

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A TWO-YEAR TIME EXTENSION FOR VESTING TENTATIVE MAP NO. VTM3-08 (“WATERFORD SQUARE SHOPPING CENTER”) LOCATED AT THE SOUTHWEST CORNER OF EIGHT MILE ROAD AND DAVIS ROAD (APN 070-070-46, -47, -48) (APPLICATION NO. P19-0790)

On October 23, 2008, the Planning Commission approved a Vesting Tentative Map to subdivide approximately 34-acres located at the southwest corner of Eight Mile Road and Davis Road into ten (10) parcels. The vesting tentative map was due to expire on October 23, 2010; and

The State granted four (4) automatic time extensions (for a total of seven (7) years) for all Tentative Maps, Vesting Tentative Maps, and Tentative Parcel Maps. The subject Vesting Tentative Map qualified for three these time extensions (for a total of six (6) years), and therefore, was due to expire on October 23, 2016; and

Prior to the October 23, 2016 expiration date, the applicant submitted a request to extend of the subject Vesting Tentative Map for a period of three (3) years. On July 13, 2017, the Planning Commission approved the requested three (3) year extension, via Resolution 2017-07-13-0303, and set a new expiration date of October 23, 2019; and

On October 22, 2019, the applicant submitted a timely request to extend the subject Vesting Tentative Map for a period of two (2) years; and

On April 9, 2020, the Planning Commission conducted a duly noticed public hearing and received and considered all evidence on the requested Vesting Tentative Map extension; now, therefore,

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

1. The Planning Commission approves a two-year extension of Vesting Tentative Map No. VTM3-08 (P19-0790) ending on October 23, 2021, based on the following findings and conditions of approval:
 - a. There have been no changes to the provisions of the General Plan or any applicable specific plan, precise road plan, or master development that would cause the Vesting Tentative Map to be inconsistent with the General Plan, because the site is still designated Commercial and that designation permits both commercial and multi-family land uses. The

site is not subject to a specific plan, precise road plan, or master development plan.

- 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. Lot dimensions remain compliant to the standards at SMC Section 16.24.200, Table 2-3. Future commercial and multi-family residential development shall be subject to all applicable requirements in the Development Code including, but not limited to, building setbacks, height, lot coverage, and off-street parking requirements.
- 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. Presently, the subdivision is surrounded by single-family residential and agricultural land uses. Those uses were present at the time of original subdivision map approval. Lastly, the site is and remains vacant.
- d. There have been no changes to the capacities of community resources, including road, schools, sewage treatment or disposal facilities, or water supply. The subdivision abuts two existing arterial roadways (i.e., Eight Mile Road, Davis Road) that, along the subdivision frontage, will be fully improved. Also, the Municipal Utilities Department confirms all necessary wet utilities have adequate capacity to serve the subdivision.
- e. SMC Chapter 16.90 (Floodplain Management Finding)

The subject property is in the Reclamation District (RD) 2042 Boundary Area. On October 17, 2017, the City Council approved a 200-Year Urban Level of Flood Protection Adequate Progress finding for the Reclamation District 2042 Boundary Area. Additionally, on January 22, 2020, a Technical Memorandum prepared by A.R. Sanguinetti & Associates, confirmed that the previous report and the current site conditions are consistent with the report prepared in 2017.

This finding is based on the local flood management agency, RD 2042, making adequate progress (as defined in Cal. Gov. Code § 65007) on the construction of flood protection system improvements that will result in flood protection equal to or greater than the urban level of flood protection in the RD 2042 boundary area.

Environmental

The environmental consequences of the Vesting Tentative Map (VTM3-08/P19-0790) have been analyzed in accordance with the provisions of the California Environmental Quality Act (CEQA) under an adopted Initial Study/Mitigated Negative Declaration (IS3-

08) for the project. All mitigation measures for the approved Vesting Tentative Map are still applicable. No further environmental review is required in order to approve the requested time extension.

Conditions of Approval

1. All conditions of approval imposed by Planning Commission Resolution No. 2017-07-13-0303, as set forth in Exhibit 1, are hereby incorporated by reference and remain applicable to the subdivision.
2. The residential parcels (i.e., APNs 070-070-46, -47) within this Vesting Tentative Map shall be annexed into and comply with all requirements of the Citywide Services and Maintenance Community Facility District (CFD) in accordance with City Council Resolution 2018-07-17-1301.

PASSED, APPROVED, and ADOPTED April 9, 2020.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission