

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.

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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

| 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 | 40.50' @ 40.00' OP | 40.50' @ 40.00' OP |
| DIRECTION OF FLOW | | |
| ORIGINAL GROUND | | N/A |
| CONTOUR (5' INTERVAL) | | N/A |
| BARBED WIRE FENCE | | |
| WOOD FENCE | | |
| RETAINING WALL | | |
| MASONRY WALL | | |
| CURB, GUTTER & SIDEWALK | | |
| TYPICAL RETURN WITH HANDICAP 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 ENGINEERING TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL THEN DISCHARGE TO A DOWNSTREAM 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: 120-000-15
7. LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE SENECA-CORPES 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 94600-1 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 \$ _____

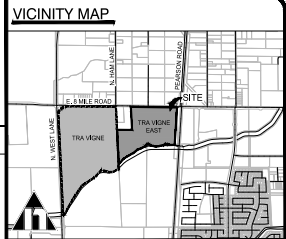
COMMUNITY DEVELOPMENT DEPARTMENT

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
ROBERT B. MARLER DATE
LICENSE NO. 071039
EXPIRATION DATE 09/02/2020

PROJECT INFORMATION

| | |
|--------------------------|---|
| 1. REGULATORY AGENCY: | CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95210 |
| 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 |
| 5. TOTAL AREA: | 98.02 ACRES |
| 6. NO. OF LOTS: | 423 |
| 7. GROSS DENSITY: | 4.3 UPA |
| 8. ZONING: | EXISTING LL PROPOSED RL |

INDEX

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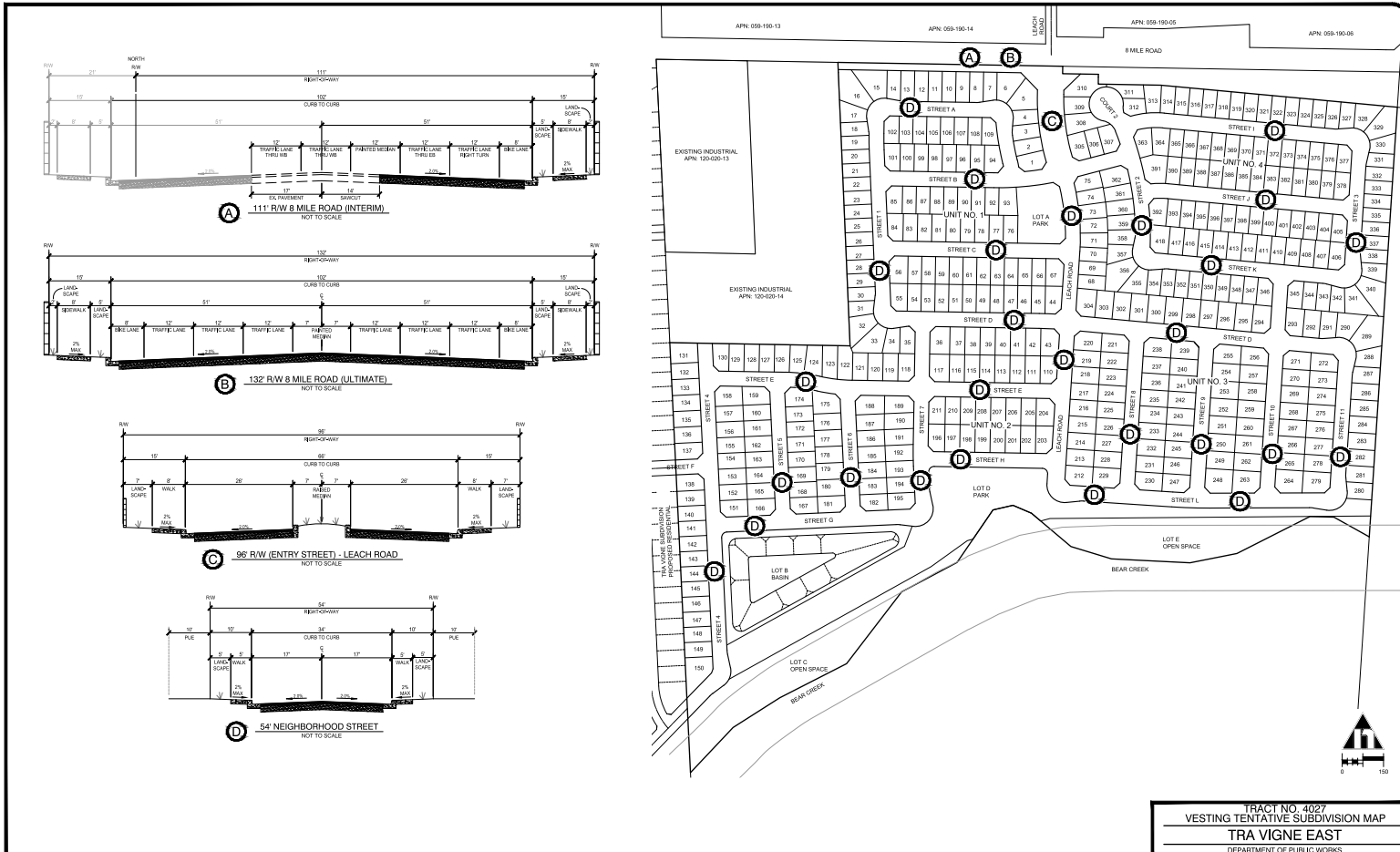
TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

