

Resolution No.

STOCKTON CITY COUNCIL

VESTING TENTATIVE MAP FOR TRA VIGNE WEST, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST ROAD (P16-0052)

The proposed Tra Vigne project ("project") includes a Vesting Tentative Map for Tra Vigne West; and

The Tra Vigne West project would subdivide the approximately 205-acre project site into 655 lots for single family residential use. Residential lot sizes would typically range from 5,000 sf to 6,000 sf. The project would also include lots planned for up to 340 multi-family residential units and for commercial development. Additionally, the project would establish a 14.7-acre K-8 school lot to be developed by the Lodi Unified School District (District); if the District elects not to pursue school construction, the lands would be developed with 90 additional lots for single-family residential use. The project also includes expansion of the existing vehicular and non-vehicular circulation system and utility improvements; and

On January 23, 2020, the Planning Commission conducted a workshop to consider the proposed Tra Vigne mixed use development project; and

On March 13, 2020, a public notice for the subject application was published in local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On March 26, 2020, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity. Following close of the public hearing, the Planning Commission voted 7-0 recommending to the City Council approval of the vesting tentative map for Tra Vigne West (P16-0052); and

On May 29, 2020, a public notice for the subject application was published in the local newspaper in accordance with SMC Section 16.88.030; and

On June 9, 2020, the City Council conducted a public hearing on the application, in accordance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity; now, therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS
FOLLOW:**

1. The foregoing recitals are true and correct and incorporated by reference.
2. Based on its review of the entire record herein, the City Council makes the following findings pursuant to Municipal Code Section 16.188.060.(A)(1):

a. The vesting tentative map for the Project is consistent with the zoning regulations applicable to the property at the time of filing. The project design and proposed development is physically suitable for the project site. Conditions of vesting tentative map approval will ensure consistency with City development standards. Environmental analysis was completed (project-level Environmental Impact Report), and, for the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change, a Statement of Overriding Considerations was prepared. All necessary utilities and infrastructure will be provided in support of the proposed project.

3. Based on its review of the entire record herein, the City Council makes the following findings pursuant to Municipal Code Section 16.188.060.(A)(2):

- a. The Project vesting tentative map design provides for an orderly layout of residential, commercial, industrial and opens space lots with public streets, utilities, parks, and open space. Further, development conditions are imposed on the map to ensure that necessary infrastructure improvements are constructed prior to recordation of a final map in the interest of the public health and safety.
- b. In accordance with SMC Section 16.72.060(A) Development conditions are imposed on the Project vesting tentative map to provide for reasonable dedications to the City for the purposes of public street rights-of-way, utilities, parks and open space and stormwater detention that are reasonable.

4. Based on its review of the entire record herein, the City Council makes the following findings pursuant to Municipal Codes Section 16.188.060(B):

- a. The Project Vesting Tentative Map conforms to the form and content requirements of the code and is consistent with the policies of the General Plan that encourage mixed use development and housing opportunities and conforms to the West Lane and Eight Mile Precise Road Plans, thus a finding cannot be made to deny the Project map.
- b. The Project proposes mix land use development which is consistent with policies and land use densities in the General Plan; an Environmental Impact Report evaluated the Project's potential impacts related to use of the site, and provided the Project complies with required mitigation measures, thus a finding cannot be made that the site is not physically suitable for the type or proposed density of development.
- c. The project design and proposed development is physically suitable for the project site. Conditions of vesting tentative map approval will ensure consistency with City development standards. Environmental analysis was completed (project-level Environmental Impact Report), and, for the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change, a Statement of Overriding Considerations was prepared. All

necessary utilities and infrastructure will be provided in support of the proposed project, thus a finding cannot be made that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat.

- d. The project design and proposed development is physically suitable for the project site. Conditions of vesting tentative map approval will ensure consistency with City development standards. Environmental analysis was completed (project-level Environmental Impact Report), and, for the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change, a Statement of Overriding Considerations was prepared. All necessary utilities and infrastructure will be provided in support of the proposed project; thus a finding cannot be made that the design of the subdivision or type of improvements is likely to cause serious public health or safety problems.
- e. The project design and proposed development is physically suitable for the project site. Conditions of vesting tentative map approval will ensure consistency with City development standards. Environmental analysis was completed (project-level Environmental Impact Report), and, for the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change, a Statement of Overriding Considerations was prepared. All necessary utilities and infrastructure will be provided in support of the proposed project, thus a finding cannot be made that the design of the subdivision or the type of improvements would conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision.
- f. The discharge of sewage from the proposed subdivision into the regional sewer system could result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- g. A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the developer has failed to provide sufficient information to the satisfaction of the City Engineer or the Review Authority that the conditions can be corrected in the plan for the development.
- h. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the Municipal Code, General Plan and Map Act section 66473.5 and is conditioned to comply with City Standard specifications and plans for development. The proposed project includes amendments to the General Plan based on the Tra Vigne mixed use development site plan and Tra Vigne Vesting Tentative Map. The project will be consistent with all applicable General Plan goals and policies; thus, a finding cannot be made that this Project is not consistent with:
 - i. All applicable provisions of this Development Code,
 - ii. Any other applicable provisions of the Municipal Code,

- iii. The City's standard specifications and plans, and/or
- iv. The Map Act.

5. Based on its review of the entire record herein, including the June 9, 2020, City Council staff report, all supporting, referenced, and incorporated documents, and all comments received, the City Council approves the Tra Vigne West Vesting Tentative Map as part of the Tra Vigne Mixed Use Project (P16-0052), subject to the Conditions of Approval in Exhibit 1, attached and incorporated by reference.

PASSED, APPROVED, and ADOPTED June 9, 2020.

MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton