

Resolution No. **2023-01-26-0302**

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR THE TRA VIGNE EAST PROJECT (APPLICATION NO. P22-328)

On June 23, 2020, the City Council approved a Vesting Tentative Map (VTM) ("Approved Map") for a project known as "Tra Vigne East" (P16-0052). The approval included a General Plan Amendment, Annexation, Rezoning, Vesting Tentative Maps, and Environmental Impact Report application to subdivide a 121-acre site into 418 lots for single-family residential use. The project also includes park and open space lands, along with expansion of existing vehicular and non-vehicular circulation system and utility improvements. The project site is located on south of Eight Mile 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 in to 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 April 11, 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

Based on its review of the entire record herein, including the June 9, 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 2020-03-23-1502-04 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 January 26, 2023.



ATTEST:

Stephanie Ocasio
 STEPHANIE OCASIO, SECRETARY
 City of Stockton Planning Commission

Jeff Sanguinetti

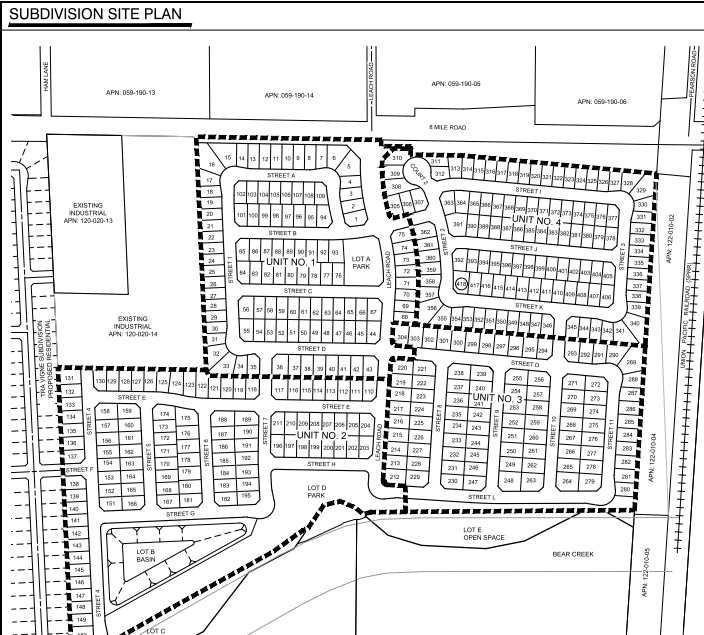
 JEFF SANGUINETTI, CHAIR
 City of Stockton Planning Commission

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

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		
SANITARY SEWER		
STORM DRAIN		
TYPICAL ELECTRODEUR		
TYPICAL LUMINAIRE		
ELECTRICAL VAULT		
SURVEY MONUMENT		
UTILITY POLE		
SPURGE		
ELEVATION	40.50TC 40.00P	40.50TC 40.00P
DIRECTION OF FLOW		
ORIGINAL GROUND	N/A	N/A
CONTOUR (5' INTERVAL)	N/A	N/A
BARBED WIRE FENCE		
WOOD FENCE		
RETAINING WALL		
MASONRY WALL		
CURB, GUTTER & SIDEWALK		
TYPICAL RETURN WITH HANDCAP RAMP		
PAVEMENT		



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
2. STORM DRAINAGE BY FLOODING SYSTEM EXCHANGE TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL THEN DISCHARGE TO A DOWNSLOPE BASIN. 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 PER THE CITY OF STOCKTON.
6. ASSESSORS PARCEL NUMBER: 120-020-13
7. LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE SENECA-CORPAC COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.
8. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
9. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE A TRUE SUBDIVISION MAP AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 94600.1, AND FILE SUBDIVISION FINAL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THE TENTATIVE MAP.
10. PURSUANT TO SECTION 94600.2 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND TO 10 YEARS.
11. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
12. BUILDING SETBACKS WILL BE PER CITY OF STOCKTON STANDARDS.
13. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED, SEPTIC TANKS, EACH FIELDS, AND WELLS OR WELLS WILL BE REMOVED OR ABANDONED PER CITY OF STOCKTON REQUIREMENTS.
14. THIS PROPERTY IS NOT SUBJECT TO NATIONSHIP.
15. THIS PROJECT MAY BE DEVELOPED IN PHASES PER DEVELOPERS OPTION. UNIT DELINEATION IS SHOWN AS A REFERENCE AND IS SUBJECT TO CHANGE.

STAFF APPROVAL

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

FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

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

CITY ENGINEER

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____ 2017.

COMMUNITY DEVELOPMENT DIRECTOR

COMMISSION APPROVAL

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

FEE \$ _____

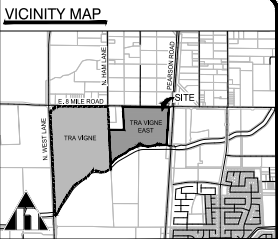
COMMUNITY DEVELOPMENT DEPARTMENT

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

CITY ENGINEER

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

CHAIRMAN



SIGNATURES

ENGINEER'S STATEMENT:
THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION:
 Robert B. Marler _____ 02-03-2020
 LICENSE NO. 071038 DATE
 EXPIRATION DATE 09/03/2020

PROJECT INFORMATION

1. REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95202
2. OWNER/APPLICANT:	WOODSIDE TERRIS LLC 3908 STEVENSON PLACE, SUITE 215 FREMONT, CA 94539 (510) 757-6865
3. ENGINEER:	MCR ENGINEERING, INC. 1242 DUPONT COURT MANTECA, CA 95209 (916) 224-2229
4. LAND USE DESIGNATION:	418 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS PROPOSED: RESIDENTIAL, LOW DENSITY
5. TOTAL AREA:	98.02 ACRES
6. NO. OF LOTS:	423
7. GROSS DENSITY:	4.3 APLA
8. ZONING:	EXISTING: LL 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)

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

APPROVED BY: _____ SHEET NO. 1
DATE: FEBRUARY, 2020 OF 10 SHEETS
SCALE: AS SHOWN PROJECT NO.
JOB NO.: 1616
FILE: _____

CITY ENGINEER
STOCKTON, CALIFORNIA

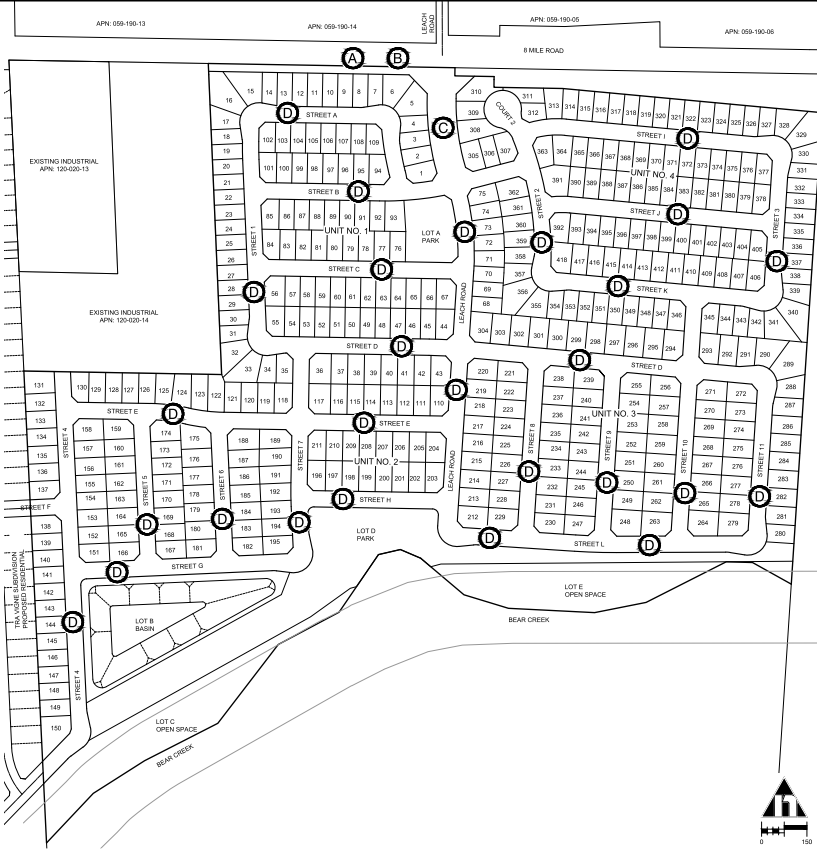
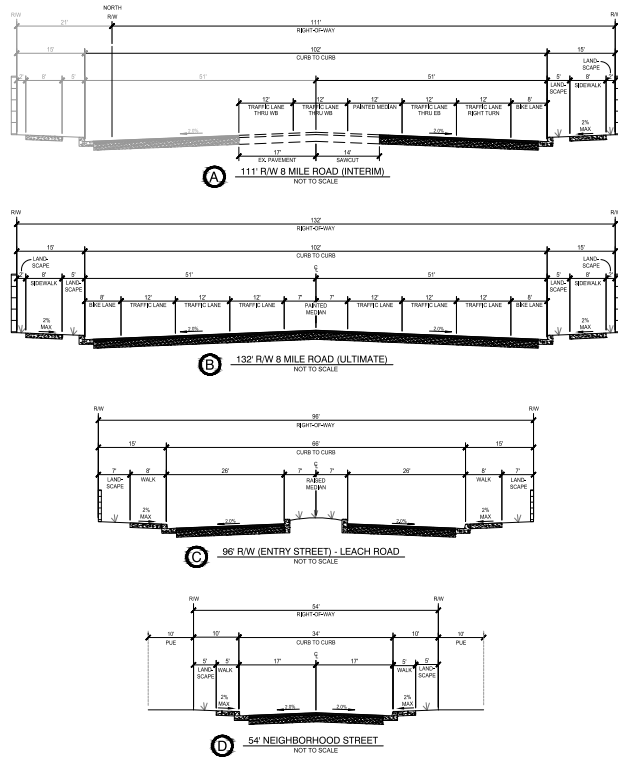
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GENERAL NOTES, KEY MAP, AND LEGEND

NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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MANTECA, CA 95336
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TYPICAL STREET SECTIONS

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

JOB NO. 15015
DATE: FEBRUARY, 2020
SCALE: AS SHOWN
DIE BY: MS
CHK BY: BM
FILE: _____

APPROVED BY: _____
CITY ENGINEER
STOCKTON, CALIFORNIA

SHEET NO. **2**
OF 13 SHEETS
PROJECT NO. _____



LEGEND

ITEM	EXISTING
WATER VALVE	---○---
WATER HOSE BIB	---○---
AIR RELEASE VALVE	---○---
BLOWOFF	---○---
FIRE HYDRANT	---○---
WATER METER	---○---
OD IRRIGATION BOX	---○---
SEWER MANHOLE	---○---
STORM MANHOLE	---○---
DRAIN INLET	---○---
COMB INLET	---○---
CLEANOUT	---○---
WATER LINE	---○---
SANITARY SEWER	---○---
STORM DRAIN	---○---
SEWEMAD IRRIGATION	---○---
TYPICAL ELECTROUTER	---○---
TYPICAL LUMINAIRE	---○---
ELECTRICAL VAULT	---○---
SURVEY MONUMENT	---○---
UTILITY POLE	---○---
SIGNAGE	---○---
ELEVATION	40.00' / 20.00'
ORIGINAL GROUND ELEVATION	---○---
CONTOUR (0.5' INTERVAL)	---○---
BARBED WIRE FENCE	---○---
WOOD FENCE	---○---
RETAINING WALL	---○---
MASONRY WALL	---○---
CURB, GUTTER & SIDEWALK	---○---
TREE	---○---

BENCHMARK: PG JESMR
 LATITUDE: 38.0328 0000 N
 LONGITUDE: 121.1935 0000 W
 STATION MARK IS A FLANGE ENCASED ROD WITH SETTING STAINLESS STEEL ROD W/O SLEEVE
 ELEVATION: 30.77



VESTING TENTATIVE SUBMISSION 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 SUBMISSION MAP
TRA VIGNE EAST
 DEPARTMENT OF PUBLIC WORKS
 CITY OF STOCKTON, CALIFORNIA

JOB NO. 16416	APPROVED BY:	SHEET NO.
DATE: FEBRUARY, 2020		3
SCALE: AS SHOWN		OF 13 SHEETS
DWG BY: MS		PROJECT NO.
CHK BY: MS		
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	



TOPOGRAPHIC SURVEY

REVISIONS

NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
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2				
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**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. 15416	APPROVED BY:	SHEET NO.
DATE FEBRUARY, 2020		4
SCALE AS SHOWN		OF 13 SHEETS
DWG BY: RM		PROJECT NO.
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	



DIMENSION PLAN - LARGE LOT

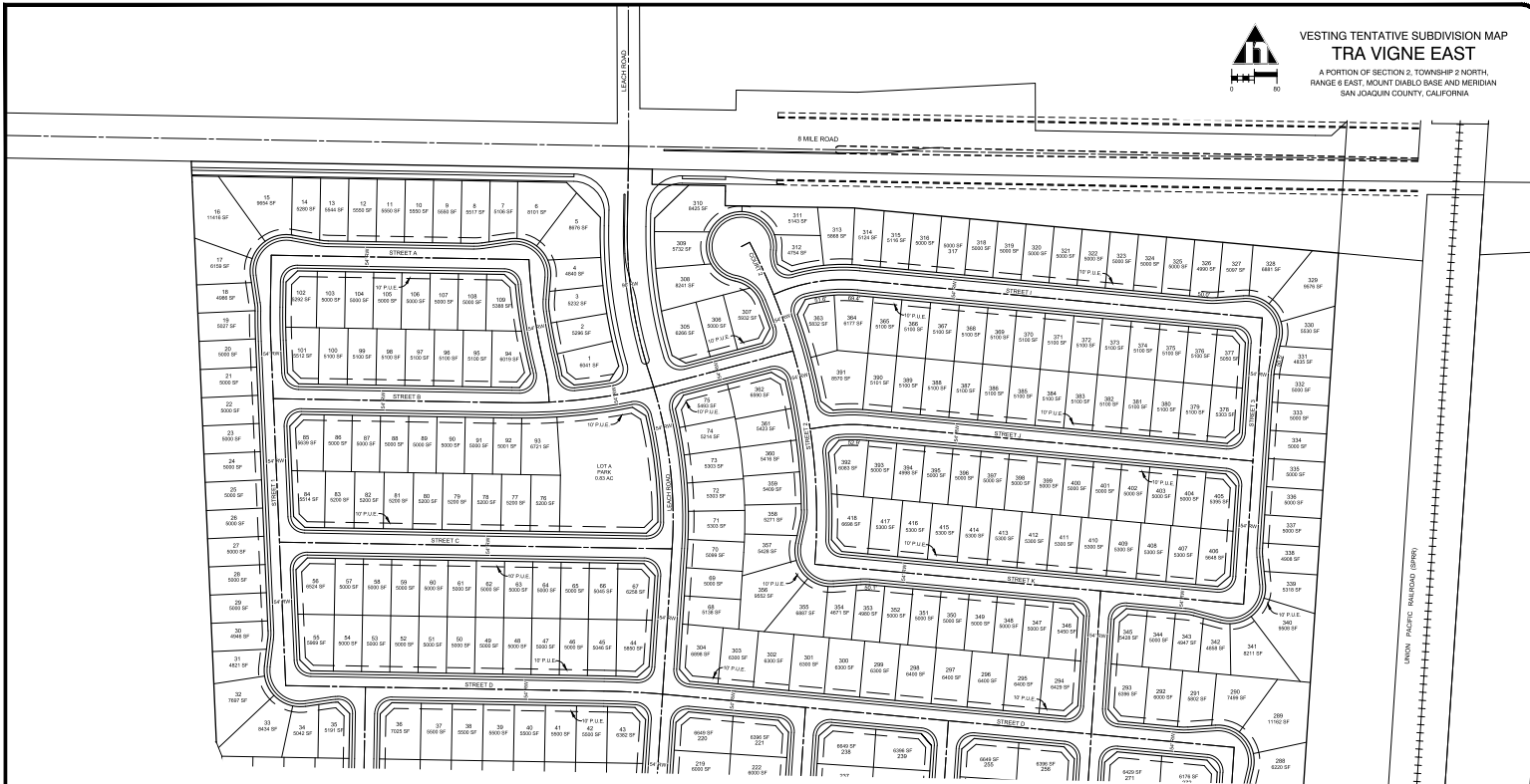
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NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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**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



SEE SHEET 5

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

JOB NO. 12416	APPROVED BY:	SHEET NO.
DATE: FEBRUARY, 2020		5
SCALE: AS SHOWN		OF 12 SHEETS
DRAWN BY: MCR		PROJECT NO.
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	



