

RESOLUTION NO. R2003-413

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MANTECA APPROVING GENERAL PLAN 2023**

WHEREAS, the City Council of the City of Manteca, at a special meeting held October 1, 2003, held a duly advertised and noticed public hearing on the General Plan 2023 (a copy of which is on file in the Community Development Department); and

WHEREAS, at the duly advertised public hearing, the City Council received testimony supporting and opposing General Plan 2023 from those interested parties.

WHEREAS, based on the evidence presented to and received by the City Council, General Plan 2023 appeared to be in order.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City of Council of the City of Manteca that General Plan 2023 is approved.

DATED: October 6, 2003

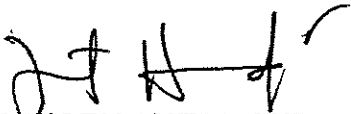
ROLL CALL:

AYES: Councilmembers DeBrum, Harris, Hernandez and Snyder

NOES: None

ABSENT: Councilmember Weatherford

ABSTAIN: None


VINCENT HERNANDEZ, II
MAYOR PRO TEMPORE

ATTEST:


JOANN TILTON, CMC
CITY CLERK

RESOLUTION NO. R2003-414

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANTECA APPROVING THE GENERAL PLAN 2023 LAND USE
DIAGRAM AS AMENDED TO INCLUDE LAND USE REQUESTS
IDENTIFIED IN EXHIBIT A, EXHIBIT B AND EXHIBIT C
BUT EXCLUDING LAND USE REQUEST NO. B31
AUSTIN ROAD LANDOWNERS**

WHEREAS, the City Council of the City of Manteca, at a special meeting held October 1, 2003, held a duly advertised and noticed public hearing on the General Plan 2023 Land Use Diagram as Amended (a copy of which is on file in the Community Development Department) to Include Land Use Requests Identified in Exhibit A, Exhibit B and Exhibit C, but excluding Land Use Request No. B31 Austin Road Landowners; and

WHEREAS, at the duly advertised public hearing, the City Council received testimony supporting and opposing General Plan 2023 Land Use Diagram as amended to include Land Use Requests identified in Exhibit A, Exhibit B and Exhibit C, but excluding Land Use Request No. B31 Austin Road Landowners from those interested parties.

WHEREAS, based on the evidence presented to and received by the City Council, General Plan 2023 Land Use Diagram as amended to include Land Use Requests identified in Exhibit A, Exhibit B and Exhibit C, but excluding Land Use Request No. B31 Austin Road Landowners, appeared to be in order.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City of Council of the City of Manteca that General Plan 2023 Land Use Diagram as amended to include Land Use Requests identified in Exhibit A, Exhibit B and Exhibit C, but excluding Land Use Request No. B31 Austin Road Landowners is approved.

DATED: October 6, 2003

ROLL CALL:

AYES: Councilmembers DeBrum, Harris, Hernandez and Snyder

NOES: None

ABSENT: Councilmember Weatherford

ABSTAIN: None

ATTEST:


JOANN TILTON, CMC
CITY CLERK


VINCENT HERNANDEZ, II
MAYOR PRO TEMPORE

Special Land Use Requests

City Council Action (10-01-03): Conceptually approved the following land use requests as noted (4-0 vote, with Councilmember Harris absent)

