

Resolution No. **2024-02-22-0303**

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A SECOND ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR THE TRA VIGNE EAST PROJECT SITE (APPLICATION NO. P24-0010)

On June 23, 2020, the City Council approved The Tra Vigne Mixed-Use development Project (P16-0052) which included a Vesting Tentative Map (VTM) ("Approved Map") for a project site known as "Tra Vigne East". The Tra Vigne Development 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 was set to expire two (2) years after the date of the LAFCo certificate, which was February 17, 2023; and

On January 26, 2023, the Planning Commission approved a one-year time extension for the Tra Vigne East Tentative Map set to expire on February 17, 2024; and

On January 16, 2024, the applicant submitted an application for a second one-year time extension; and

On February 22, 2024, 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

Based on its review of the entire record herein, including the February 22, 2024, 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, 2025.
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.

//
//
//
//
//
//
//
//

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 February 22, 2024.



Waqar Rizvi, CHAIR
City of Stockton Planning Commission

ATTEST:



MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission



VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE EAST

TRACT NO. 4027

A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO
BASE AND MERIDIAN, SAN JOAQUIN COUNTY, CALIFORNIA

LEGEND

ITEM	EXISTING	PROPOSED
WATER VALVE		
WATER HOSE BIB		
AIR RELEASE VALVE		
BLOWOFF		
FIRE HYDRANT		
WATER METER		
IRIGATION BOX		
SEWER MANHOLE		
STORM MANHOLE		
DRAIN INLET		
CURB INLET		
CLEANOUT		
WATER LINE		
NON-POTABLE WATER		
SEWAGE LINE		
STORM DRAIN		
TYPICAL ELECTRODE		
TYPICAL LUMINAIRE		
ELECTRICAL VAULT		
SURVEY MONUMENT		
UTILITY POLE		
SIGNAGE		
ELEVATION		
DIRECTION OF FLOW		
OUTLINE		
CONTOUR (5.0' INTERVALS)		
BARBED WIRE FENCE		
WOOD FENCE		
RETAINING WALL		
MASONRY WALL		
CURB, GUTTER & SIDEWALK		
TYPICAL RETURN WITH WINDUP RAMP		
PAVEMENT		

SUBDIVISION SITE PLAN

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
- STORM DRAINAGE: BY POSITIVE SYSTEM DRAINAGE TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION, THE PROPOSED SYSTEM WILL THEN DISCHARGE TO A COMMUNITARIAN BASIN. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF STOCKTON WATER SYSTEM.
- SEWAGE DISPOSAL: BY CITY OF STOCKTON SEWER SYSTEM.
- WATER SUPPLY: BY CITY OF STOCKTON WATER SYSTEM.
- STREET LIGHTING SHALL BE INSTALLED PER THE CITY OF STOCKTON.
- ASSESSORS PARCEL NUMBER: 120-020-15
- LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND EASEMENTS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH IN THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 96601.1, AND FILE SUBDIVISION FINAL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THE TENTATIVE MAP.
- PURSUANT TO SECTION 96601.1 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND TO 10 YEARS.
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- BUILDING FOOTPRINTS SHALL BE PER CITY OF STOCKTON STANDARDS.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED, SEPTIC TANKS, LEACH FIELDS, AND WELLS OR LOTS WILL BE REMOVED OR ABANDONED PER CITY OF STOCKTON REQUIREMENTS.
- THIS PROPERTY IS NOT SUBJECT TO NATIONATION.
- THE PROJECT MAY BE DEVELOPED IN PHASES PER DEVELOPER OPTION. UNIT DELINEATION IS SHOWN AS A REFERENCE AND IS SUBJECT TO CHANGE.

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION.

Robert S. Mauler
ROBERT S. MAULER
LICENSE NO. C7518
EXPIRATION DATE: 09/30/2020

SIGNATURES

DATE: 02-03-2020

PROJECT INFORMATION

- REGULATORY AGENCY: CITY OF STOCKTON
425 N. EL DORADO STREET
STOCKTON, CA 95210
- OWNER/APPLICANT: WOODSIDE TERES LLC
215 STEVENSON AVE
STOCKTON, CA 95210
- ENGINEER: MCR ENGINEERING, INC.
1202 DUFOUR COURT
MANTECA, CA 95029
(925) 234-5229
- LAND USE DESIGNATION: EXISTING: (L) LIGHT INDUSTRIAL
PROPOSED: RESIDENTIAL, LOW DENSITY
- TOTAL AREA: 98.02 ACRES
- NO. OF LOTS: 418 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS
- GROSS DENSITY: 4.3 UPA
- ZONING: EXISTING: IL
PROPOSED: RL

INDEX

#	SHEET TITLE
1	GENERAL NOTES, KEY MAP, AND LEGEND
2	TYPICAL STREET SECTIONS
3	TOPOGRAPHIC SURVEY
4	DIMENSION PLAN LARGE LOT
5	DIMENSION PLAN (NORTH)
6	DIMENSION PLAN (SOUTH)
7	GRADING & DRAINAGE PLAN (NORTH)
8	GRADING & DRAINAGE PLAN (SOUTH)
9	UTILITY PLAN (NORTH)
10	UTILITY PLAN (SOUTH)

GENERAL NOTES, KEY MAP, AND LEGEND

COMMISSION APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2017.

FILE # _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____ 2017.

CITY ENGINEER

APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____ 2017.

CHAIRMAN

REVISIONS

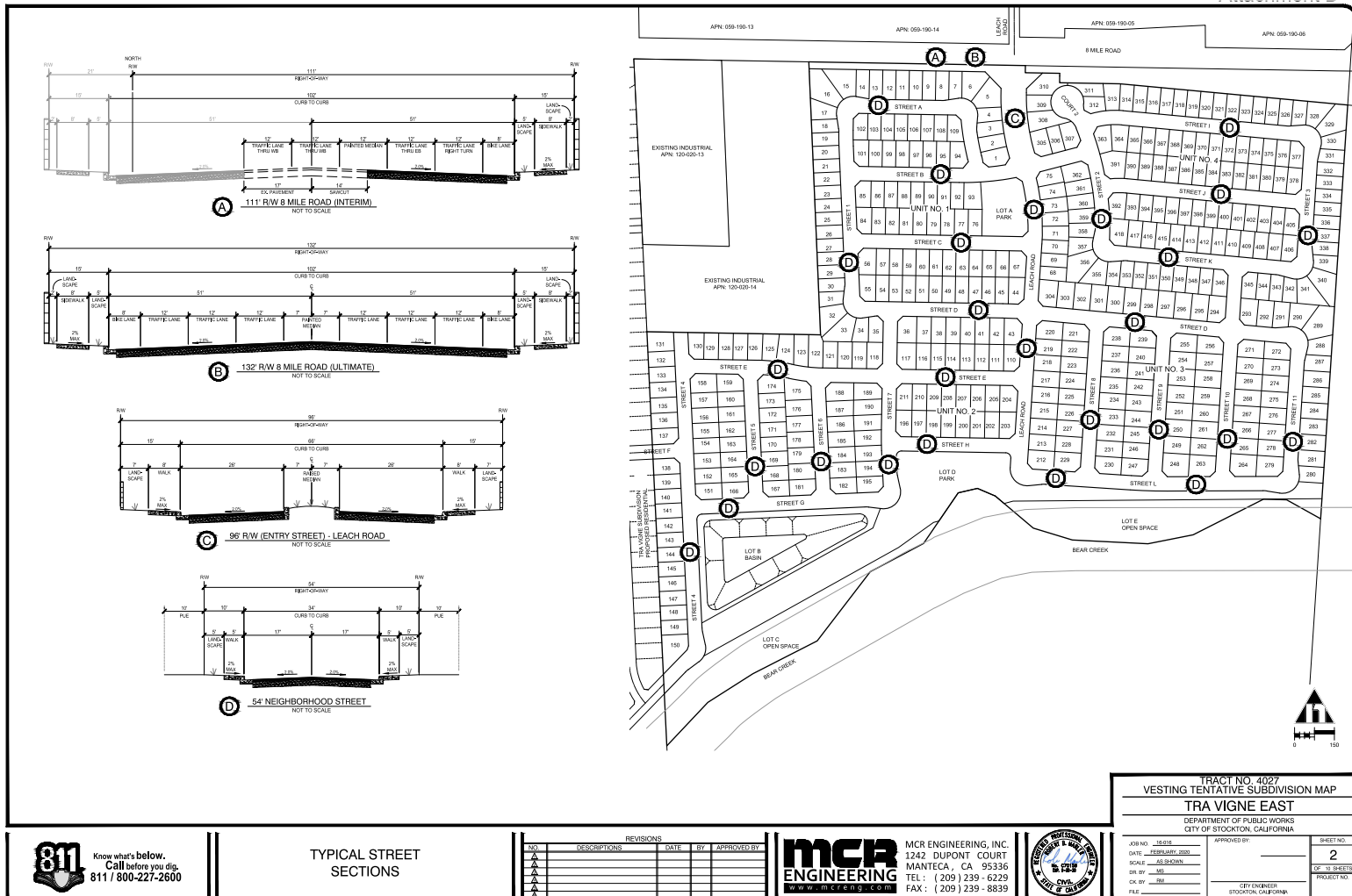
NO.	DESCRIPTION	DATE	BY	APPROVED BY

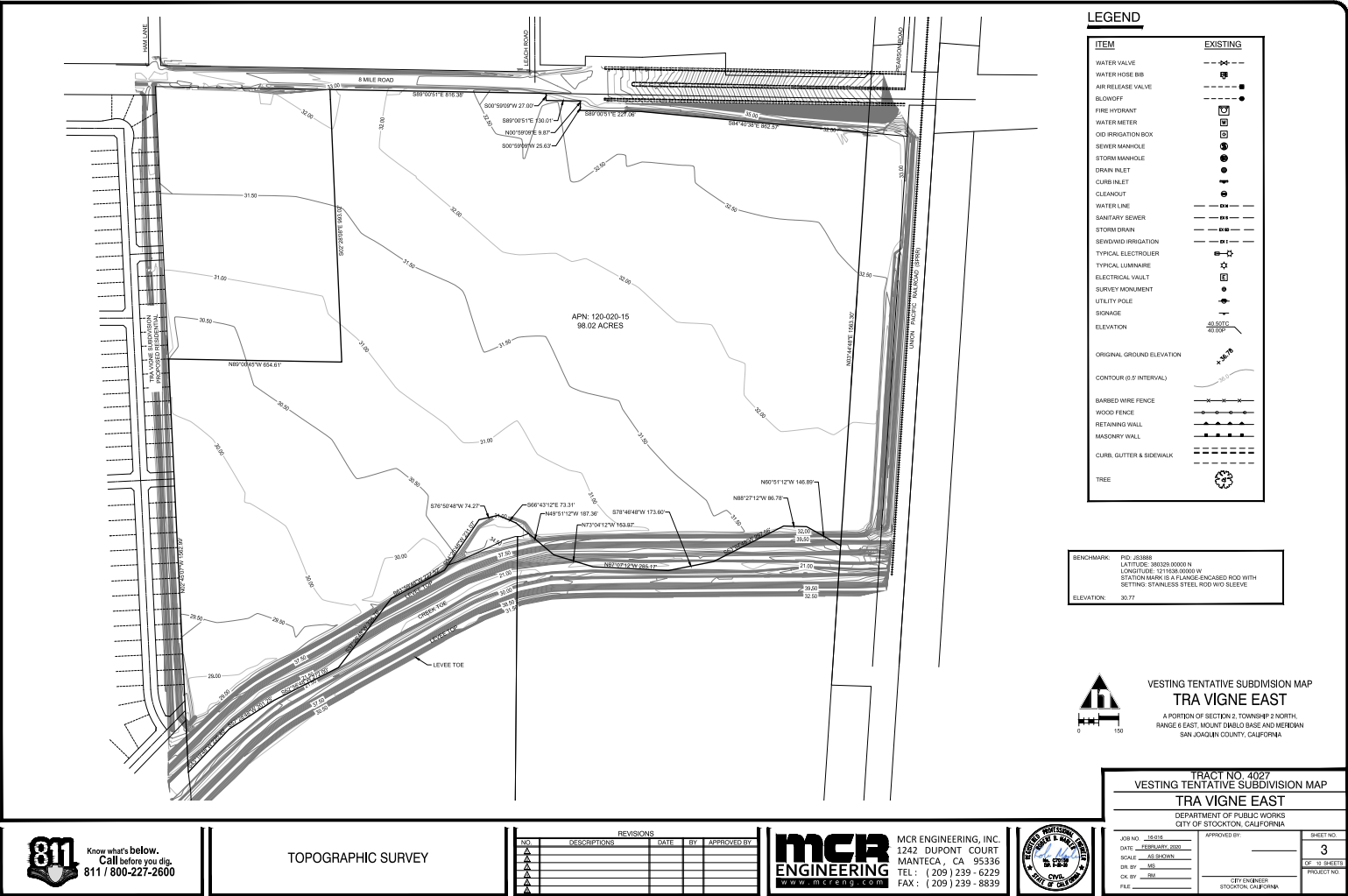