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| JOB NO. 12615 | APPROVED BY: | SHEET NO. 1 |
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GENERAL NOTES, KEY MAP, AND LEGEND

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TYPICAL STREET SECTIONS

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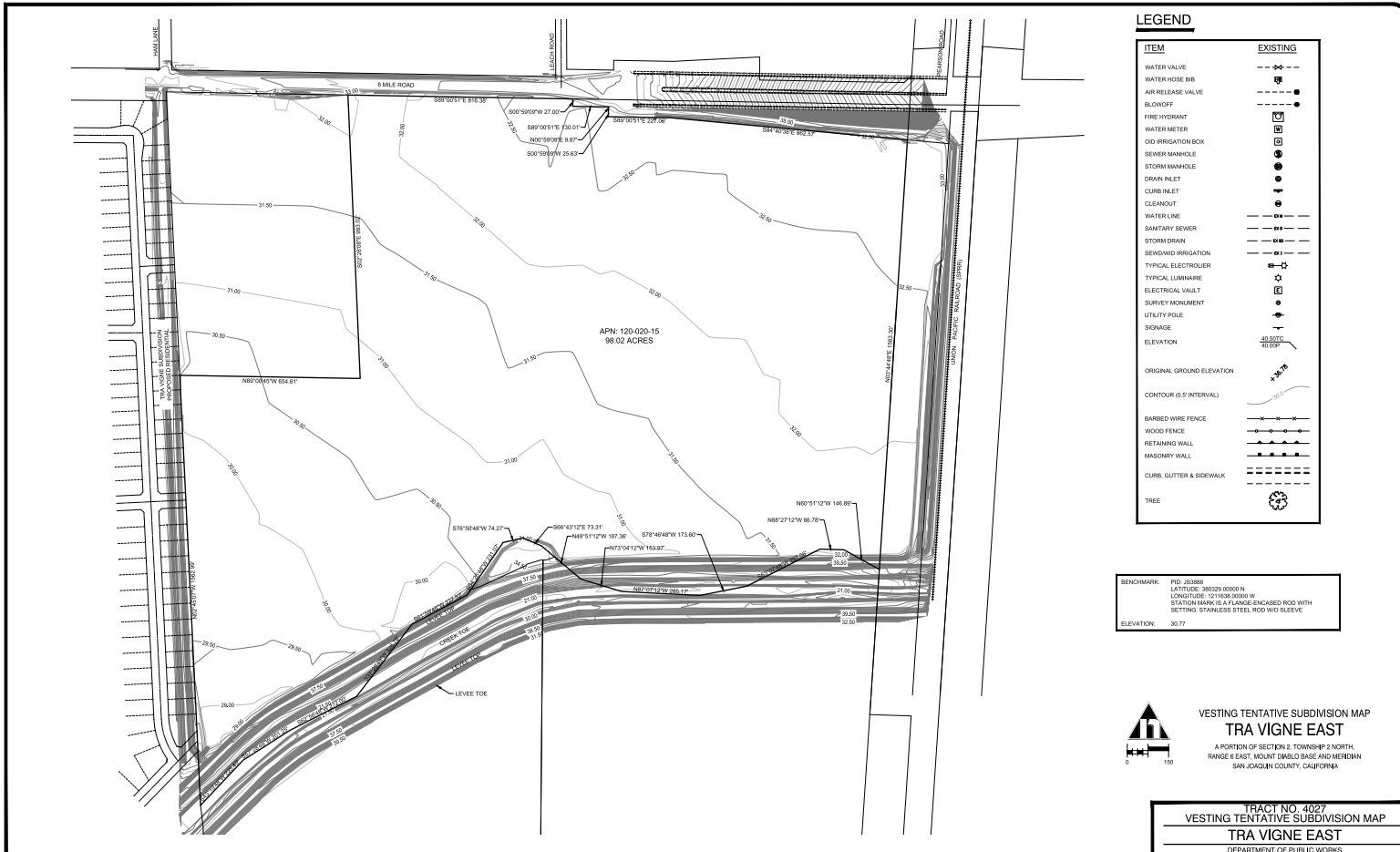


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VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
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CITY OF STOCKTON, CALIFORNIA

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STOCKTON, CALIFORNIA

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



TOPOGRAPHIC SURVEY

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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

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DIMENSION PLAN - LARGE LOT

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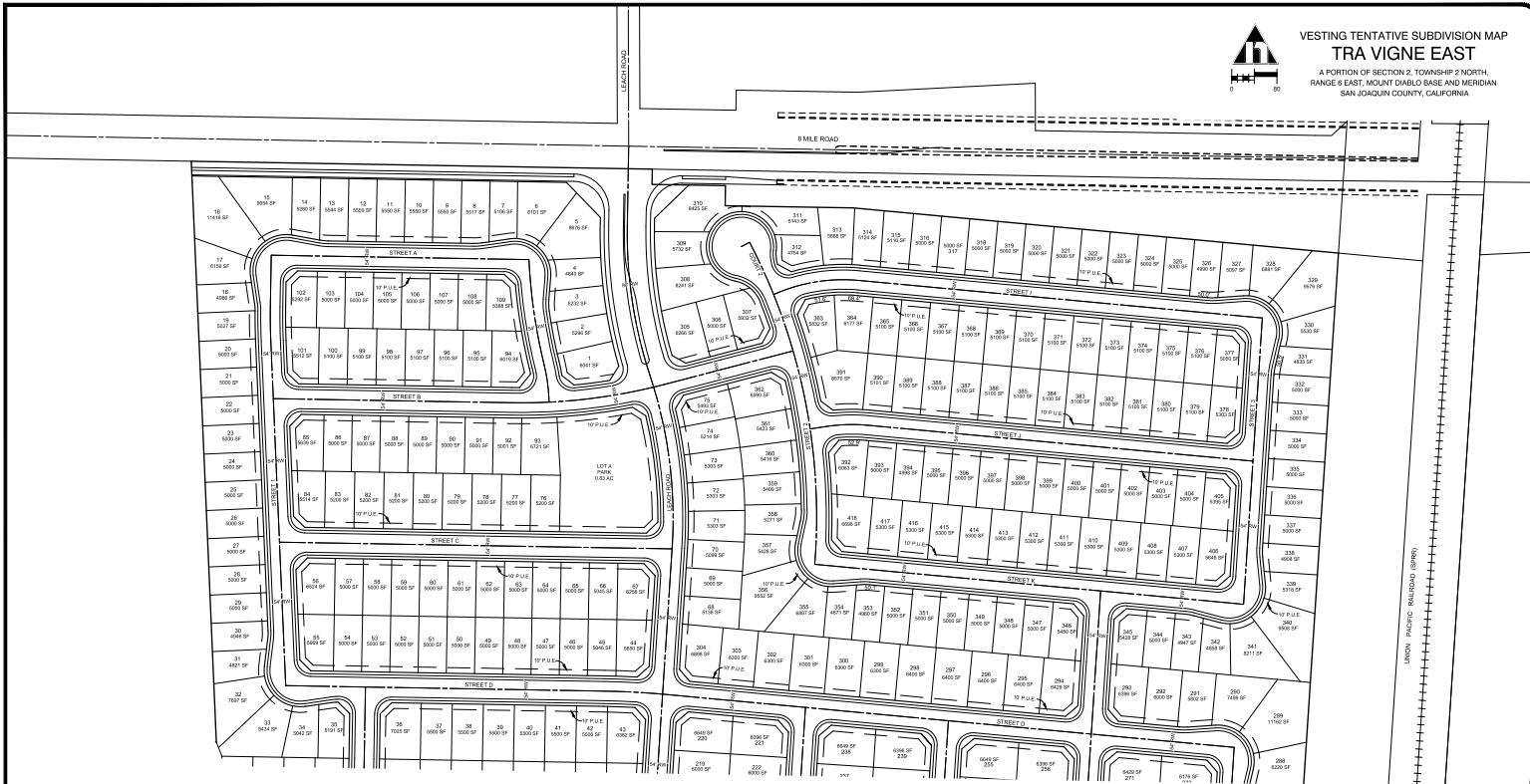
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**VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST**