#B1	Dick Prada	282 N. Airport Way	HDR (High Density Residential)
#B2	Atherton Homes (Tesoro Project)	N/E corner Woodward Ave and Van Ryn Ave	Per tentative subdivision map dated July 25, 2003
#B3	Raymond Quaresma	N/W corner Manteca Rd and Sedan Ave	Include in General Plan as UR-LDR (Urban Reserve-Low Density Residential)
#B4	Ralph Arditi	N/E corner S. Main St and State Route 120	CMU (Commercial Mixed Use)
#B5	Andrew Rossi	South side of SR 120, 1.5 miles east of Austin Rd	Include in General Plan as UR (Urban Reserve)
#B6	Bridgetti Peters	724, 730, 736 Oregon St	MDR (Medium Density Residential)
#B7	Evans/Machado (MCR Engineering)	East side Manteca Rd, about 3/4 mile south of Woodward Ave	LDR (Low Density Residential)
#B8	Quincy Cargile	135 Cottage Ave	NC (Neighborhood Commercial)
#B9	William Reed	520 Sequoia Ave	MDR (Medium Density Residential)
#B10	Calvary Community Church (Jose Alva)	159' strip behind 815 W. Lathrop Rd	PQP (Public/Quasi public)
#B11	Andrew Rossi (MCR Engineering)	SW corner Airport Way and Louise Ave	18.5 acs NC (Neighborhood Commercial) 12.4 acs HDR (High Density Residential) 1 ac +/- PQP (PQP - Fire Station)
#B13	Don Gallagher	Peach Ave, Oleander Ave and Fig Ave	VLDR (Very Low Density Residential) LDR (Low Density Residential)
#B14	MUSD (Veritas School)	Airport Way, Fig Ave and Peach Ave	PQP (Public/Quasi-public)
#B15	MCR Engineering	North side Lathrop Rd, 1/4 east of State Highway 99	UR-GC (Urban Reserve-General Commercial)
#B16	Toy Dutra (RLC Associates)	SW corner Airport Way and SR 120	GC (General Commercial)
#B19	Margie Whiteley (Rose Motel)	339 and 369 Moffat Blvd.	GC (General Commercial)

EXHIBIT-A

#B20	Toniette Rossi	S/E corner Airport Way and Louise Avenue	GC (General Commercial)
#B21	Pete Silva	405 N. Maple Ave	MDR (Medium Density Residential)
#B22	Antone Ott and Frank Ott	N/E corner Airport Way and Louise Ave	GC (General Commercial)
#B24	Charles Bush (Ron Miller/Jose Alva)	2371 Bronzan Rd	BIP (Business Industrial Park) subject to compliance with design standards
#B25	Aqua Pools ((Howard Seligman)	N/W corner Austin Rd and Moffat Blvd	GC (General Commercial)
#B28	Smiles Gonzales	S/E corner Union Rd and SR 120	CMU (Commercial Mixed Use)
#B30	Don Lombardi		Include Policy that allows Private Streets.
#B32	Art Nunes	S/E corner Union Rd and Lathrop Rd	HDR (High Density Residential)
#B33	Lathrop Rd-Durham Ferry landowners	North side Lathrop Rd, east of Airport Way	Develop bikeway as properties develop along Lathrop Rd
#B36	Dorothy Elliott	N/E corner Woodward Ave and Airport Way	CMU (Commercial Mixed Use)
#B37	Connie Meintasis and Jim button	S/E corner Cottage Ave and State Highway 99	HDR (High Density Residential)
#C2	Raul Uvalles (Jose Alva)	S/W corner Northwoods Ave and McNary Cr	NC (Neighborhood Commercial)
#C4	Edward Fonseca	20133 S. Airport Way	NC (Neighborhood Commercial)
#C5	Robert Cary	S/E corner Lathrop Rd and Airport Way	NC (Neighborhood Commercial)
#C6	Andrew Rossi (MCR Engineering)	East of Northgate Dr and Main St	CMU (Commercial Mixed Use)
#C7	Ray Meadows	357 N. Main St	CMU (Commercial Mixed Use)
#C9	Ed Machado (MCR Engineering)	161 Lupton St	MDR for entire block between Lupton St and South St, east of Park Ave, excluding parcels along Main St
#C12	R. Dean Pearson William Kendall	682 S. Main St	CMU (Commercial Mixed Use)
#C14	Frontiers Community	N/E corner Airport Way	CMU (Commercial Mixed Use)

	Builders	SR 120	
#C16	Jesse Cortez	741 S. Main St	MDR (Medium Density Residential)
#C17	Hunsaker Investment Company	S/E corner Moffat Blvd and SR 120	LI (Light Industrial)
#C18	Cathrine Duncan	308 Stockton St	HDR between Willow Ave and Park Ave, between city park and alley; and MDR between Willow Ave and on west side of Jessie Ave, between city park and alley
#C19	John Flinn	240 E. Edison St	MDR (Medium Density Residential)
#C22	J. B. Bonds	20400 Pillsbury Rd	CMU (Commercial Mixed Use)
#C23	Tony Dutra (Florsheim Homes)	N/E corner Woodward Ave and McKinley Ave	LDR and MDR, with residential development backing up to Atherton Dr
#C24	Post Properties	1873 E. Woodward Ave	MDR (Medium Density Residential)
#C25	Peter Danna	S/W corner McKinley Ave and Bronzan Rd	OS (Open Space) for storm drainage basin water feature; LDR (Low Density Residential) along Bronzan Rd frontage west of OS

