

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION ADOPTING AN INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION AND APPROVING DESIGN REVIEW FOR THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENTIAL PROJECT ON THE SOUTH SIDE OF THE CALAVERAS RIVER BETWEEN THE UNION PACIFIC RAILROAD TRACKS AND ALVARADO AVENUE (P17-0356)

The applicant, Florsheim Homes, on behalf of Diane Rose Machado, the property owner, is proposing to develop a single-family residential project on an 8.2-acre site at the noted location; and

To develop single-family residences on the site, the project requires the following:

- Initial Study/Proposed Mitigated Negative Declaration for the Calaveras Estates IV Residential Project; and
- Design Review for the construction of single-family residences.

Most of the lots range from 5,000 to 9,000 square feet in size. The residential development will provide a density of 6.7 units per net acre; now, therefore,

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

The City Council adopts the Initial Study/Proposed Mitigated Negative Declaration (P17-0356), attached as Exhibit 1 and incorporated herein, based on the following findings:

1. Pursuant to State CEQA Guidelines section 15084, the Initial Study/Proposed Mitigated Negative Declaration has been reviewed and considered prior to any related project approval, reflects the City's independent judgment, and has been found adequate for discretionary approvals.

2. Based on the review of the Initial Study/Proposed Mitigated Negative Declaration, consideration of all written and oral comments received and subject to any modifications and mitigation measures identified in the Initial Study. The project will not have a significant environmental impact with the implementation of mitigation measures in the sections of Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services, Transportation, Tribal Cultural Resource, and Utilities and Service Systems.

3. Pursuant to section 15070 of the State CEQA Guidelines, all project approval shall be based on and subject to the CEQA Findings, Mitigation Measures, and

Mitigation Monitoring/Reporting Program for the Calaveras Estate IV Residential Project.

4. 200-Year Flood Protection: In accordance with SMC section 16.90.020A.5, the City finds, based on substantial evidence in the record, that the property is located in an area of potential flooding of three feet or less from a storm event that has a 1-in-200 chance of occurring in any given year, from sources other than local drainage. Therefore, the shallow flood exemption applies. The substantial evidence in the record consists of the effective 200-year floodplain map and data, determined by the Director. Therefore, the proposed elevation is adequate to provide 200-year flood protection.

Design Review

The City Council was asked to approve the Design Review, attached as Exhibit 2 and incorporated herein, based on the following Findings:

1. The proposed residential development is consistent with all applicable provisions of this Development Code and other applicable City ordinance, because the proposed residential development is subject to the residential design standards and complies with Section 3.01 in the Single-Family Design Standards for New Tract Development of the Citywide Design Guidelines.
2. The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City, because the Architectural Review Committee (ARC) has reviewed the building elevations, materials, and architectural design in a comprehensive manner. The residential development will incorporate high quality, durable materials and provide an efficient site layout for the homeowners.
3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., outdoor, exterior lighting, and fencing, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, because the structures have been incorporated into design elements such as porches, covered entries with columns, window treatments, and two different materials or colors to be used on the building elevations. The architectural style would be compatible with other residences in the same residential neighborhood.
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings, because the residential development is located in an existing residential neighborhood. The structures will be compatible with surrounding sites and will not block or dominate the surroundings.
5. The general landscape design, including the color, coverage, location, size,

texture, and type of plant materials, provisions for irrigation, planned maintenance, and protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment, because the Landscape Architect will design intensive landscaping that contains ground covering, bushes and various trees with automatic irrigation systems along Alvarado Avenue to enhance street views and provide an attractive environment in the surrounding residential neighborhood.

6. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazards, because the residential development is not located at a through street (Alvarado Avenue terminated on the south side of the Calaveras River) that will not result in vehicular or pedestrian hazards.
7. The building design and related site plans, including residential garages, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site, because city staff has reviewed the site plan to ensure that the structures comply with the residential development standards and provide the best site layout for the homeowners.
8. Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, utilities, etc.), because other standards for the single-family residences will be reviewed by individual department during plan check to ensure they comply with building and fire codes.

PASSED, APPROVED, and ADOPTED May 15, 2018.

MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:

BRET HUNTER, CMC
City Clerk of the City of Stockton