Community and Economic Development
Planning Division

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PLANNING COMMISSION DATE: April 13, 2021

AGENDA ITEM: #4

S	**#2020-004**	**158 Lot Tentative Subdivision Map**
APN	**080-170-002 & 003**	**Applicant: Wilson Premier Homes, Inc.**
		Owner: Groveland Development Corp.
CEQA	**EXEMPT**	**Section 15162**

REQUEST:

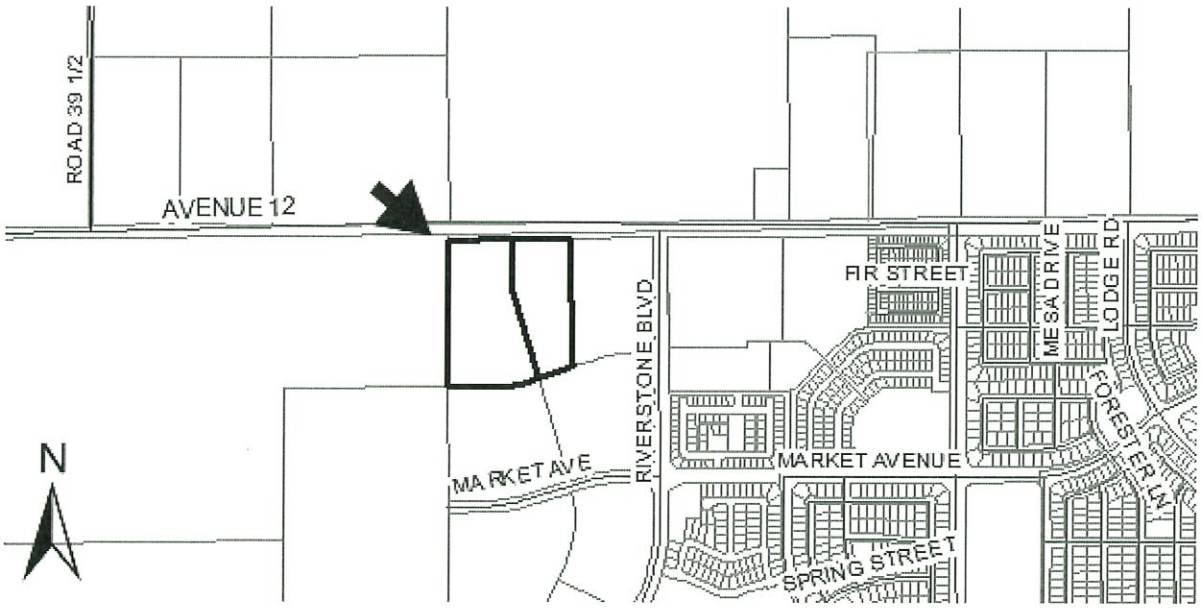
Wilson Premier Homes is requesting approval of a tentative subdivision map of 144 lots and 14 outlots within the Riverstone Specific Plan boundaries.

LOCATION:

The property is located on the southeast corner of the intersection of Avenue 12 and Road 40, within the Riverstone Specific Plan boundaries.

ENVIRONMENTAL ASSESSMENT:

An Environmental Impact Report, Specific Plan, and other previously certified related documents in which this project is consistent with was adopted by the Board of Supervisors on September 11, 2007.



RECOMMENDATION: Approval of the Tentative Subdivision Map subject to conditions and compliance with the previously certified Environmental Impact Report.

STAFF REPORT April 13, 2021
S #2020-004

GENERAL PLAN DESIGNATION (EXHIBIT A):

SITE: LDR (Low Density Residential) Designation

SURROUNDING: LDR (Low Density Residential, AE (Agriculture Exclusive).

ZONING (EXHIBIT B)

SITE: Gateway Village Residential Zone (GV-R)

SURROUNDING: Gateway Village Residential Zone (GV-R), ARE-40 (Agricultural Rural Exclusive-40 Acre) Districts.

