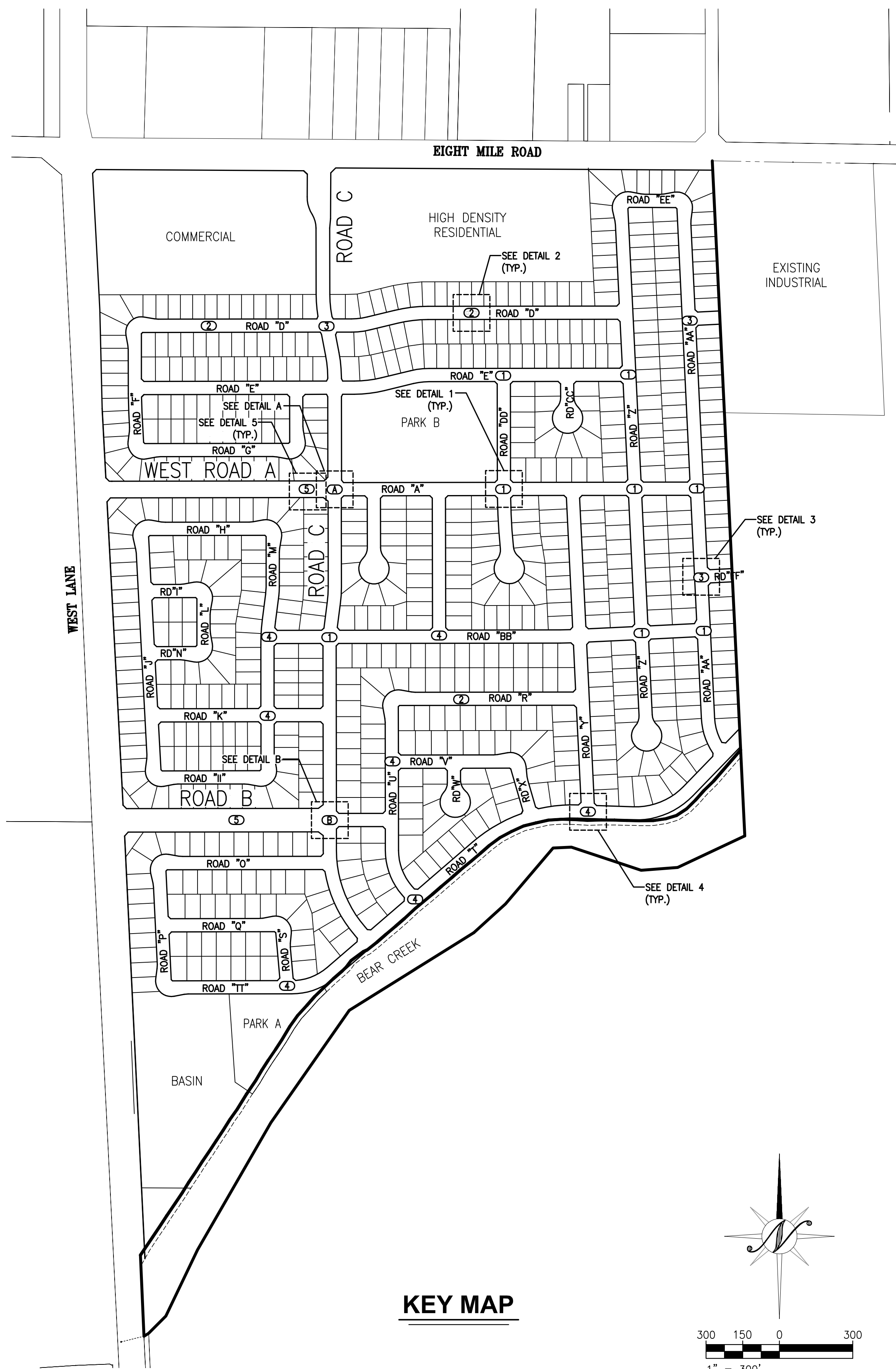
**ALTERNATE PROJECT LAYOUT**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE WEST**  
**STOCKTON, CALIFORNIA**