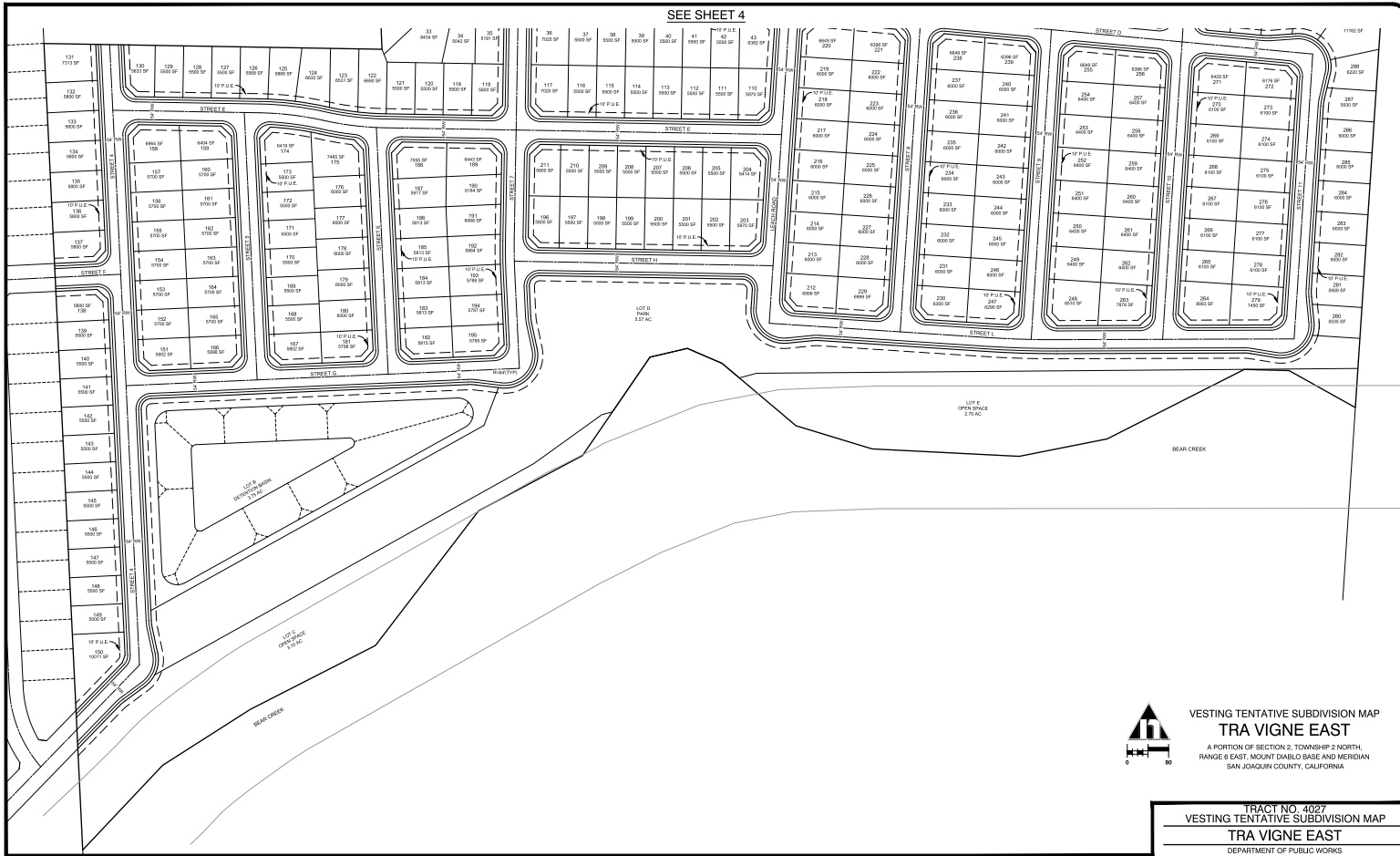
DIMENSION PLAN - NORTH

REVISIONS				
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SEE SHEET 4



VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
 RANGE 5 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. 15415	APPROVED BY: _____
DATE: FEBRUARY, 2020	
SCALE: AS SHOWN	SHEET NO. 6
DWG. BY: JMS	OF 12 SHEETS
CHECKED BY: JMS	PROJECT NO. _____
FILE: _____	CITY ENGINEER STOCKTON, CALIFORNIA