LAND USE REQUESTS WITHOUT CONSENSUS SUPPORT

City Council Action (10-01-03): Conceptually approved the following land use requests as noted in the right-hand column (4-0 vote, with Councilmember Harris absent)

#B12

Proponent: Tony Dutra	Steering Committee Recommendation: GC (General Commercial)	City Council Action: Conceptually approved GC (General Commercial). 4-0
Location: N/W corner Airport Way and State Route 120	Planning Commission Recommendation: GC (General Commercial)	
Land Use Request: LDR (Low Density Residential)	Staff/Consultant Recommendation: GC (General Commercial)	
Existing Land Use: Undeveloped, irrigated crops	Basis for Recommendation: This property serves as part of the gateway into the southwest portion of the Manteca, and is strategic to meeting the planned regional commercial retail needs of the area and employment needs of the community in general. The property's proximity to the sewer plant, the anticipated high traffic volumes, the excessive noise levels, and the Specific Plan planned light industrial employment center in the immediate area, will result in an environment that is not conducive with single-family development.	
Acreage: 55 acres		

#B17

Proponent: John Leandro	Steering Committee Recommendation: VLDR (Very Low Density Residential)	City Council Action: Conceptually approved LI (Light Industrial). 4-0
Location: S/W corner Airport Way and Wawona Street (extended)	Planning Commission Recommendation: LI (Light Industrial)	
Land Use Request: VLDR (Very Low Density Residential)	Staff/Consultant Recommendation: LI (Light Industrial)	
Existing Land Use: Vineyard	Basis for Recommendation: The Airport Way/Yosemite Avenue Specific Plan depicts this area for a light industrial park use that can be developed to meet community required employment demands in the near term (3-10 years.). The site fronts along a major transportation corridor and gateway (Airport Way) to the southwest portion of the community. These characteristics and the anticipated high traffic volumes and excessive noise levels is not conducive to residential uses. The existing rural residential uses in this area will be phased out as this area transitions to a commercial/industrial employment center in the next few years.	
Acreage: 20 acres		

EXHIBIT-B

#B18

<p>Proponent: "A Vision for North Manteca to French Camp Road"</p>	<p>Steering Committee Recommendation: UR-AG (Urban Reserve Agriculture) and UR-LI (Urban Reserve Light Industrial) north of Lovelace Road; LDR (Low Density Residential) and LI (Light Industrial) south of Lovelace Road</p>	<p>City Council Action: Conceptually approved UR-AG (Urban Reserve Agriculture) and UR-LI (Urban Reserve Light Industrial) north of Lovelace Road; LDR (Low Density Residential) and LI (Light Industrial) south of Lovelace Road. 4-0</p>
<p>Location: Along west and east side of Airport Way corridor, west of Union Road, south of French Camp Road and Roth Road, and north of Lovelace Road</p>	<p>Planning Commission Recommendation: UR-AG (Urban Reserve Agriculture) and UR-LI (Urban Reserve Light Industrial) north of Lovelace Road; LDR (Low Density Residential) and LI (Light Industrial) south of Lovelace Road</p>	
<p>Land Use Request: LDR (Low Density Residential) and LI (Light Industrial), with near term land use designation</p>	<p>Staff/Consultant Recommendation: AG (Agriculture) north of Lovelace Road; UR-LDR (Urban Reserve Low Density Residential) from Lovelace Road south to 1 mile north of Lathrop Road; UR-LI (Urban Reserve Light Industrial) from Roth Road south to 1 mile north of Lathrop Road; LI (Light Industrial) from Lathrop Road north 1 mile</p>	
<p>Existing Land Use: Agricultural farming and rural residences, dairies, cheese plant, slaughter plant, transfer station, etc</p>	<p>Basis for Recommendation: The development potential of this area far exceeds the planned growth needs of this General Plan planning term (20 years.) City sewer/water delivery is beyond the near term as well. There is adequate land inventory already planned in the General Plan elsewhere to accommodate the growth needs of the community for the next 20 years. Proposed development on the east side of Airport Way beyond 1 mile north of Lathrop Road is premature for this General Plan term.</p> <p>San Joaquin County underscores a land use conflict with their existing and planned solid waste transfer facility on Lovelace Rd.</p>	
<p>Acreeage: 1,500 acres +/-</p>		