Know what's below.
Call before you dig.
811 / 800-227-2600

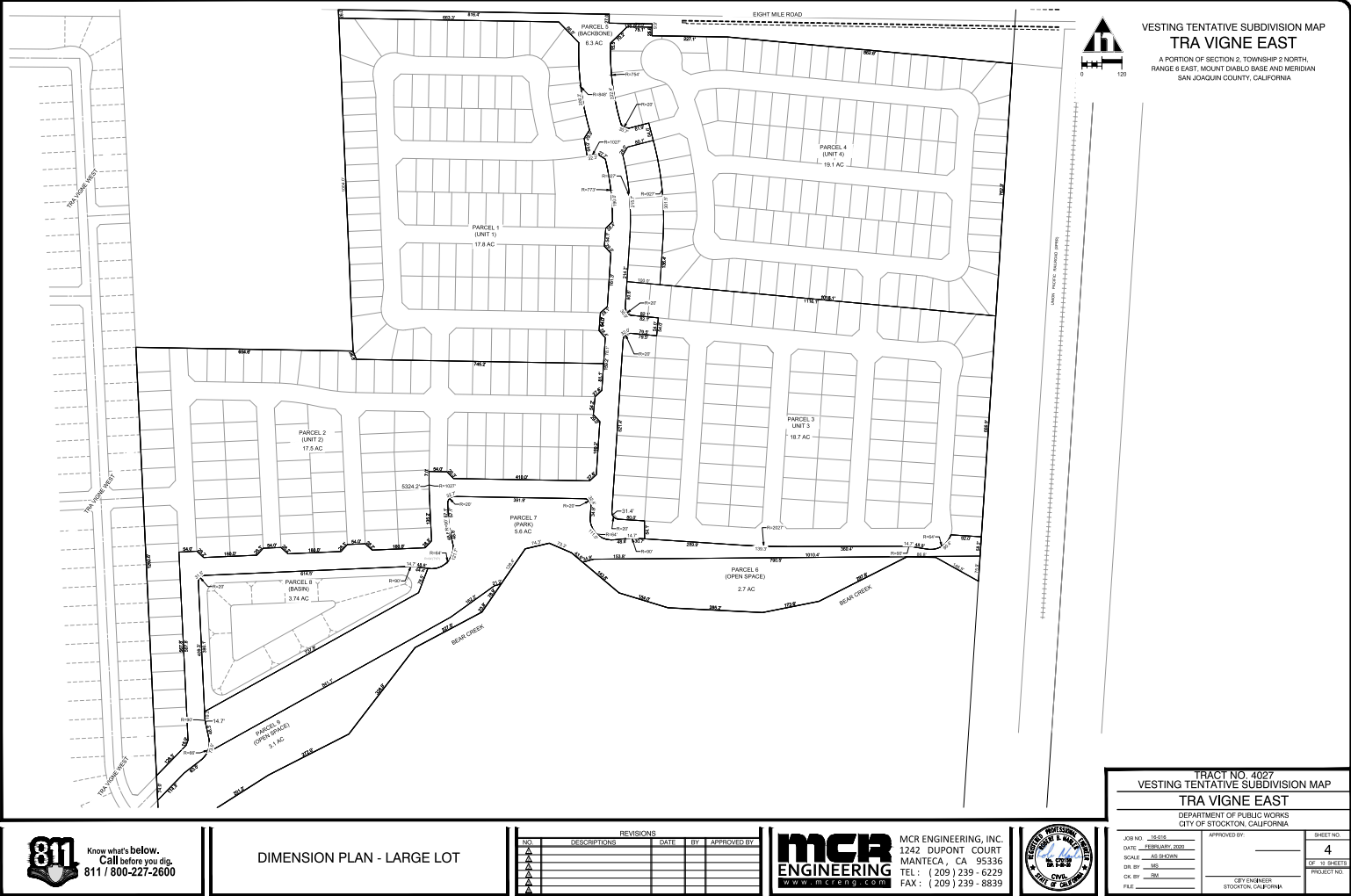
MCR ENGINEERING, INC.
1242 DUFOUR COURT
MANTECA, CA 95336
TEL : (209) 239-6229
FAX : (209) 239-8839