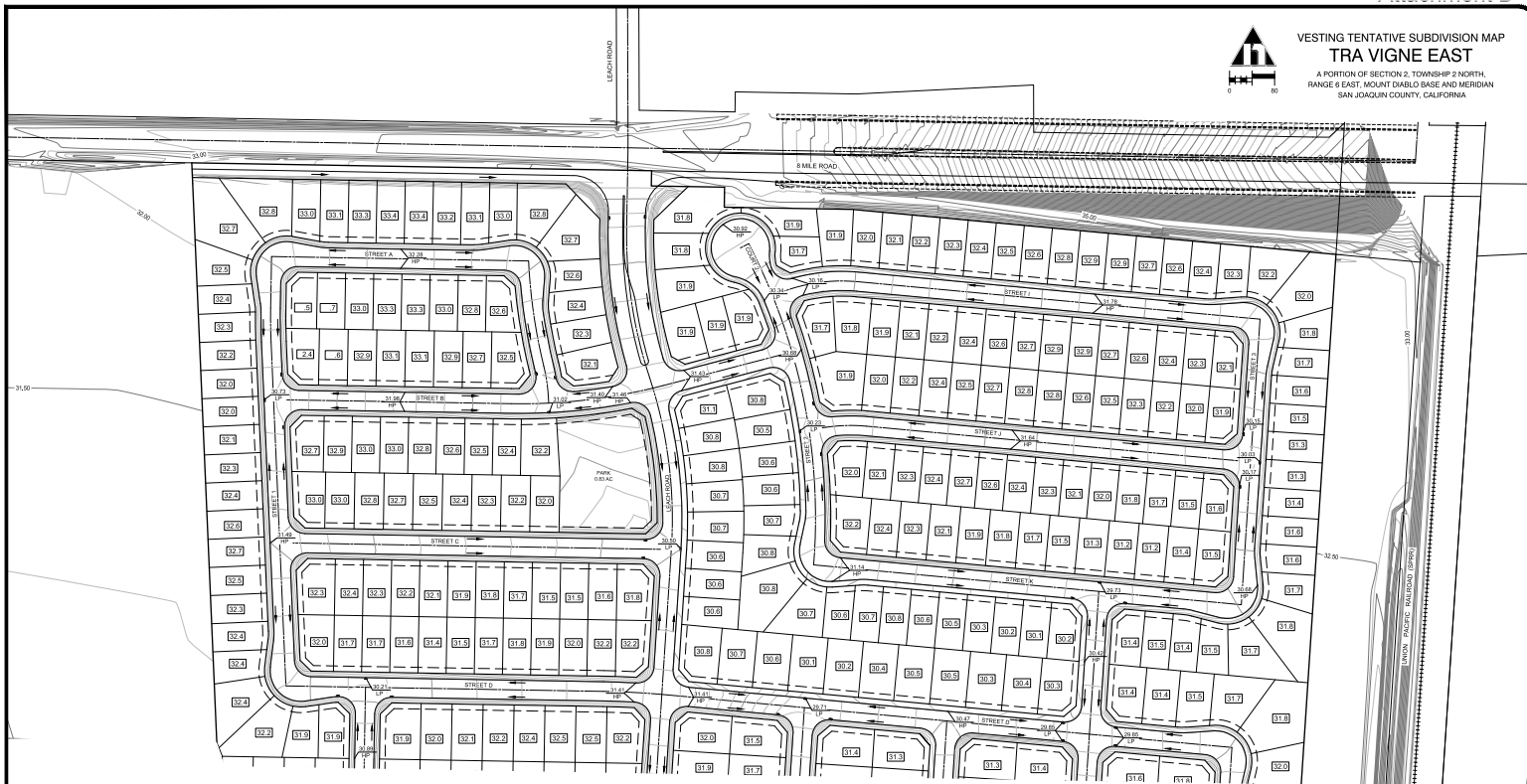


DIMENSION PLAN - SOUTH

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

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 FAX: (209) 239-8839





**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

SEE SHEET 7



**GRADING & DRAINAGE
PLAN - NORTH**

REVISIONS				