#B26

<p>Proponent: Robert Steves</p>	<p>Steering Committee Recommendation: BP (Business Park) and place Atherton Drive on side south of property</p>	<p>City Council Action: Conceptually approved CMU (Commercial Mixed Use) for entire 88-acre section (including property identified in B28). 4-0</p>
<p>Location: S/E corner Union Road and State Route 120</p>	<p>Planning Commission Recommendation: BP (Business Park) and place Atherton Drive on side south of property</p>	
<p>Land Use Request: LDR (Low Density Residential) and alignment of Atherton Drive along south side of property</p>	<p>Staff/Consultant Recommendation: BP (Business Park) and place Atherton Drive on side south of property</p>	
<p>Existing Land Use: Irrigated crops, rural residence</p>	<p>Basis for Recommendation: Atherton Drive will serve as the division between planned residential development to the south and plans to facilitate the development of highly landscaped multi-story office business complexes along the SR 120 corridor frontage. The school site presently under construction has already set the alignment of Atherton Drive along the southerly edge of the Steves property. Based on the overall planning for this area of the community, the property needs to be designated BIP; single-family residential land use would not be consistent.</p>	
<p>Acreeage: 14 acres</p>		

#B27

Proponent: Don Collins	Steering Committee Recommendation: LI (Light Industrial)	City Council Action: Conceptually approved LDR (Low Density Residential). 4-0
Location: 7,500 sq. ft. portion of 178 Swanson Road	Planning Commission Recommendation: LI (Light Industrial)	
Land Use Request: LDR (Low Density Residential)	Staff/Consultant Recommendation: LI (Light Industrial)	
Existing Land Use: Rural residence and pasture area	Basis for Recommendation: This property and the larger parcel are oriented to Swanson Road, which is planned and developing as light industrial. Residential land use would be inconsistent with future industrial uses. Existing residential uses will cease as the area continues to transition to industrial uses.	
Acreage: less than 1 acre		

#B29

Proponent: Albert Mezzetti	Steering Committee Recommendation: NC (Neighborhood Commercial)	City Council Action: Conceptually approved NC (Neighborhood Commercial). 4-0
Location: SW corner Woodward Avenue and Pillsbury Road	Planning Commission Recommendation: LDR (Low Density Residential)	
Land Use Request: GC (General Commercial)	Staff/Consultant Recommendation: NC (Neighborhood Commercial)	
Existing Land Use: Rural residence	Basis for Recommendation: The size of the property and its location is more suited for a smaller neighborhood type commercial center that services the surrounding residential neighborhoods. The list and type of uses allowed by GC are too board and too intense for the residential setting. The proponent insisted that he be allowed to develop a service station; the Planning Commission felt that while a neighborhood commercial center might be appropriate, a gas station was not. Staff and the consultant agree, but the service station can be eliminated as an outwardly permitted use in the NC zone district.	
Acreage: 2 acres		

#B31

Proponent: South Austin Road Landowners	Steering Committee Recommendation: UR-CMU (Urban Reserve Commercial Mixed Use)	City Council Action: Conceptually approved UR-VLDR (Urban Reserve-Very Low Density Residential). 3-0 (Councilmember DeBrum abstained)
Location: Various properties	Planning Commission Recommendation: UR-CMU (Urban Reserve Commercial Mixed Use)	
Land Use Request: VLDR (Very Low Density Residential)	Staff/Consultant Recommendation: UR-CMU (Urban Reserve Commercial Mixed Use)	
Existing Land Use: Agriculture and rural residences	Basis for Recommendation: This area has the potential of becoming the defining gateway of this community, while accommodating a diversity of land uses, including housing, commercial and civic services and centers, employment centers, open space, and so on. City sewer delivery to this area is however beyond the near term. In this regard, UR-CMU and UR-LI indicate future development with the greatest diversity of design and uses, when City services become available.	
Acreage:		