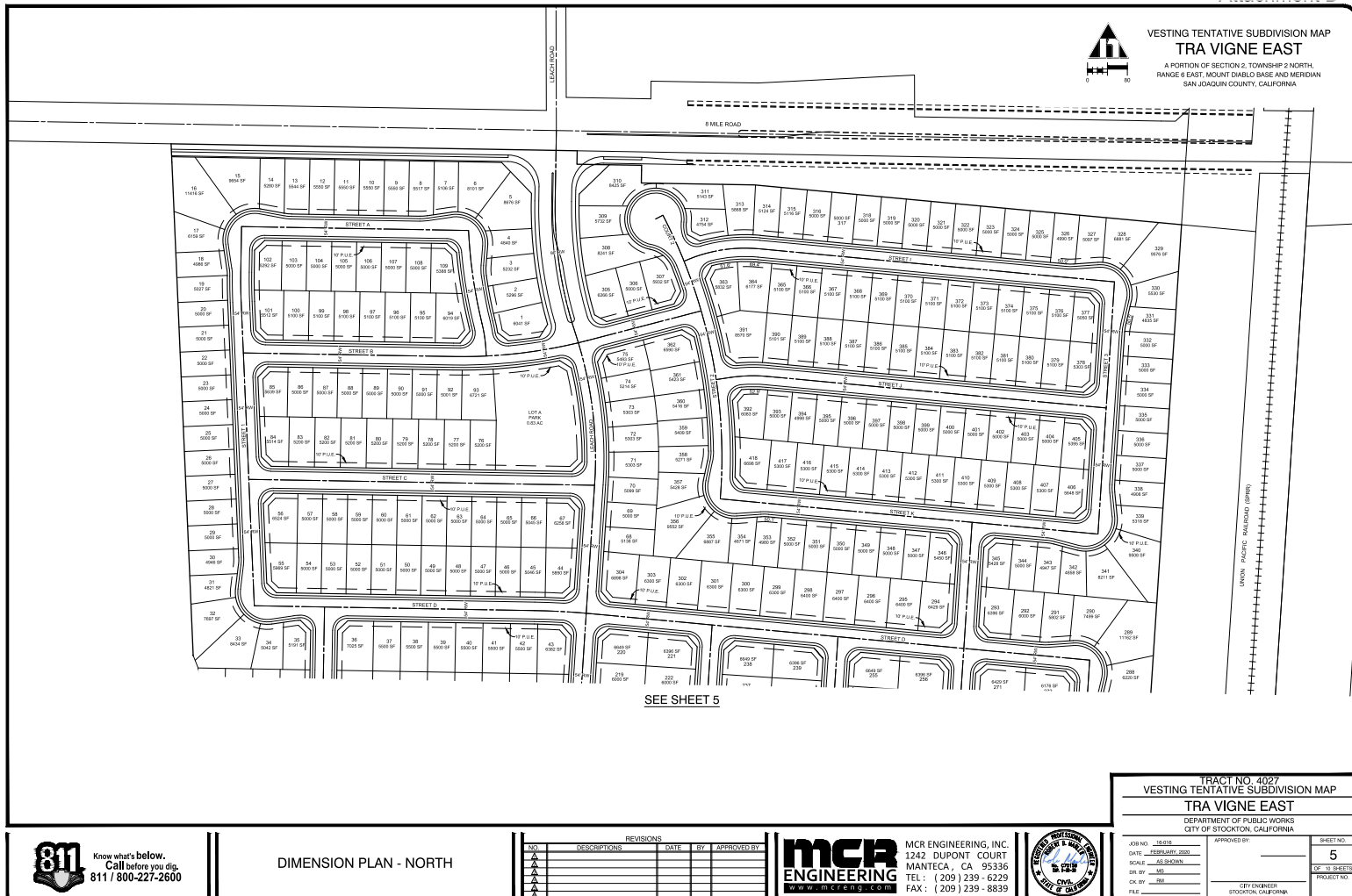
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
NO. 5127
CIVIL
EXPIRATION DATE: 09/30/2020