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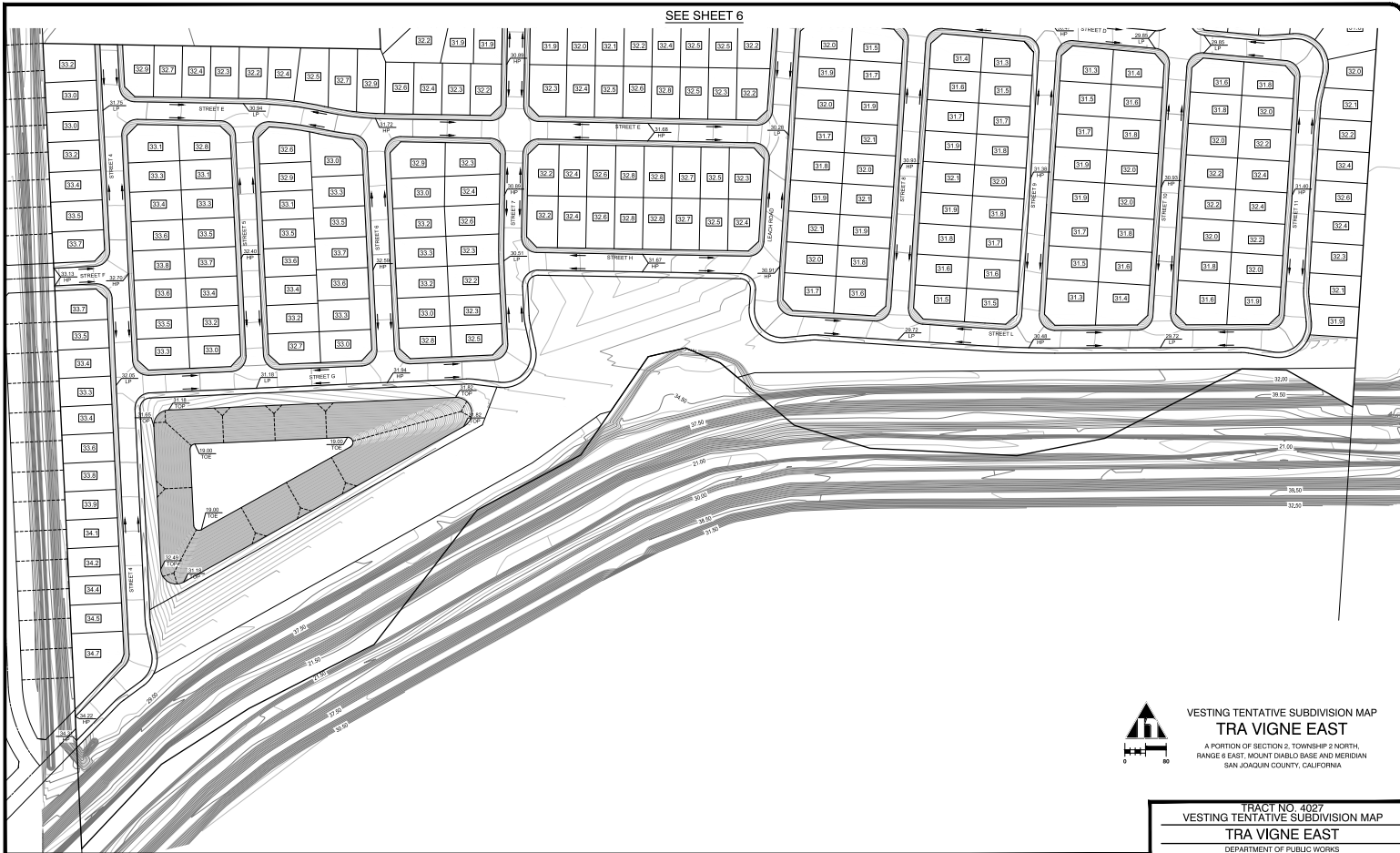


TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 15016	APPROVED BY:	SHEET NO. 7
DATE: FEBRUARY, 2020		OF 13 SHEETS
SCALE: AS SHOWN		PROJECT NO.
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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



