



Queirolo Road Subdivision Vesting Tentative Subdivision Map No. VTM-22-100

City Council Meeting, October 10, 2022
Item 5.2

Vicinity Map



Background



- ▶ In 2004, the City adopted the Mossdale Landing South Urban Design Concept, which included the FEIR (SCH #2004052069)
- ▶ Full build out of Mossdale Landing South anticipated approx. 400 residential units, 247k square feet of commercial, parks, and open space. Overall site area is 106 acres.
- ▶ Mossdale Landing South is part of the overall Mossdale Landing Planning Area which includes Mossdale Landing & Mossdale Landing East. Mossdale Landing is located within the boundaries of the West Lathrop Specific Plan.

Analysis

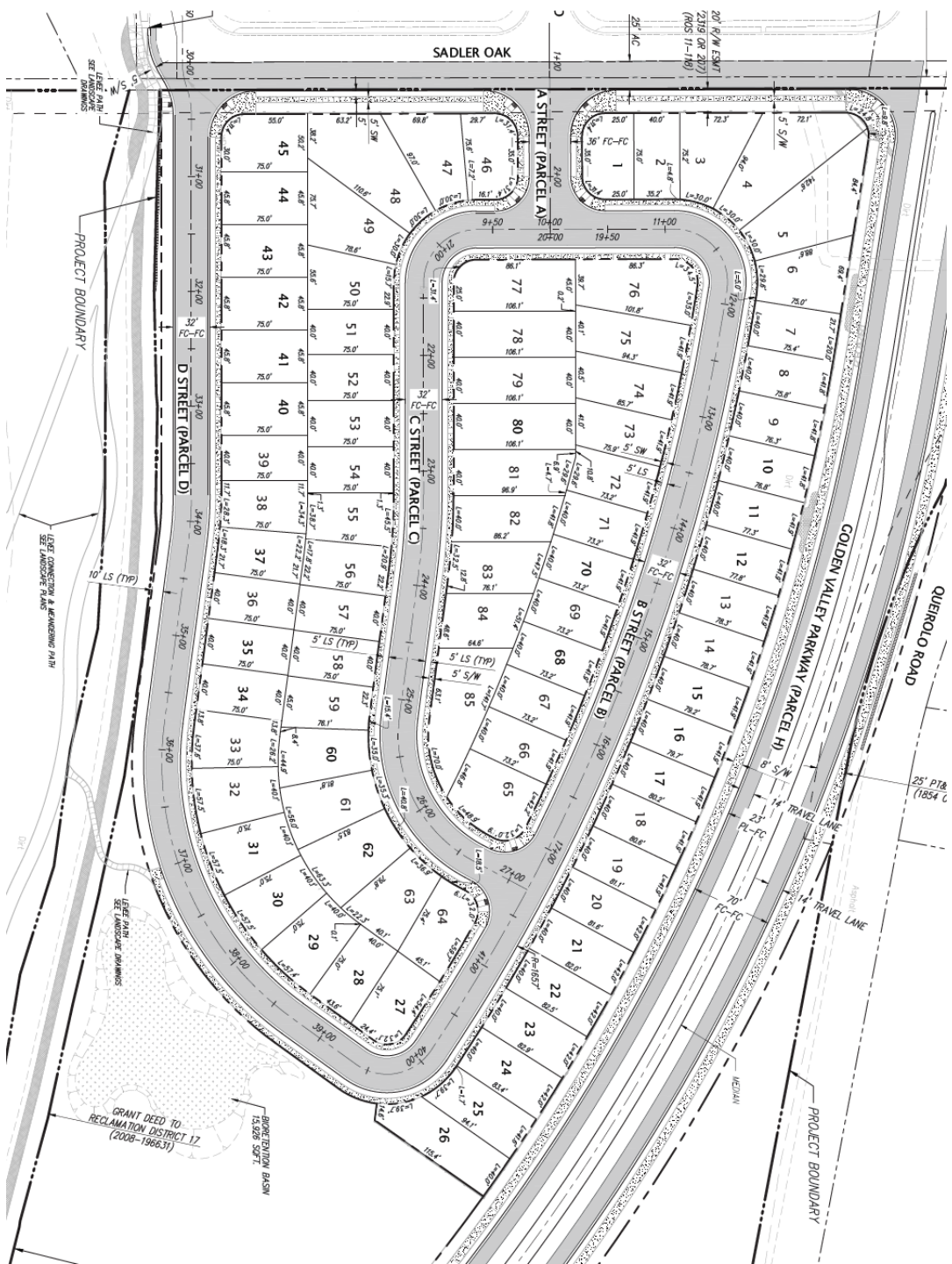


- ▶ The project will subdivide a 20-acre parcel into 85 single-family residential lots with lots ranging in size from 2,200 to 6,700 square feet.
- ▶ The project falls within the required Medium Density of (8–15 dwelling units per acre (8.3 du/a).
- ▶ The project is required to adhere to the RM–MV Mossdale Village Development Standards.
- ▶ The project is consistent with the General Plan, West Lathrop Specific Plan, Mossdale Landing South UDC & Zoning Ordinance.

Analysis (cont.)



- ▶ Primary access to the project is Sadler Oak Drive along the northern boundary of the site.
- ▶ The project will extend existing water and sewer utilities from Sadler Oak Drive and connect to the City's storm drain system.
- ▶ The project will be required to dedicate Right-Of-Way & Public Utility Easements.
- ▶ The proposed 3.5-acre park is located in the southwest area of the project site, consistent with the location identified in the Mossdale Landing South Urban Design Concept.



Public Notice



- ▶ Notice of Public Hearing was advertised in the Manteca Bulletin on September 29, 2022.
- ▶ Mailed the public hearing notice on September 29, 2022 to notify property owners located within 300-foot radius from the subject property.

CEQA



- ▶ The environmental impacts of the Mossdale Landing South project were addressed in a certified Final Environmental Impact Report (FEIR) in 2004 (SCH #2004052069).
- ▶ The City has determined that the potential environmental effects of the proposed project falls within the scope analyzed in both EIR's and no new or substantially increased significant environmental impacts that were not previously analyzed would occur as a result of the project; therefore, no further environmental review is required in compliance with the California Environmental Quality Act (CEQA).

2004 MLS UDC



Proposed Project



Recommendation



- ▶ Staff recommends the City Council take the following actions:
 - Conduct a Public Hearing, and
 - Adopt a Resolution approving the proposed Queirolo Road Vesting Tentative Subdivision Map (VTM-22-100), subject to the Conditions of Approval dated September 21, 2022.