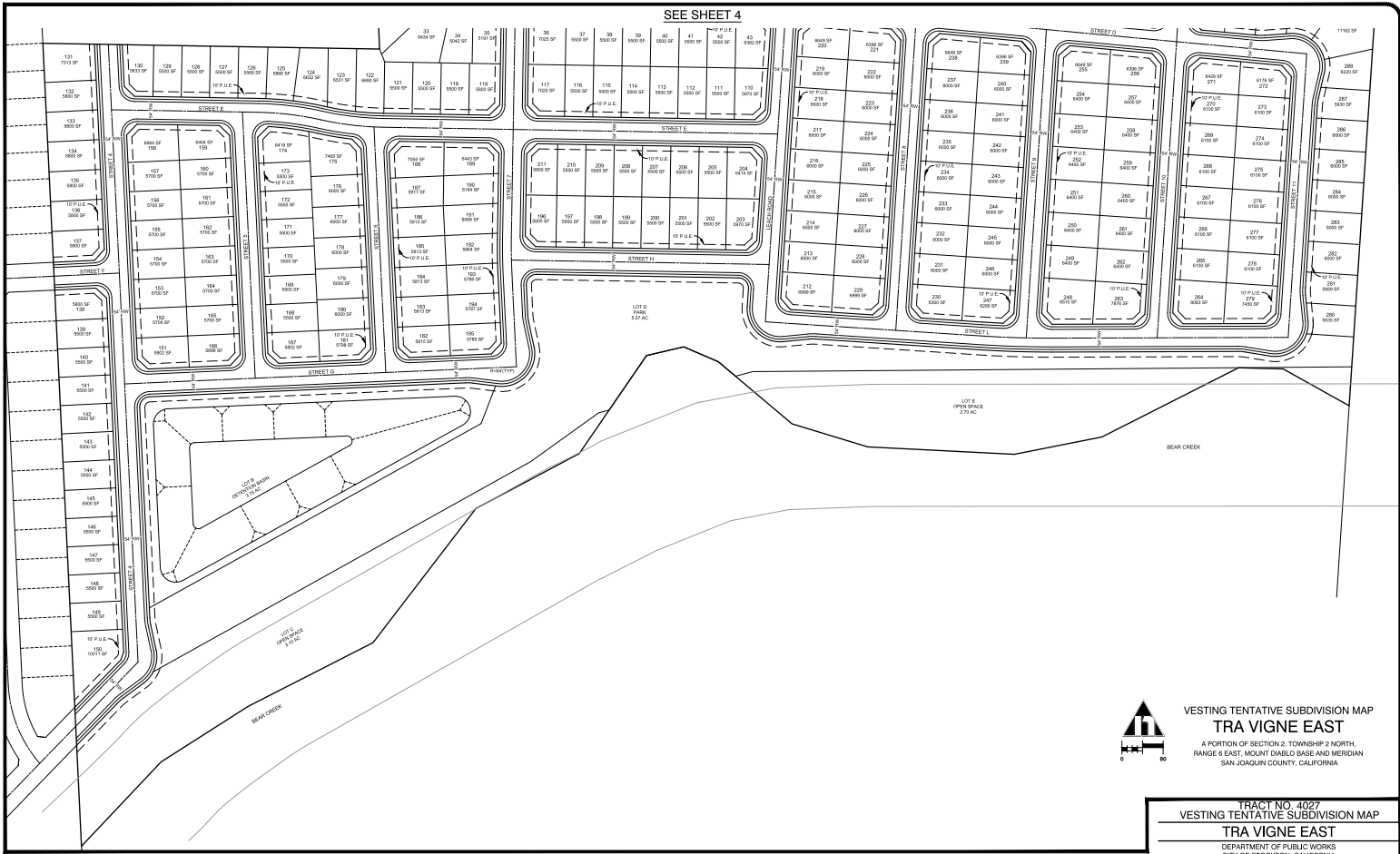
VICINITY MAP











VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 15018	APPROVED BY: _____	SHEET NO. 6
DATE: FEBRUARY, 2020		OF 12 SHEETS
SCALE: AS SHOWN		PROJECT NO. _____
DWG. BY: MCR		
CHECK BY: MCR		
FILE: _____		
	DESIGNED BY: _____	
	DRAWN BY: _____	
	CHECKED BY: _____	
	APPROVED BY: _____	
	DATE: _____	
	SCALE: _____	
	DWG. BY: _____	
	CHECK BY: _____	
	FILE: _____	