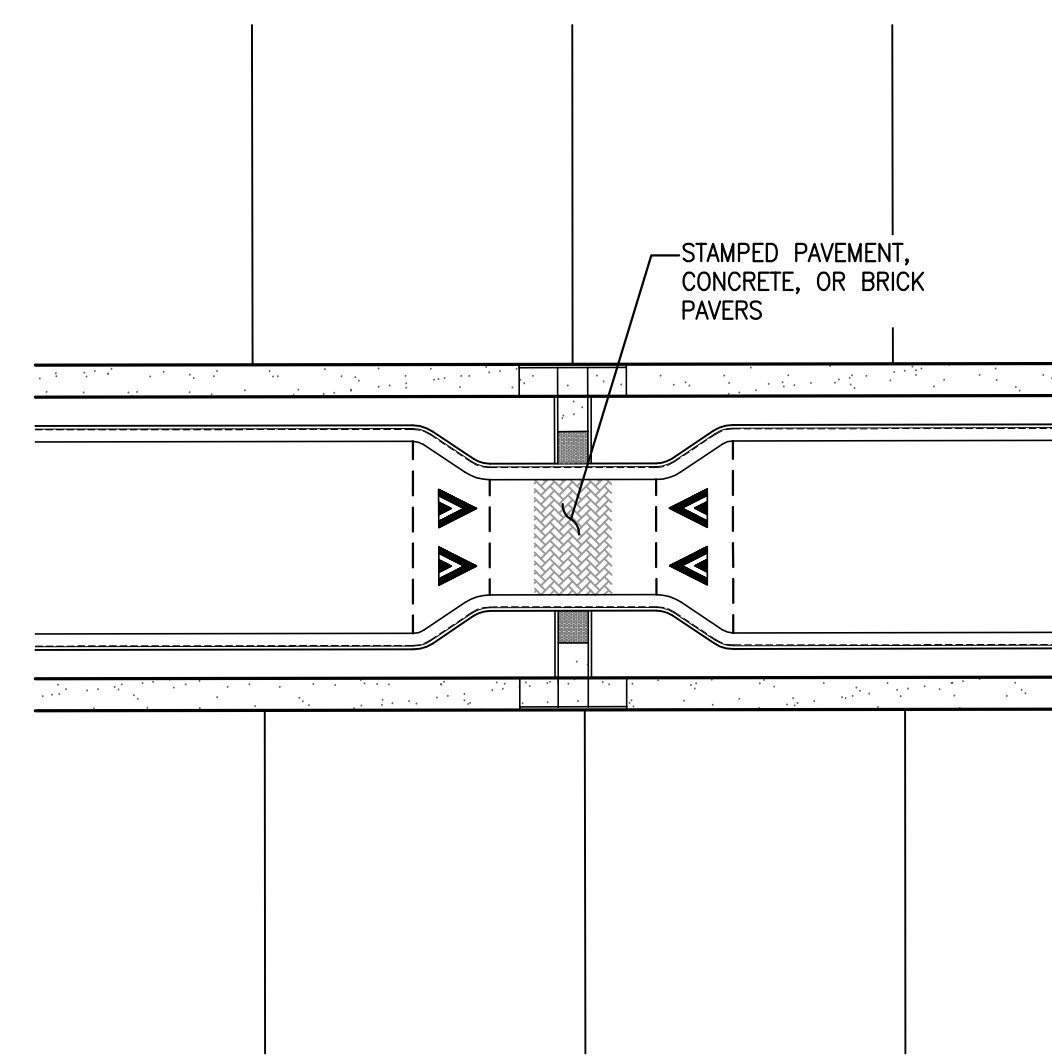
JOB #: 15-1532  
 DATE: 01/31/2020  
 SCALE: AS SHOWN  
 DRAWN: TBA/PMH  
 DESIGN: PMH/CV/KM  
 CHK'D: TFD