#B34

Proponent: Pete Karki	Steering Committee Recommendation: LDR (Low Density Residential)	City Council Action: Conceptually approved LDR (Low Density Residential). 4-0
Location: 715 W. Louise Avenue	Planning Commission Recommendation: LDR (Low Density Residential)	
Land Use Request: MDR (Medium Density Residential)	Staff/Consultant Recommendation: LDR (Low Density Residential)	
Existing Land Use: Single family residences	Basis for Recommendation: This property shares a common access drive with two single family dwellings along a section of Louise Avenue with high traffic volumes, which is also adjacent the Tidewater Bikeway. Increasing the density of units in such a confined and congested area increases potential vehicular and pedestrian conflicts resulting from increased traffic movements.	
Acreage: less than 1 acre		

#B35

Proponent: Anthony Risso	Steering Committee Recommendation: MDR Medium Density Residential)	City Council Action: Conceptually approved LDR (Low Density Residential). 4-0
Location: 427 Grand Prix Avenue	Planning Commission Recommendation: LDR (Low Density Residential)	
Land Use Request: HDR (High Density Residential)	Staff/Consultant Recommendation: LDR (Low Density Residential)	
Land Use: Existing and developing single-family homes	Basis for Recommendation: The immediate neighborhood consists of existing and developing single family homes. Multiple family and duplexes are located two blocks east in an entirely different neighborhood. A single lot designated HDR is not consistent with the existing single family neighborhood setting.	
Acreage: less than 1 acre		

#C1

Proponent: Frank Domingo	Planning Commission Recommendation: LI (Light Industrial)	City Council Action: Conceptually approved GC (General Commercial) including Faulkner property immediately north of this parcel. 4-0
Location: 111 S. Airport Way	Staff/Consultant Recommendation: LI (Light Industrial)	
Land Use Request: GC (General Commercial)	Basis for Recommendation: The Airport Way/Yosemite Avenue Specific Plan in this area plans for a light industrial park that can be developed and provide employment in the near term (3-10 years). The planned westerly extension of Daniels Avenue west of Airport Way will be along the southerly edge of the Domingo property; and will provide division between the light industrial park to the north and future commercial uses to the south. The Domingo property would define the industrial park and entrance.	
Existing Land Use: Rural residence, repair shop and pasture		
Acreage: 3.7 acres		

#C3

Proponent: Jose Uvalles (Jose Alva)	Planning Commission Recommendation: NC (Neighborhood Commercial)	City Council Action: Conceptually approved NC (Neighborhood Commercial). 4-0
Location: S/W corner Willow Avenue and Stockton Street	Staff/Consultant Recommendation: MDR (Medium Density Residential)	
Land Use Request: NC (Neighborhood Commercial)	Basis for Recommendation: The property is developed with a meeting hall building and improved parking lot. The neighborhood consists of older single homes, apartments, cottages, a dilapidated apartment complex, and a city park. The neighborhood is presently designated LDR. As MDR the Meeting hall can remain as is, but it could be converted to less intrusive allowable uses without intensifying the neighborhood. The board list of commercial uses and the traffic and noise would not be consistent with the existing residential neighborhood setting.	
Existing Land Use: Meeting hall and parking		
Acreeage: less than 1 acre		

#C8

Proponent: Joe Jacobs	Planning Commission Recommendation: LDR (Low Density Residential)	City Council Action: Conceptually approved LDR (Low Density Residential). 4-0
Location: 220 Garfield Avenue	Staff/Consultant Recommendation: LDR (Low Density Residential)	
Land Use Request: MDR (Medium Density Residential)	Basis for Recommendation: The property is a flag-shaped parcel with a narrow access to Garfield Avenue, the driveway is located adjacent the Manteca High School student pedestrian crossing. The neighborhood common to the property's access consists of single-family homes and the high school. The higher residential density (although incremental) would intensify the number of vehicle trips and movements at the student crossing.	
Existing Land Use: Vacant		
Acreeage: less than 1 acre		