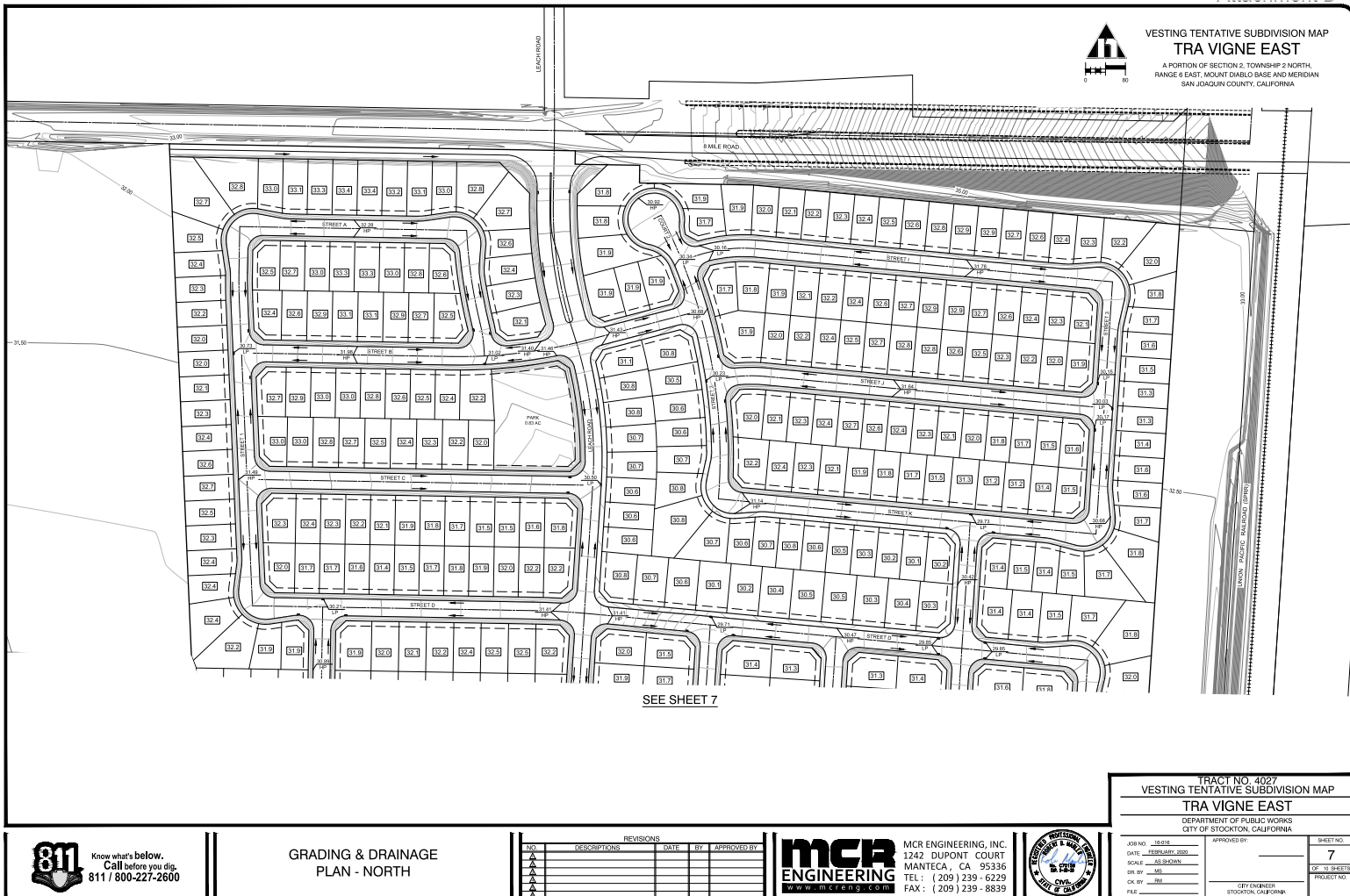
DIMENSION PLAN - SOUTH

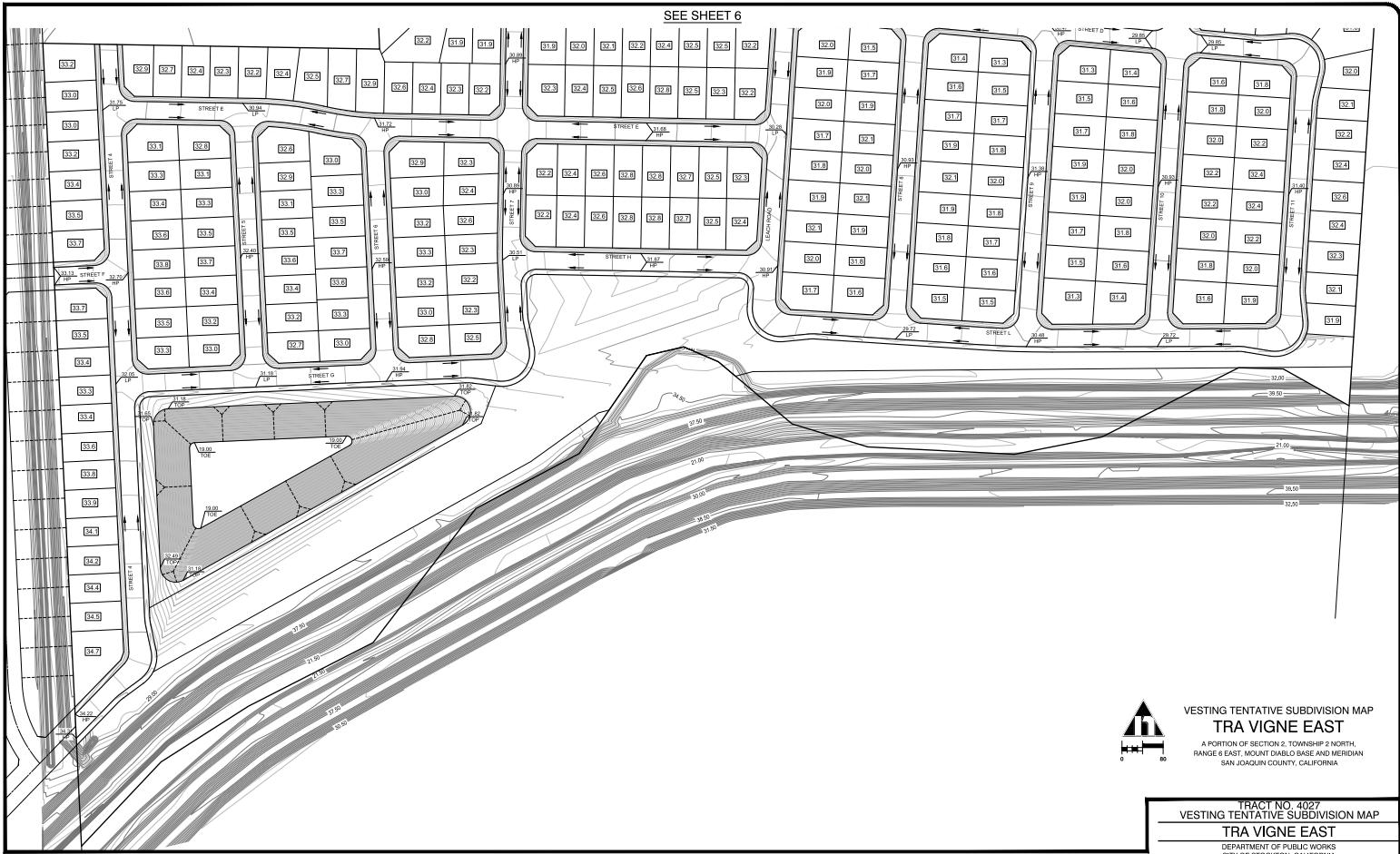
REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839







