



DATE: August 24, 2010
PLACE: Council Chambers
TIME: 7:00 P.M.

City of Manteca

PLANNING COMMISSION AGENDA

Manteca Community Development Department 1001 W. Center Street Manteca, California 95337
Ph: (209) 456-8500 Fax: (209) 923-8949 planning@ci.manteca.ca.us

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES

August 10, 2010

4. MEMBERS OF THE PUBLIC

Those persons wishing to make comments on items not listed in the Public Hearing section of this agenda may do so at this time. Upon recognition by the Chairperson, please step forward to the podium; state your name, city of residence and subject matter.

5. AGENDA MODIFICATIONS

Items on the agenda requested to be added, deleted or continued will be announced at this time for those interested persons in the audience.

6. PUBLIC HEARINGS

6.1 Continue the Public Hearing to consider adoption of the Multimodal Station Initial Study and Mitigated Negative Declaration to the next regularly scheduled meeting of September 14, 2010.

7. OTHER SCHEDULED ITEMS

7.1 Public Comment Meeting on the Draft Environmental Impact Report for the Northwest Airport Way Master Plan Project SCH #2010022024.

8. COMMISSIONER COMMENTS

9. ADJOURNMENT

The next regular meeting of the Manteca City Planning Commission will be held on Tuesday, September 14, 2010 @ 7:00 p.m. in the City Council Chambers.

NOTE: Any decision by the Planning Commission may be appealed to the City Council within ten days of the decision. This is accomplished by submitting a letter to the City Clerk's Office accompanied by a \$250.00 fee.

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (209) 456-8500. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28CFR 35.102-35. 104 ADA Title II).

To obtain a hard copy of this agenda packet, please visit the Community Development Department public counter located at 1001 W. Center Street, Manteca, CA 95337, or you may also call (209) 456-8500 to have it sent via mail or email.

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD AUGUST 10, 2010**

The meeting of the Manteca City Planning Commission held on Tuesday, August 10, 2010, was called to order by Chairman Morowit at 7:00 p.m.

COMMISSIONERS PRESENT: Bobby Shaw, Kirk Dall, Mike Morowit, Eric Hayes and Mark Abram

COMMISSIONERS ABSENT: None

STAFF PRESENT: Mark Meissner, Planning Manager; Erika Durrer, Senior Planner; Mandy Kang, Assistant Planner; Lisa Schimmelfennig, Administrative Assistant III and Kelly Orlandi, Administrative Assistant III.

MINUTES:

COMMISSIONER HAYES MOTIONED WITH COMMISSIONER DALL SECONDING TO APPROVE THE MINUTES FROM JULY 27, 2010. MOTION CARRIES 4-0-1 (MOROWIT ABSTAINING).

MEMBERS OF THE PUBLIC:

None

AGENDA MODIFICATIONS:

None

PUBLIC HEARINGS:

None

OTHER SCHEDULED ITEMS:

7.1 Trails of Manteca, bounded by E. Woodward Avenue (North), S. Woodward Avenue (West) and the vacant land to the east and south – Scoping Meeting per the Notice of Preparation for the Environmental Impact Report.

Erika Durrer explained that the Notice of Preparation was issued on July 15, 2010 in which it identified issue areas that will be evaluated in the Environmental Impact Report (EIR) and explained that the public can provide comments to the City regarding the scope of the EIR. She then introduced Grant Gruber from Michael Brandman & Associates, the environmental consultant hired to do the EIR for the City. Mr. Gruber explained the project overview, which includes a total of 1,651 dwelling units on 278 acres, along with explaining the required approvals, the CEQA basics, scoping process and the next steps associated with this project.

QUESTIONS OF STAFF:

Commissioner Dall asked that Staff explain the Conceptual Map to the public so they can better understand what is being proposed. Erika Durrer explained that on the map, the dry levee is the southern boundary and the area consists of a range of densities from estate lots to large multi-family lots to multi-family apartments. The area also consists of 75 acres of parks through out the project and trail systems which will connect to the City's bike path.

Commissioner Hayes said that he remembers a while back, there was a business park proposed just east of this project site and wanted to know if that was still in the works. Mark Meissner said that it is not currently on the radar at this point but the land is still designated for Business Park. The City has not had any applicants for this property and it does not conflict with any future plans for the Trails project.

OPEN PUBLIC COMMENT

None

CLOSE PUBLIC COMMENT

COMMISSIONER QUESTIONS:

None

7.2 Terra Ranch Subdivision (09-75-02), located at 3504 Woodward Avenue, south of Woodward Avenue and west of Airport Way – Scoping Meeting per the Notice of Preparation for the Environmental Impact Report.

Mandy Kang introduced Rod Stinson from Raney Planning and Management, the environmental consultant the City hired to prepare the Environmental Impact Report. Mr. Stinson explained that the Notice of Preparation was distributed on July 21, 2010 and will close on August 19, 2010. He explained the project description which consists of 209 single-family units, up to 200 multi-family units, a 5.5 acre park and a 2.8 acre green belt/park. He also explained the infrastructure components and the entitlements involved with the project. Mr. Stinson then introduced Nick Popani from Raney Planning and Management who then explained the CEQA process and the various components to the EIR scope.

QUESTIONS OF STAFF:

Commissioner Dall asked what the expected build out timeline is. Mandy Kang answered 3-4 years.

Commissioner Hayes said that back in 1997-1998, much of the area was under water due to the levee breaks and there were mandatory evacuations even north of Woodward. He asked if that was being looked at. Nick Popani said that they would most definitely look into it by reviewing the Storm Drain Master Plan.

Chairman Morowit said that he agrees with Commissioner Hayes. He remembers it was a major disaster. Highway 120 was sandbagged at airport. He reiterated that this topic really needs to be looked into.

OPEN PUBLIC COMMENT:

Ron Cheek – RLC Associates, 1660 W. Yosemite Avenue, #3 stood and said that even though there were evacuations, there was no flooding. Just the area south of the levee was flooded. He commented on the question regarding the build out schedule and said that they are looking at 2-4 years depending on the economy. He added that these homes will include a 100' x 140' wide lots fronting onto Woodward to accommodate larger driveways.

Commissioner Dall asked if the lot sizes for the Machado Estates were close to the same size, 100' x 150'. Mark Meissner answered that the Machado Estates project has not addressed lots fronting to Woodward Avenue at this time. Ron Cheek clarified that the Woodward Avenue Streetscape Plan that will regulate minimum lot sizes was adopted with an 80' x 120' lot minimum so Terra Ranch is going forward with larger lots than the standard.

CLOSED PUBLIC COMMENT

COMMISSIONER COMMENTS:

None

ADJOURNMENT:

This meeting of Tuesday, August 10, 2010 was adjourned at 7:33 p.m. to the next Regular Planning Commission meeting of August 24, 2010 at 7:00 p.m.

Secretary

Chairman Morowit



MEETING DATE: August 24, 2010

APPLICATION NO: None (City Project)

REQUEST: Continue the Public Hearing to consider adoption of the Multimodal Station Initial Study and Mitigated Negative Declaration to the next regularly scheduled meeting of September 14, 2010.

LOCATION: Southeast of the intersection of Main Street and Moffat Boulevard

APPLICANT: City of Manteca

PROPERTY OWNER: Manteca Redevelopment Agency

ZONING: C-G, General Commercial

GENERAL PLAN: GC, General Commercial

CEQA STATUS: Intent to Adopt Mitigated Negative Declaration

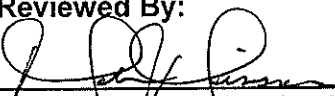
RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing to consider adoption of the Multimodal Station Initial Study and Mitigated Negative Declaration to the next regularly scheduled meeting of September 14, 2010.

Staff recently found additional components that need to be addressed. These issues could not be taken care of before the agenda deadline. Staff requests that the Planning Commission continue this item to the next Planning Commission meeting scheduled for September 14, 2010. In view of the fact that this hearing was publicly noticed, staff would like to open the public hearing for anyone that would like to speak regarding this matter.