#C10

Proponent: Mary Meninga	Planning Commission Recommendation: LDR (Low Density Residential)	City Council Action: Conceptually approved LDR (Low Density Residential). 4-0
Location: 4707 E. Lathrop Road	Staff/Consultant Recommendation: LDR (Low Density Residential)	
Land Use Request: NC (Neighborhood Commercial)	Basis for Recommendation: The property is slightly larger than a single-family lot, which is not large enough to facilitate commercial development and to also provide improvements necessary to mitigate anticipated traffic volumes on Lathrop Road. If combined with the adjacent two residential lots and developed together as a single commercial site, or if merged with a larger development to the west, commercial may be feasible.	
Existing Land Use: Single-family dwelling		
Acreeage: less than 1 acre		

#C11

Proponent: John Swanson	Planning Commission Recommendation: LI (Light Industrial)	City Council Action: Conceptually approved LI (Light Industrial). 4-0
Location: 218 and 290 Swanson Road	Staff/Consultant Recommendation: LI (Light Industrial)	
Land Use Request: VLDR (Very Low Density Residential)	Basis for Recommendation: The subject area is rural in character with a few rural single family homes scattered about and pastures on larger parcels. Property to the north is planned for single-family residential subdivision development, so the VLDR designation could serve as a buffer between the industrial zoned property to the south, or as an interim zone until the area begins to develop. However, access to the property will be via the industrially zoned properties to the south, so light industrial zoning and uses would be the preferable designation.	
Existing Land Use: Rural residence and pasture		
Acreage: 10 acres		

#C13

Proponent: Norma Robertson	Planning Commission Recommendation: LDR (Low Density Residential)	City Council Action: Conceptually approved LDR (Low Density Residential). 4-0
Location: 611 W. Yosemite Avenue (N/E corner Goodale Ct and Yosemite Avenue)	Staff/Consultant Recommendation: LDR (Low Density Residential))	
Land Use Request: NC (Neighborhood Commercial)	Basis for Recommendation: The property is fully developed and is too small and too narrow to support commercial use and required commercial improvements. The neighborhood consists of older single family dwellings and properties with two-dwelling housing groups on standard and sub-standards lots.	
Existing Land Use: Two small detached single-family dwellings		
Acreage: less than 1 acre		

#C15

Proponent: Carl and Ann Cowart	Planning Commission Recommendation: Include within General Plan with LDR (Low Density Residential) designation	City Council Action: Conceptually approved including within General Plan as LDR (Low Density Residential). 4-0
Location: 22233 S. Austin Road	Staff/Consultant Recommendation: Do not expand General Plan urban boundary.	
Land Use Request: Include property within General Plan urban limit and designate LDR (Low Density Residential)	Basis for Recommendation: The property is located immediately south of the proposed General Plan Study Area Boundary. The General Plan Boundary follows an alignment with the southerly segment of Sedan Avenue. The UR-LDR (Urban Reserve) designation of the properties to the north implies that residential development is not likely to occur within the current time frame. There is sufficient land area within the proposed Study Area to accommodate planned growth, there is no compelling reason to expand the General Plan boundary south to include the subject request. Williamson Act contract properties are located between the Cowart property and lands planned for urban to the north and northwest. Clearly the Cowart property is not planned for urban development for at least 10 years. Development prior to Williamson contract termination of adjacent properties is premature and encourages leap-frog development to occur.	
Existing Land Use: Agriculture		
Acreage: 60 acres		

#C20

Proponent: Felice and Norma Rodoni	Planning Commission Recommendation: LDR (Low Density Residential)	City Council Action: Conceptually approved LDR (Low Density Residential). 4-0
Location: S/W corner Louise Avenue and Cottage Avenue	Staff/Consultant Recommendation: CMU (Commercial Mixed Use)	
Land Use Request: LDR (Low Density Residential)	Basis for Recommendation: The property is currently farmed with irrigated crops, and contains one single-family dwelling. The property is adjacent to Highway 99 and two major arterials (Louise and Cottage) that provide access to this area of the community (east of Highway 99). CMU will allow future development of a commercial center (10-12 acres) for this region of the community, and provides the greatest diversity of design including higher density housing opportunities.	
Existing Land Use: Agriculture with rural residence		
Acreeage: 28		