LAND USE:

SITE: The project site is currently vacant.

SURROUNDING: Surrounding parcels are within the Riverstone Specific Plan or in agricultural production.

SIZE OF PROPERTY (EXHIBIT C): Approximately 24.44 acres.

ACCESS (EXHIBIT C):

The subdivision is proposed to be accessed from Road 40.

WILLIAMSON ACT:

The subject property is not subject to a Williamson Act (Agricultural Preserve) contract.

BACKGROUND AND PRIOR ACTIONS:

The Riverstone Specific Plan (formerly known as Gateway Village) and corresponding Environmental Impact Report were approved on September 11, 2007.

PROJECT DESCRIPTION:

Wilson Premier Homes is requesting approval of a tentative subdivision map for 144 lots and 14 outlots to allow for single family dwelling development. The average lot sizes within the subdivision is 4,805 square feet. There is one outlot of 34,154 square feet proposed for a private pool and recreational area facility. A separate private HOA will be established for this gated community which will provide maintenance for the pool and private road system. Both water and wastewater services will be provided by the Root Creek Water District.

ORDINANCES/POLICIES:

Riverstone Specific Plan Adopted by Board of Supervisors September 11, 2007.

Madera County Code (Chapter 17.20 regulates tentative subdivision maps).

California Government Code Title 7 (Subdivision Map Act).

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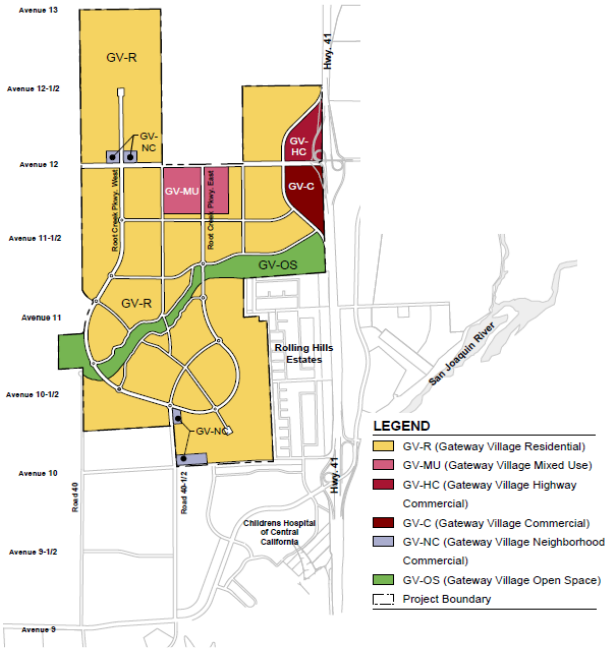
ANALYSIS:

Riverstone is a Master Planned community consisting of urban uses on a 2,062 acre site. The County previously approved a specific plan for the Riverstone area (the "Specific Plan") on September 11, 2007. The Specific Plan creates six zoning districts to implement the land use designations established by the Riverstone Area Plan. These include Residential, two categories of Mixed-Use (GV-MU and GV-C), Highway Commercial, Neighborhood Commercial, and Open Space. Residential uses will be included within the residential and mixed-use area.

The Specific Plan combines Mixed Use zoning with design and development standards tailored to the unique conditions of the site. It includes all policies, development standards, and implementing regulations necessary for development within a particularly designated area. The purpose of the Riverstone Specific Plan is to guide development and design within the project site. This would be accomplished by a set of regulations, design principles, and related implementing actions designed to foster the development.

This tentative map proposal implements the Specific Plan, and consists of 144 residential lots and 14 outlots. Multiple final maps may be recorded to facilitate phasing and/or financing of the property. Infrastructure appropriate for each phase of development will be reviewed and approved prior the to final map recordation(s).



The site is generally flat, with large areas of rolling topography. Higher topographical points are located to the northeast sloping generally to the southwest. The Root Creek Water District (RCWD), formed in 1996, would provide domestic water to the project, through existing and new groundwater wells and surface water purchased from other water, irrigation and/or water storage districts, the Bureau of Reclamation and/or water rights holders.