Report prepared by: Johanna Ferriera, Project Manager

Reviewed By:



Mark Meissner, Planning Manager

8-20-10
Date



MEETING DATE: August 24, 2010

APPLICATION NO: Northwest Airport Way Master Plan EIR
SCH# 2010022024

TITLE: Public Comment Meeting on the Draft Environmental Impact Report
for the Northwest Airport Way Master Plan Project SCH#
2010022024

LOCATION: The project site is located in unincorporated San Joaquin County adjacent to the northwest limits of the City of Manteca. The project site is within the ten-year planning horizon of the adopted City of Manteca Sphere of Influence. The area is generally bounded by Roth Road to the north, the Union Pacific Lathrop Intermodal Terminal to the west, Airport Way to the east and Lathrop Road to the south.

APPLICANT: CenterPoint Properties
Terry Nash
1808 Swift Drive
Oak Brook IL, 60523

SUMMARY:

The purpose of this memo is to fulfill the California Environmental Quality Act (CEQA) recommendation to hold a public comment meeting for the Draft Environmental Impact Report (DEIR) for the Northwest Airport Way Master Plan Project. The project is currently in the middle of the 45-day review period for the DEIR which began on August 2, 2010. This period allows time for agencies and other interested parties to review the document, and provide comments. After conclusion of the public review period on September 15, 2010, the Final Environmental Impact Report (FEIR) will be produced. The FEIR will include responses to the comments received during the 45-day DEIR review. This meeting is a recommended part of the DEIR review period. The meeting provides an opportunity for interested parties to comment in a public format on the DEIR. This meeting is not a public hearing to determine approval for the project or FEIR, therefore no action is requested at this time.

BACKGROUND:

The proposed Northwest Airport Way Master Plan project site encompasses approximately 300.3 acres in unincorporated San Joaquin County. The proposed project would include industrial and commercial uses including the CenterPoint Intermodal Center.

The project consists of 7 components: **1)** Annexation of 14 parcels totaling approximately 300.3 acres within the master plan area and possible annexation of non-master plan parcels located to the east and west of the master plan area; **2)** General Plan Amendment to change the land use designation from LI (Light Industrial) to GC (General Commercial) for an approximately 18.1 acre parcel located northwest of the intersection of Airport Way and Lathrop Road (APN 198-030-17) and UR-LI (Urban Reserve Light Industrial) to LI (Light Industrial) for an approximately 108.74 acre parcel at the southwest corner of Airport Way and Roth Road (APN 198-200-15); **3)** Prezone of 13 parcels to M-1 (Light Industrial) and one

parcel to C-G (General Commercial) as well as the pre-zoning of non master plan parcels; **4)** Master Plan for the project area; **5)** Development Agreement, a **6)** Tentative Parcel Map, for the subdivision of approximately 233 acres into an intermodal center including light industrial, warehouse and office uses. The center will be accessed from Roth Road and Airport Way. The intermodal center will consist of various buildings that will total approximately 4,000,000 square feet of building space. The project also includes full site improvements including parking, loading docks, railroad access, detention basins, landscaping, and frontage improvements; as well as a future commercial center; and **7)** Certification of the EIR and Mitigation Monitoring Plan.

The City of Manteca prepared the Northwest Airport Way Master Plan to guide the future development of the project site. The Master Plan is intended to define proposed land uses, promote compatibility between the land uses, and ensure that future development of the project site is accomplished in a comprehensive manner that is consistent with the framework of master planned roads, building areas, and open spaces. The primary components of the Master Plan are the Land Use Plan with a roadway network, the Design Standards and Guidelines, and the Phasing Plan.

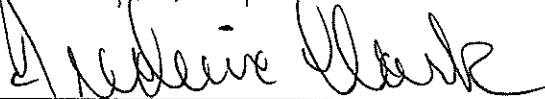
Report prepared by: Rochelle Henson, Senior Planner

Reviewed By:



Mark Meissner, Planning Manager

8-17-10
Date



Frederic Clark, Community Development Director

8/17/10
Date