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

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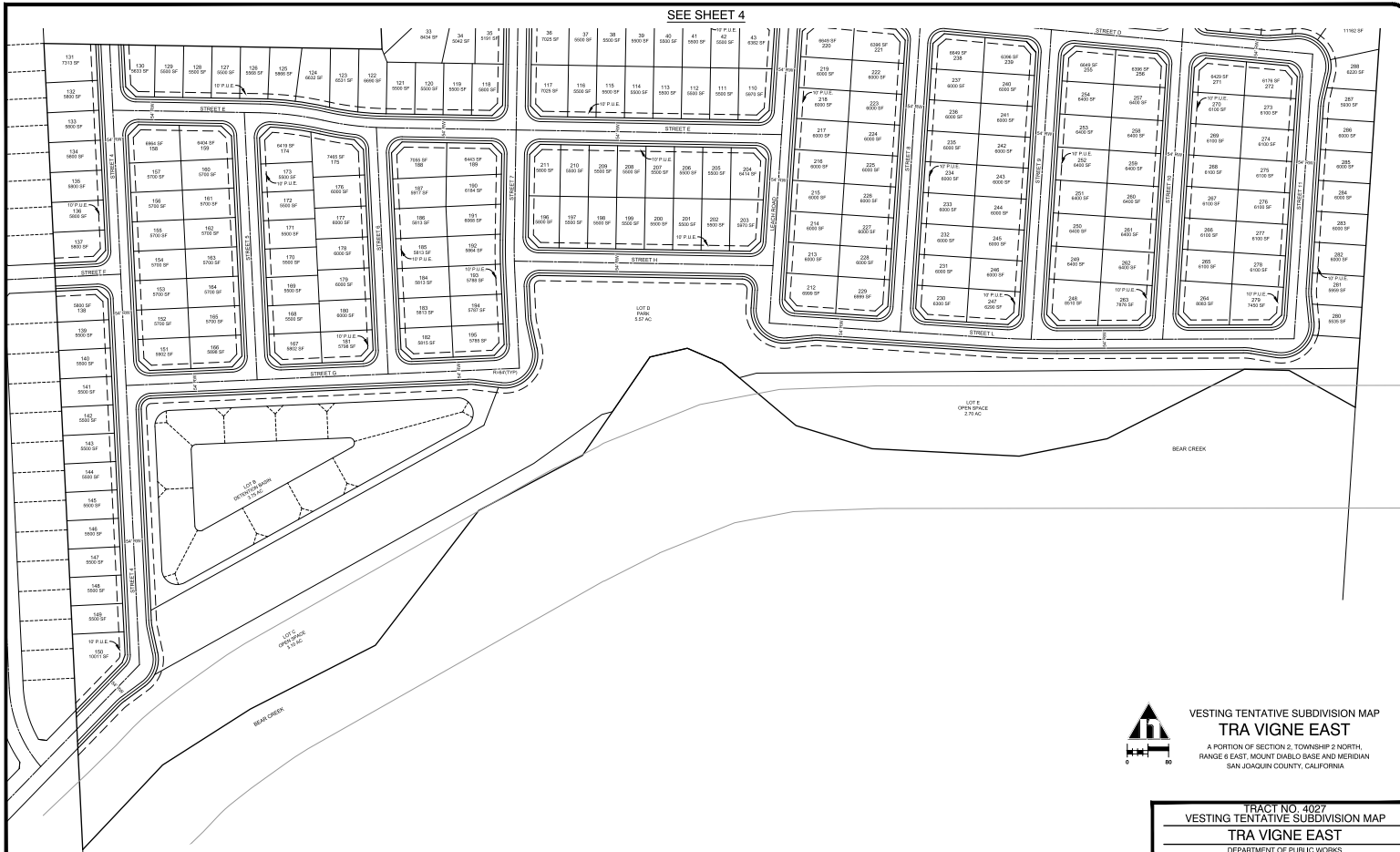
DIMENSION PLAN - NORTH

