



City of Ripon

259 N. Wilma Ave. • Ripon, California 95366
 Phone 209 599-2108 • Fax 209 599-2685
www.cityofripon.org

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT -- PROJECT REFERRAL

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The following application and attached reference material is being forwarded for your review and comment.

Date: August 29, 2017

Project Number: Development Agreement (DA17-02)
 Tentative Subdivision Map (S17-02)

Property Owner: Meadowood Ripon, LLC
 1117 L Street Modesto, CA 95354

Project Applicant: MVE Inc. stobin@mve.net (866) 526-4214

Project Name: Meadowood Subdivision

Project Location: 1001, 1050 and 980 Warren Road, Ripon, CA 95366
 (261-020-05, 261-040-02, 261-650-24)

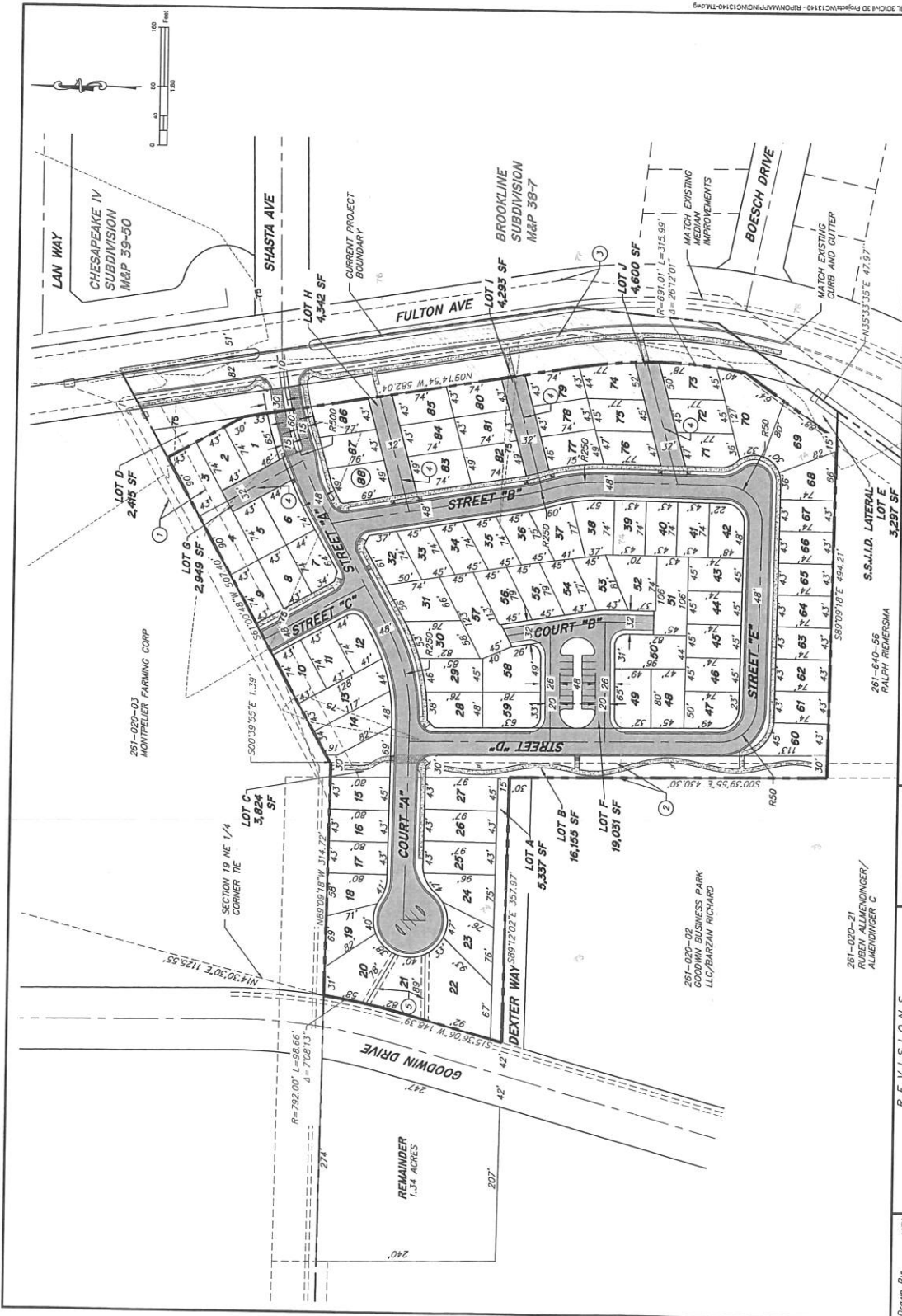
Project Description: This is a request to subdivide three parcels totaling 12.98 acres into 88 medium density residential lots for development of a single family subdivision. The zoning of the property is R3 (Medium Density Residential). The proposed lot sizes range from 3,200 square feet to 4,620 square feet in size and the project contains a mix of standard lots (Park homes) and common driveway lots (Courtyard homes). There will be linear pathways from the north to the south of the project. This project is located within the North Pointe Specific Plan area.