GRADING & DRAINAGE
PLAN - SOUTH

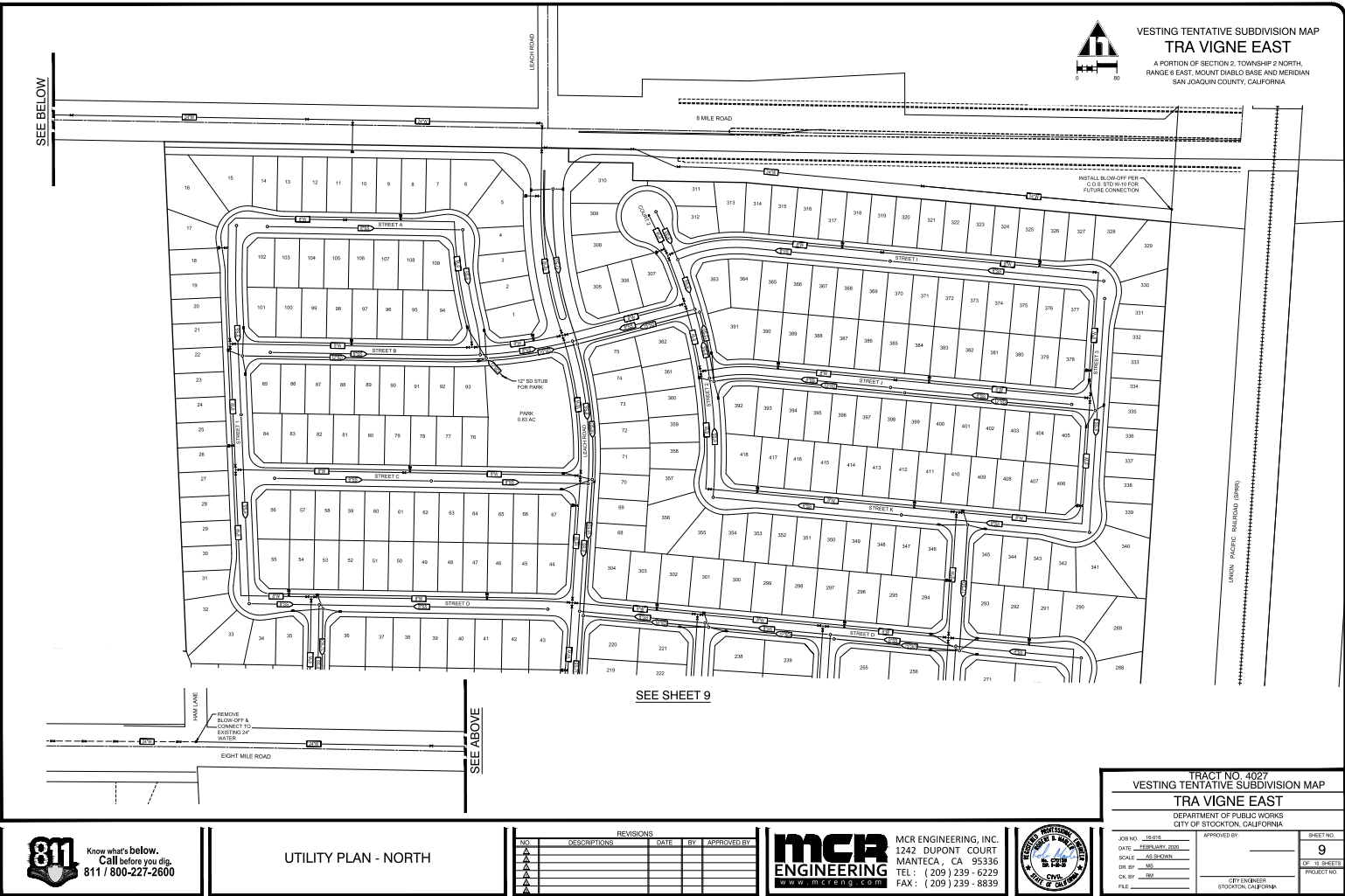
REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
1				
2				
3				
4				
5				