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VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
 RANGE 1 EAST, MOUNT Diablo BASE AND MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

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| VESTING TENTATIVE SUBDIVISION MAP | |
| TRA VIGNE EAST | |
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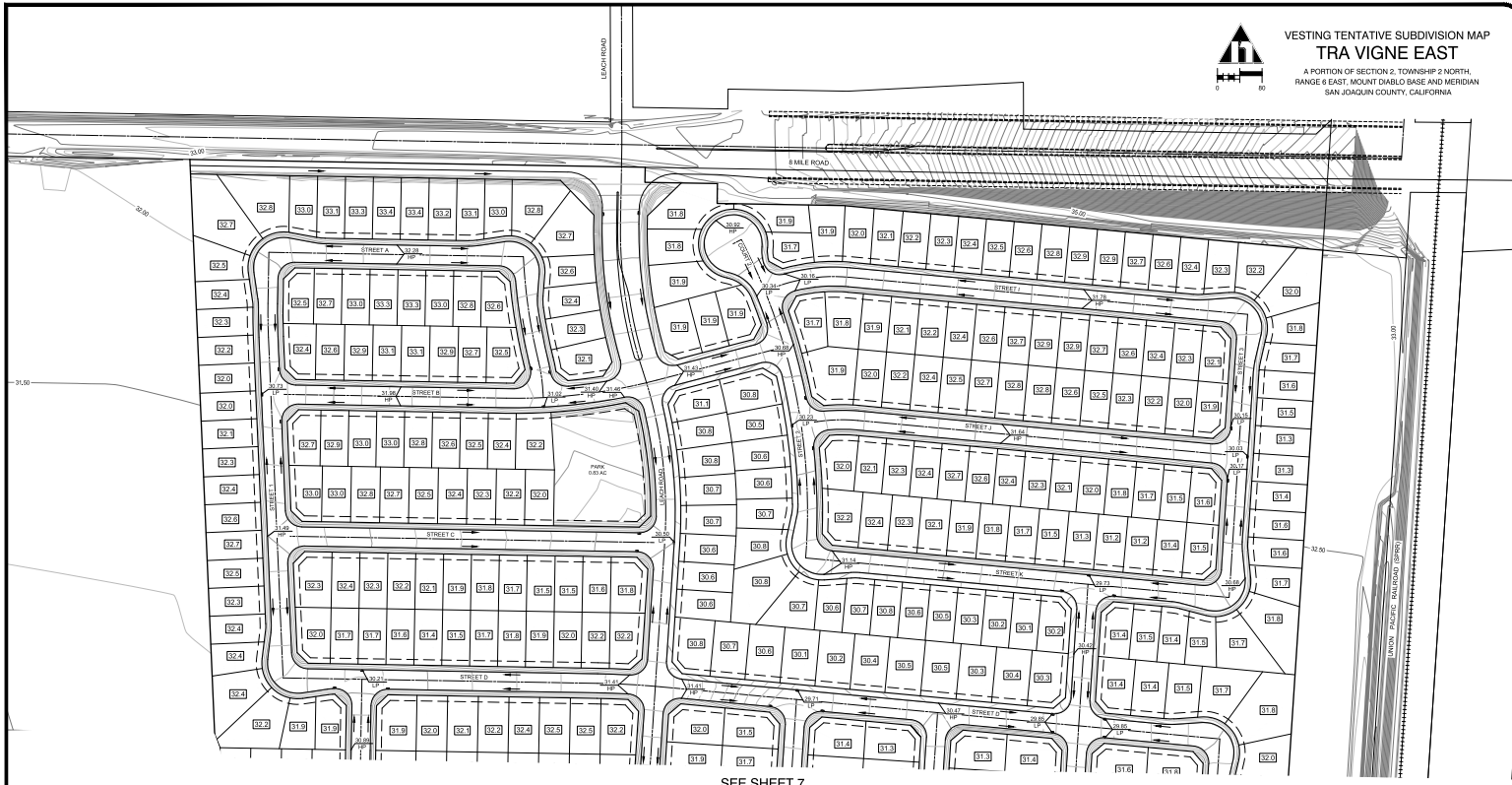
DIMENSION PLAN - SOUTH