Environmental Category: In accordance with the California Environmental Quality Act and the Guidelines, the City of Ripon is declaring this project exempt from CEQA review pursuant to the CEQA Guidelines Section 15182.

- This is the second Project Review notice for this project. All original comments received from the February 2017 sending are on file with the City. Any amended or additional comments are requested to be submitted by October 4, 2017. This project is being heard by **the Planning Commission on Monday, October 16, 2017 at 6:00 p.m. in the Council Chambers located at 259 N. Wilma Ave. Ripon, CA.** In addition to mailing, comments may be faxed to (209) 599-2685 or emailed to: kzuidervaart@cityofripon.org or mjohnston@cityofripon.org

Distribution List:

√ City Eng	√ Police	√ Fire	√ Public Works	√ Building
√ Caltrans	√ PG&E	√ MID	√ Frontier	√ RUSD
√ SSJID	√ APCD	√ Post Office	√ SJ Co. Planning	√ Developer
√ Prop Owner	√ Habitat	√ SJ Env. Health		√ K.Z.



<p>Drawn By: KRL Issue Date: 1/20/2017 Job No.: NCT13140 Checked: ST Design By: DT NCT1463/ML/dwg</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUED FOR</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	ISSUED FOR	BY																	<p>261-020-21 RUBEN ALLMENDINGER/ ALLMENDINGER C</p> <p>261-020-03 MONTPELLER FARMING CORP</p> <p>261-020-02 GODWIN BUSINESS PARK LLC/BARZAN RICHARD</p> <p>261-640-56 RALPH NIEMERSMA</p> <p>261-020-01 L=315.99' P=267.20'</p> <p>261-020-02 NORTH HALF OF SECTION 19 TOWNSHIP 2 SOUTH RANGE AND MERIDIAN (M.D.B.84)</p> <p>261-020-03 SAN JOAQUIN COUNTY, CALIFORNIA</p>
NO.	DATE	ISSUED FOR	BY																			
<p>MVE inc. 1117 L Street, Modesto, CA 95354 866.526.4214 www.mve.net Northern California Southern California Nevada</p>																						
<p>MEADOWOOD SUBDIVISION TENTATIVE SUBDIVISION MAP</p>		<p>DWG. TM2 SHEET 2 OF 2</p>																				

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that The City of Ripon Planning Commission will hold a public hearing on **Monday, October 16, 2017 at 6:00 P.M.** in the Council Chambers, 259 N. Wilma Avenue, Ripon, on the following matter:

MEADOWOOD DEVELOPMENT AGREEMENT (DA17-02) and TENTATIVE SUBDIVISION MAP (S17-02) FOR MVE Inc., Sean Tobin - a public hearing on a request to enter into a Development Agreement with the City of Ripon in order to subdivide three (3) parcels totaling 12.98 acres into an 88 lot medium density residential subdivision. The zoning of the property is R3 (Medium Density Residential). The proposed lot sizes range from 3,200 square feet to 4,620 square feet in size and the project contains a mix of standard lots (Parks Homes) and common driveway lots (Courtyard homes). The project is located within the North Pointe Specific Plan area at 1001, 1050 and 980 Warren Road. **In accordance with the California Environmental Quality Act and the Guidelines, the City of Ripon is declaring this project exempt from CEQA review pursuant to the CEQA Guidelines Section 15182.**

PURSUANT TO SECTION 65009 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, NOTICE IS HEREBY FURTHER GIVEN THAT IF SUCH PROPOSED DEVELOPMENT AGREEMENT OR SUBDIVISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION AT OR PRIOR TO THE PUBLIC HEARING.

ALL INTERESTED PARTIES will be given an opportunity to appear and be heard by the Planning Commission of The City of Ripon at said time and place pertaining to the above described matter.

CITY OF RIPON
Ken Zuidervaart, Director
Planning and Economic Development

Published: September 1, 2017