SHEET NUMBER

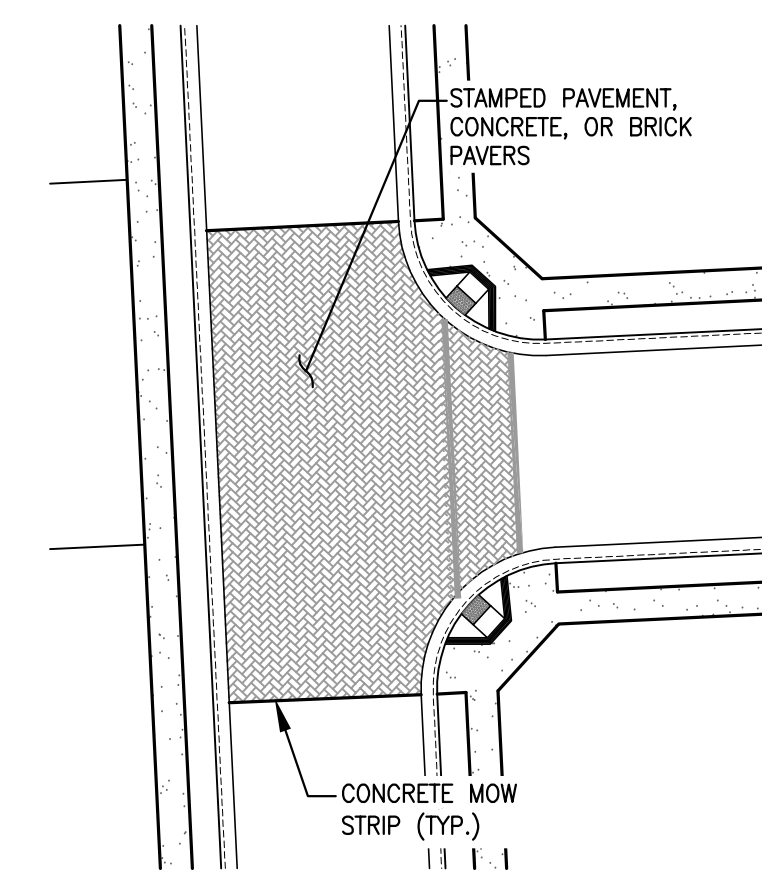
**TM 5.2**



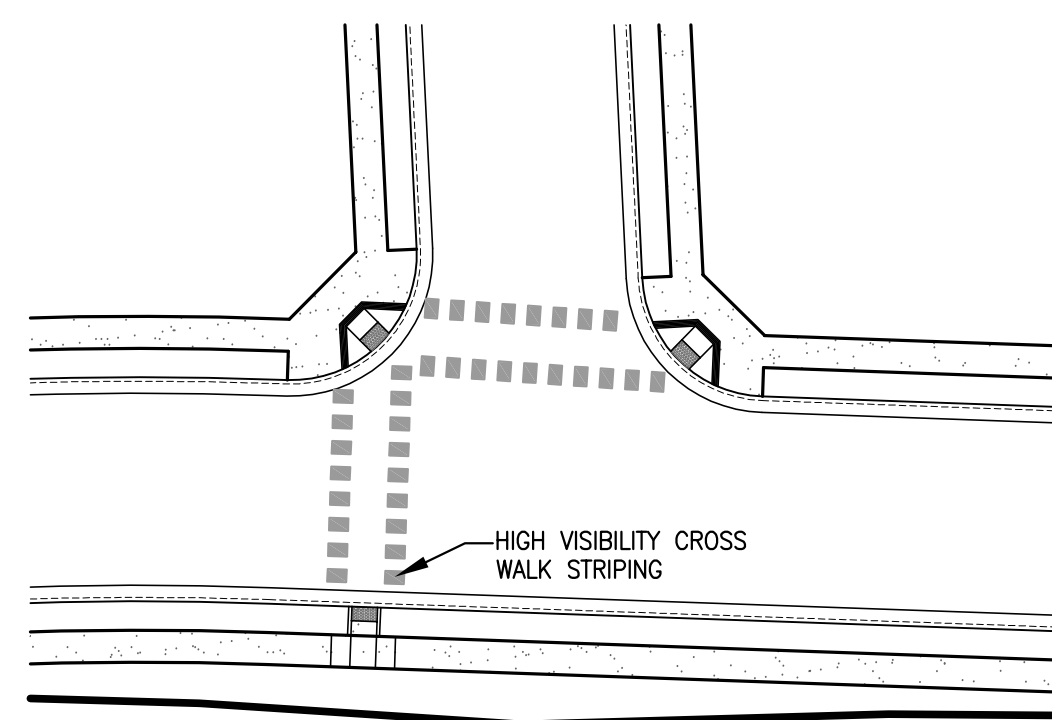
**1 TYPICAL INTERSECTION WITH