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SEE SHEET 7



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



GRADING & DRAINAGE
 PLAN - NORTH

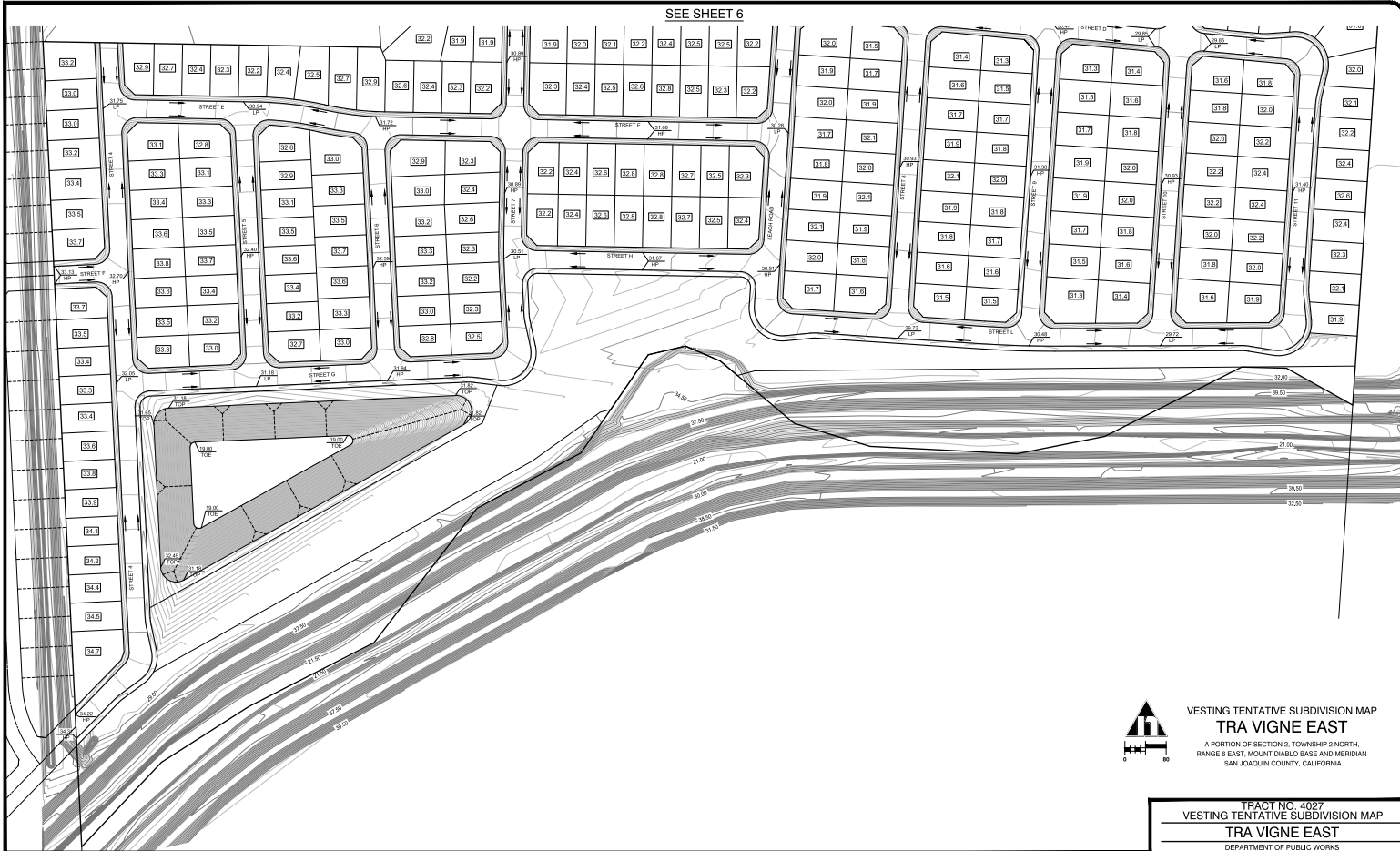
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VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
 RANGE 4 EAST, MOUNT Diablo BASE AND MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