GRADING & DRAINAGE
 PLAN - SOUTH

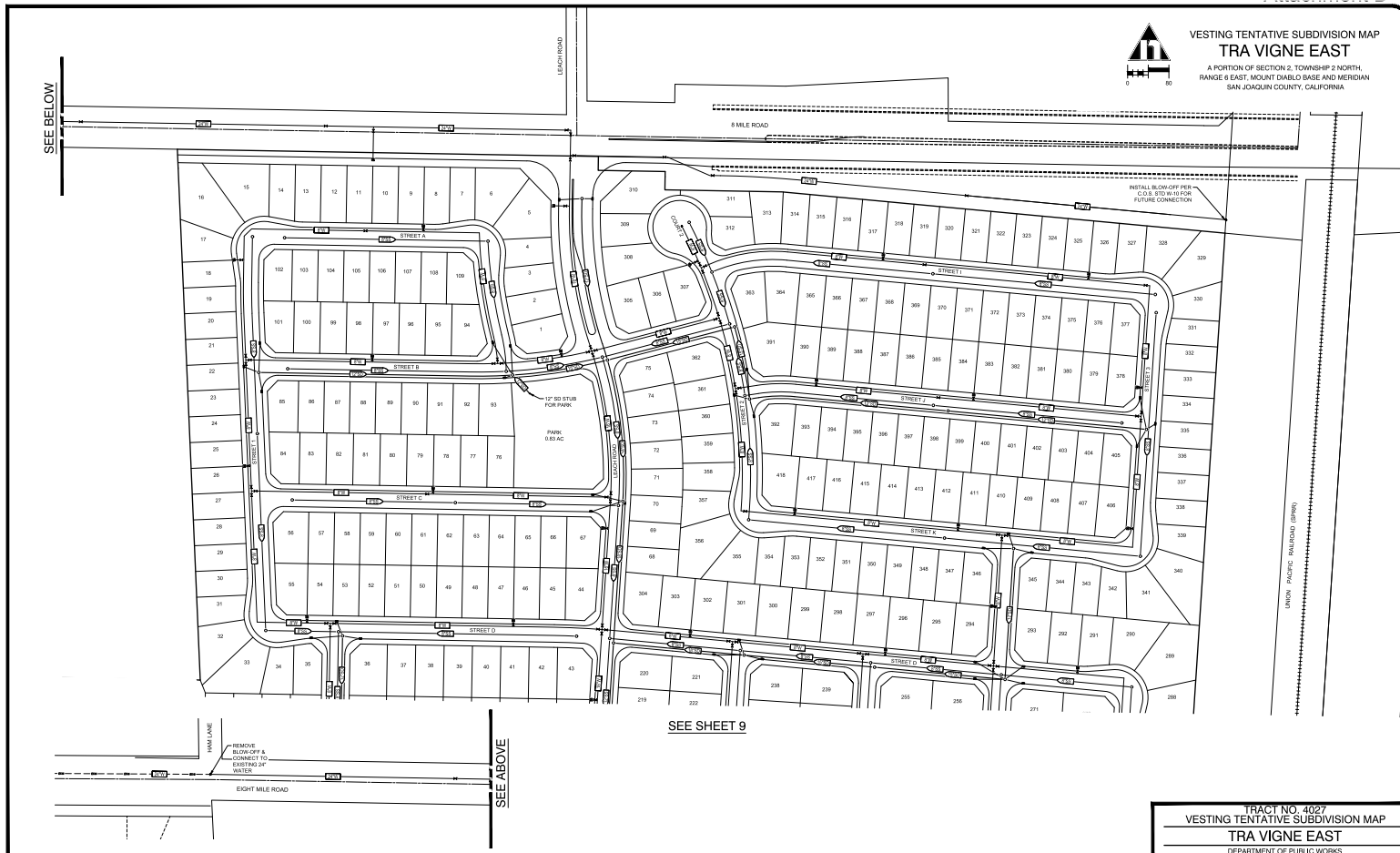
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JOB NO. 10416	APPROVED BY: _____	SHEET NO. 8
DATE FEBRUARY, 2010		OF 12 SHEETS
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DWG BY: MMS		
CHK BY: MMS		
FILE: _____	CITY ENGINEER STOCKTON, CALIFORNIA	



**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



SEE BELOW

SEE SHEET 9

SEE ABOVE

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

JOB NO. 15015	APPROVED BY:	SHEET NO.
DATE FEBRUARY 2020		9
SCALE AS SHOWN		OF 12 SHEETS
DW BY JMS		PROJECT NO.
CHK BY JMS		
FILE	CITY ENGINEER STOCKTON, CALIFORNIA	

UTILITY PLAN - NORTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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VESTING TENTATIVE SUBDIVISION MAP
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 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
 RANGE 4 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. 15415	APPROVED BY: _____	SHEET NO. 10
DATE FEBRUARY, 2020		OF 13 SHEETS
SCALE AS SHOWN		PROJECT NO. _____
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CHECK BY: MCR		
FILE: _____		



UTILITY PLAN - SOUTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY



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