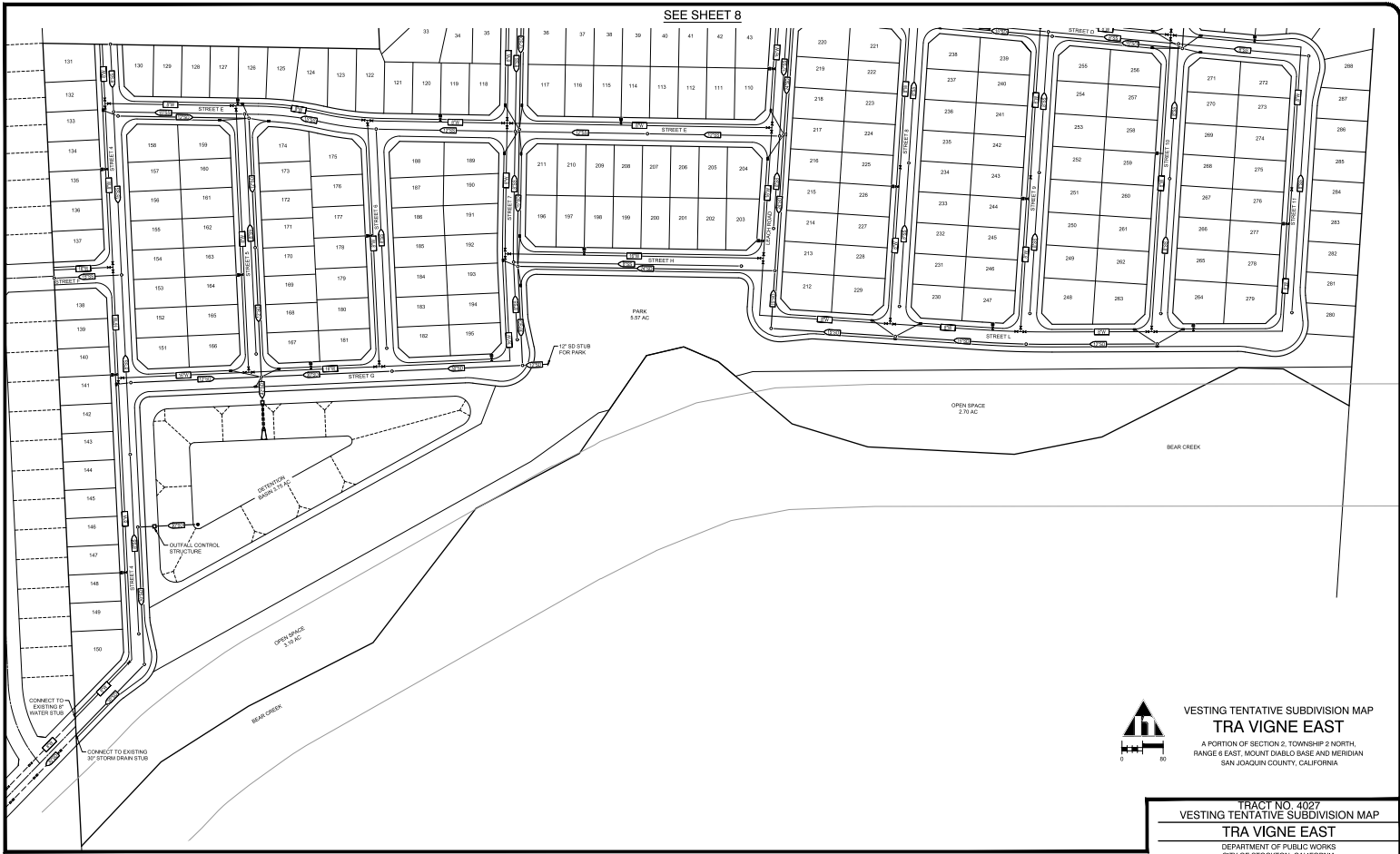


MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239 - 6229
FAX : (209) 239 - 8839



JOB NO. 15018	APPROVED BY: _____	SHEET NO. 8
DATE: FEBRUARY, 2020		OF 12 SHEETS
SCALE: AS SHOWN		PROJECT NO.
DWG BY: MCR		
CHECK BY: MCR		
FILE: _____		
	CITY ENGINEER STOCKTON, CALIFORNIA	





VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 15018	APPROVED BY: _____	SHEET NO. 10
DATE: FEBRUARY 2020		OF 12 SHEETS
SCALE: AS SHOWN		PROJECT NO. _____
DWG BY: MCR		
CHECK BY: MCR		
FILE: _____		
	CITY ENGINEER STOCKTON, CALIFORNIA	



UTILITY PLAN - SOUTH

REVISIONS				
NO.	DESCRIPTION	DATE	BY	APPROVED BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