#D1

Proponent: Jerry Wackerly	Steering Committee Recommendation: LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way; CMU (Commercial Mixed Use) on N/E corner of Woodward Avenue and Airport Way	City Council Action: Conceptually approved LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way; CMU (Commercial Mixed Use) on N/E corner of Woodward Avenue and Airport Way. 4-0
Location: Generally area of Woodward Avenue and Airport Way	Planning Commission Recommendation: LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way; CMU (Commercial Mixed Use) on N/E corner of Woodward Avenue and Airport Way	
Land Use Request: Area along Woodward Avenue to remain single-family residential	Staff/Consultant Recommendation: LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way; CMU (Commercial Mixed Use) on N/E corner of Woodward Avenue and Airport Way	
Existing Land Use: Agriculture, rural residences, and developing subdivisions	Basis for Recommendation: Mr. Wackerly has appeared a number of times before the Steering Committee and the Planning Commission to express his desire that the area remain single-family residential in character. Both the Steering Committee and Planning Commission concluded that the area is in transition to urban uses, and the project traffic volumes of Woodward Avenue and Airport Way are not consistent with a rural environment. Both felt the LDR would facilitate the planned religious facility on the S/E corner. And, the CMU on the N/E corner would include residential buffering between the proposed commercial and the adjacent subdivision.	
Acreeage:		

#D2

Proponent: Paul Bagha (for Gurdawara Gurmat Parkash)	Steering Committee Recommendation: LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way	City Council Action: Conceptually approved LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way. 4-0
Location: S/E corner Woodward Avenue and Airport Way	Planning Commission Recommendation: LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way	
Land Use Request: CMU (Commercial Mixed Use) northerly 1/2 of property; LDR (Low Density Residential) southerly 1/2 of property	Staff/Consultant Recommendation: LDR (Low Density Residential) on S/E corner of Woodward Avenue and Airport Way	
Existing Land Use: Pasture and rural residence	Basis for Recommendation: LDR would facilitate the planned religious facility on the S/E corner, and provide land area for future expansion of the facility.	
Acreage: 5 acres		

#D3

Proponent: Staff/Consultant	Staff/Consultant Recommendation: CMU (Commercial Mixed Use), MDR (Medium Density Residential), and HDR (High Density Residential)	City Council Action: Conceptually approved CMU (Commercial Mixed Use), MDR (Medium Density Residential), and HDR (High Density Residential). 4-0
Location: N/E corner Manteca Road (S. Main Street) and future east-west thoroughfare (about 1/4 mile north of Sedan Avenue)	Basis for Recommendation: During evaluation of the Evans/Machado land use request (#B7) it was decided that the CMU/MDR/HDR designations should be moved one parcel to the south of the Evans/Machado site. Since the property is under Williamson contract this land is not likely to develop for at least 10 years, which may coincide with urban development in this sector of the planning area.	
Land Use Request: CMU (Commercial Mixed Use), MDR (Medium Density Residential), and HDR (High Density Residential)	Staff and the consultant recommend the CMU, MDR and HDR be moved to the subject property. These land uses at this location will serve the future housing and services needs of future neighborhoods in this sector of the planning area.	
Existing Land Use: Agriculture and rural residences		
Acreage: 40 acres		

EXHIBIT C

ADDITIONAL MODIFICATIONS TO THE GENERAL PLAN TEXT AND LAND USE DIAGRAM DIRECTED BY COUNCIL AT ITS SPECIAL MEETING OF OCTOBER 1, 2003:

Text modification:

Footnote 1 to Table 9-1 (Maximum Allowable Noise Exposure Mobile Noise Sources) to be modified by removing "...patios, balconies or..." from the narrative.

Land Use Diagram modifications:

- 1) For approx. 60 acres located south of Woodward Ave. and easterly of the proposed 'Tara business park' property, change land use designations from HDR and MDR to MDR and LDR with the LDR designation attaching to that portion of the property located south of the future southeasterly alignment of McKinley Ave.
- 2) For approx. 80 acres located south of Hwy 120 and east of Union Road, change land use designation from BP to CMU.
- 3) For acreage located on the west side of Union Rd., between Lathrop Rd. and approx. ½ mile north of Lathrop Rd., replace HDR and MDR land use designations with LDR.