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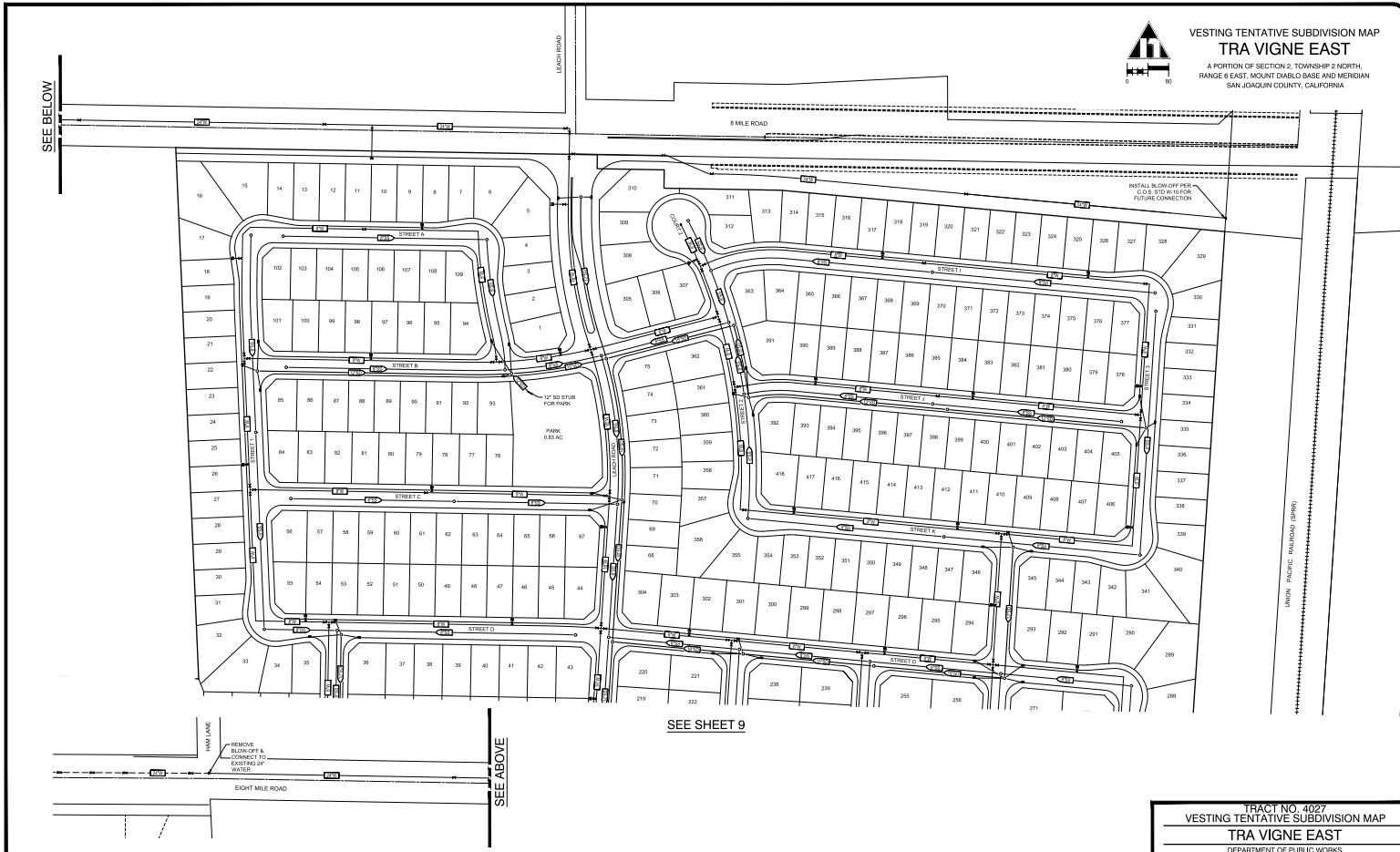
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 PLAN - SOUTH

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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 BELOW

SEE SHEET 9

SEE ABOVE

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

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UTILITY PLAN - NORTH

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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

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UTILITY PLAN - SOUTH

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