A certified Environmental Impact Report, Specific Plan, Area Plan, and other related documents were adopted by the Board of Supervisors on September 11, 2007. Staff has determined that the proposed Tentative Map is consistent with the Specific Plan, the Area Plan, and other initial documents, and that there are no significant changes that would cause one or more impacts to the environment. The California Environmental Quality Act (CEQA) Guidelines Section 15162 set forth the criteria for determining the appropriate level of additional environmental documentation, if any, to be completed when there is a previously certified Environmental Impact Report covering the project for which a subsequent discretionary action is required, in this case the tentative subdivision map. This environmental analysis (Exhibit G) has been prepared to assist the County of Madera in determining whether any additional environmental documentation is needed for the subject discretionary action. As per Section 15182 of CEQA, where a public agency has prepared an EIR on a specific plan

after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to an in conformity to that specific plan if the project meets the requirements of this section. Also, as per Section 15183 of the Government Code, CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. There are no circumstances that have occurred that would result in environmental impacts since the certification of the EIR.

The tentative map was circulated to internal departments for comments. Comments were received from the Assessor's Office, Public Works Department, Environmental Health Division, and Fire Division.

FINDINGS OF FACT:

1. *The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.* The proposed tentative map is consistent with the approved Specific Plan and Area Plan for Riverstone. The Specific Plan allows for a maximum of 6,578 residential units, 784,080 square feet of commercial, 825,898 square feet of town center commercial and mixed use, four elementary school and 115 acres of public parks. The proposed tentative map does not exceed these allowances.

2. *The tentative subdivision map meets all of the requirements or conditions imposed by the Subdivision Map Act and Title 17 of the Madera County Code.* All requirements and proposed conditions are consistent with the Subdivision Map Act and Title 17 or the Madera County Code including water and wastewater design, road standards, and lot design.

3. *The site is physically suitable for the type and density of development.* The project site is located in a New Growth area of Madera County allowing for residential and commercial uses. The Riverstone Area Plan was designed to provide a lifestyle where one can live, work play and raise a family in a safe and aesthetically pleasing environment.

4. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* In accordance with CEQA Section 15162 a certified Environmental Impact Report for the Riverstone Specific Plan includes mitigation measures which would alleviate impacts to the environment. Mitigation measures applicable to this tentative map will be enforced.

5. *The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.* Mitigation measures have been adopted to regulate lighting, noise levels, and creating environmentally sound storm drainage facilities, to ensure a safe and peaceful community.

6. *The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (and the resulting parcels following a subdivision of that*

land would be too small to sustain their agricultural use). The subject property is not subject to Williamson Act Contract.

GENERAL PLAN CONSISTENCY STATEMENT:

The project is consistent with the land use policies in the Riverstone Area Plan and the General Plan.

The land use designations allow a variety of residential types including large and small lot single-family housing, duplexes, and multiple-family housing in addition to schools, parks, and recreation trail uses, mixed commercial and residential use, and commercial uses.

In accordance with Goal 1.B of the General Plan, New Growth Areas are comprehensively planned and developed as well-balanced, independent communities. The Riverstone Area Plan is considered a New Growth Area. Also, this tentative map supports Policy 1.B.2 c of integrating residential and open space and making it possible to travel by bicycle, foot, and automobile.

RECOMMENDATION:

The analysis contained in this report supports approval of the Tentative Subdivision Map subject to compliance with the conditions and the previously adopted environmental impact report.

CONDITIONS:

See attached conditions of approval.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-1, Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor Map
5. Exhibit D, Tentative Map
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map
8. Exhibit G, Operational Statement
9. Exhibit H, CEQA Guideline Section 15162 Analysis
10. Exhibit I, Environmental Health Division comments
11. Exhibit J, Public Works Department comments
12. Exhibit K, Adopted Mitigation Monitoring and Reporting Program

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