BULB OUTS**  
PER CITY STANDARD DETAIL R-18  
NTS



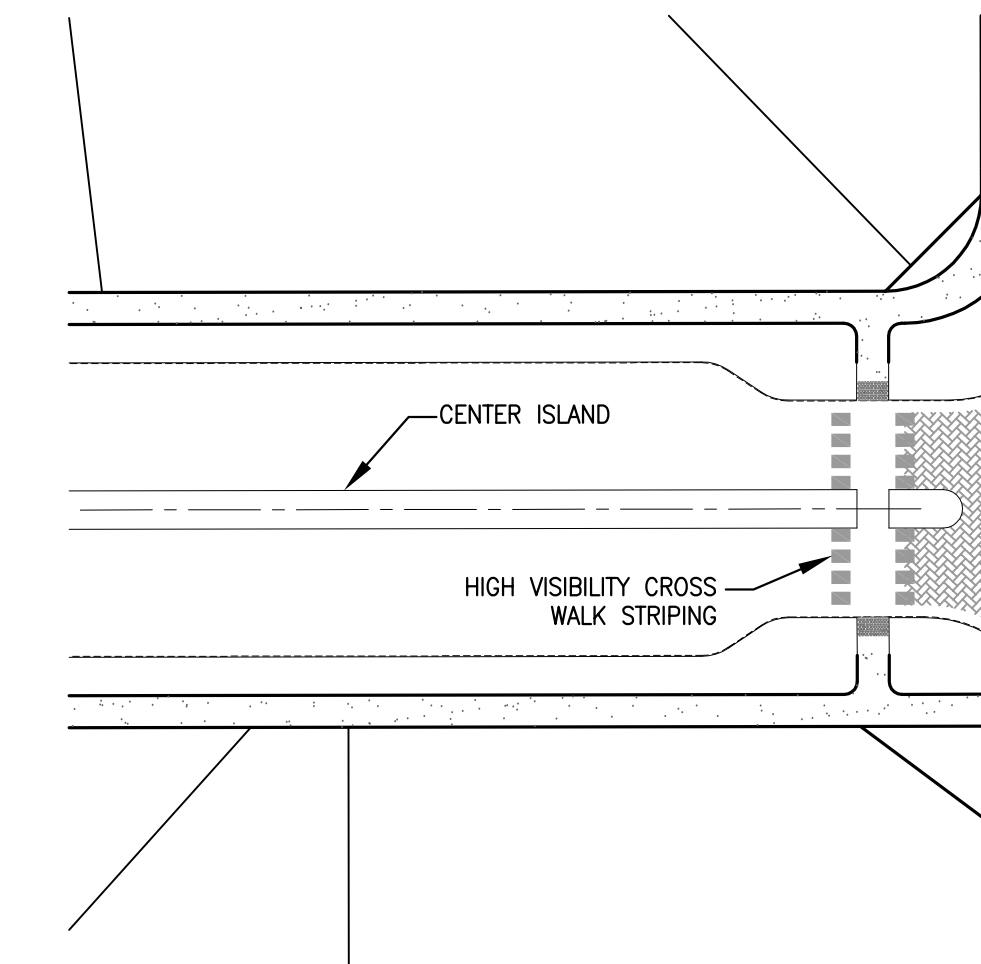
**2 INTERSECTION WITH RAISED CROSSWALK**  
NTS



**3 INTERSECTION WITH TEXTURED PAVEMENT**  
NTS

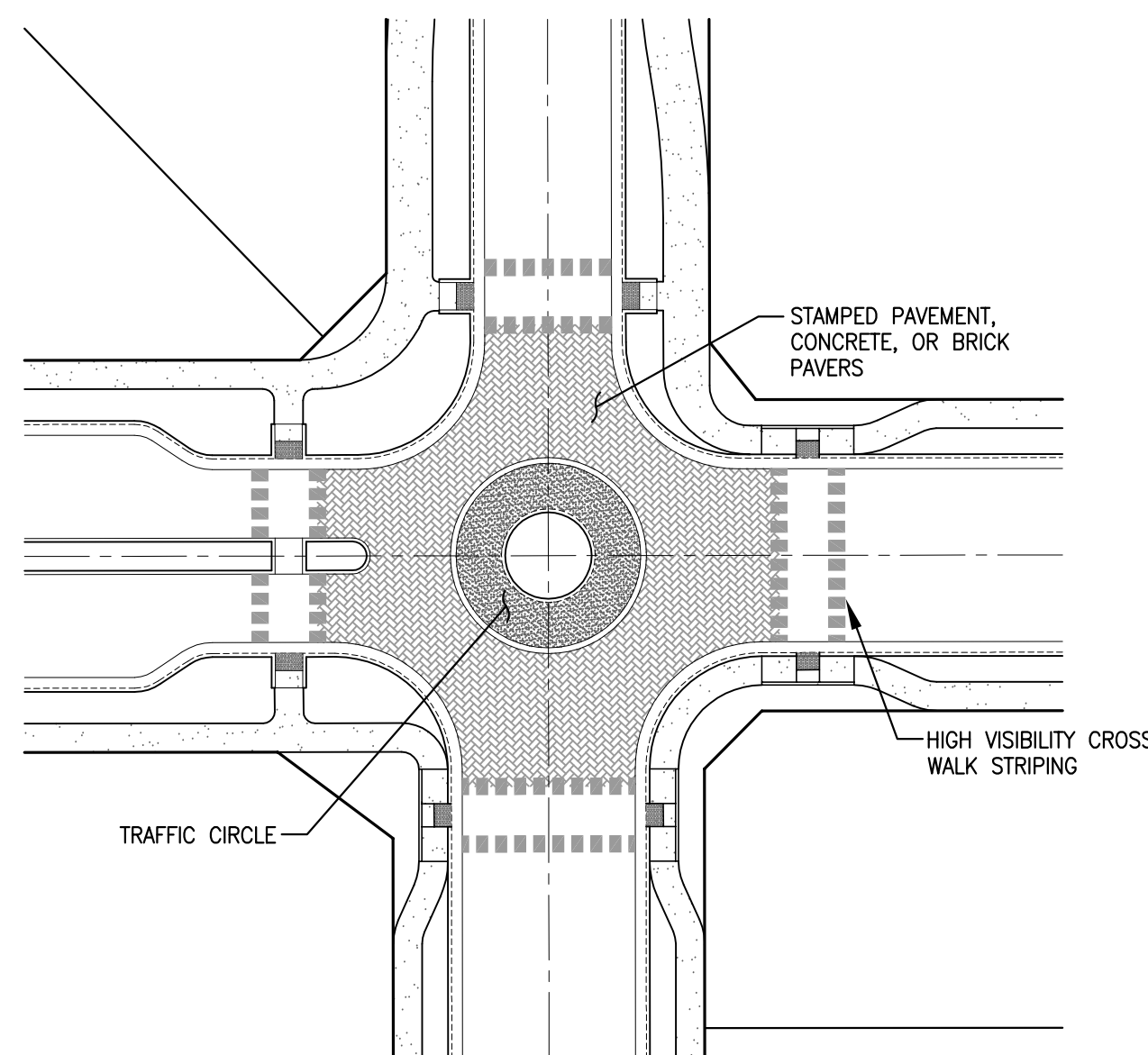


**4 INTERSECTION WITH HIGH VISIBILITY CROSSWALK**  
NTS

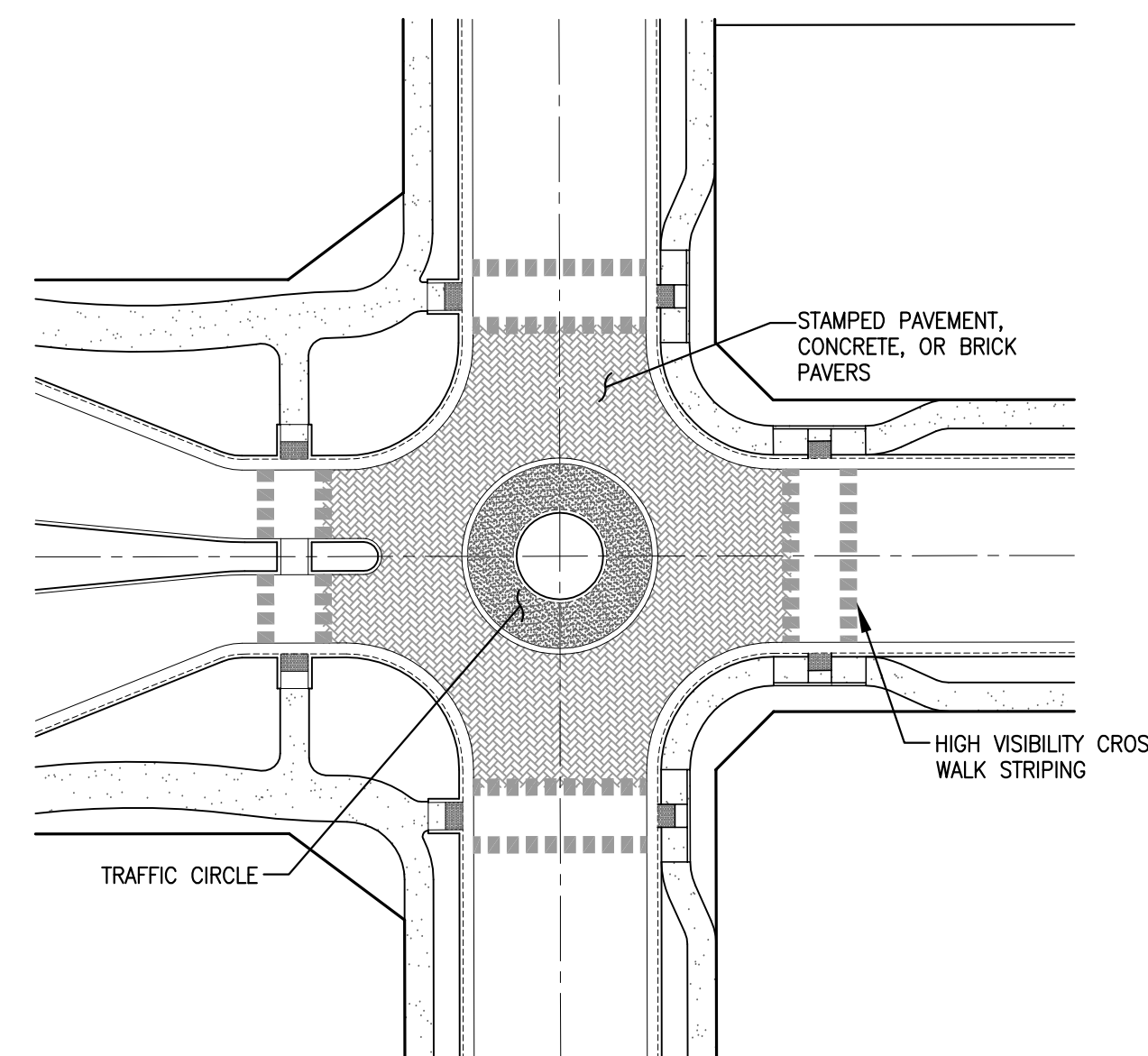


**5 CENTER ISLAND NARROWING**  
NTS

NOTE: ADDITIONAL STOP AND YIELD SIGNS TO BE INSTALLED AT THE DIRECTION OF THE CITY OF STOCKTON.



**A INTERSECTION AT ROADS A AND C**  
NTS



**B INTERSECTION AT ROADS B AND C**  
NTS

**KEY NOTES**

- 1 PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISIONS TO ACCOUNT FOR PROPOSED SCHOOL SITE. THE SCHOOL DISTRICT IS TO DETERMINE THAT THIS SITE IS TO BE UTILIZED. A TOTAL OF 91 RESIDENTIAL UNITS TO BE REMOVED TO ACCOUT FOR THE SCHOOL SITE.
- 2 PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISION TO ALLOW FOR PROPOSED BEAR CREEK BRIDGE CROSSING. IF IT IS DETERMINED DURING THE PREPARATION OF THE EIR OR PROCESSING OF THE TRAFFIC STUDY THAT A BRIDGE IS REQUIRED, THEN THE TENTATIVE MAP SHALL BE REVISED ACCORDINGLY TO LOOSE 8 LOTS.



NO.	REVISIONS	DATE	APPROVED

**TRAFFIC CALMING PLAN**  
VESTING TENTATIVE SUBDIVISION MAP  
**TRA VIGNE WEST**  
CALIFORNIA  
STOCKTON



JOB #:	15-1532
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SHEET NUMBER

**TM 5.3**