

**ORDINANCE NO.**

**AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE “ZONING MAP,” IN SECTION 16.16.030 OF THE STOCKTON MUNICIPAL CODE, TO PREZONE AND ZONE PROPERTIES TO RESIDENTIAL, LOW (RL) ZONING LOCATED AT APNS 173-030-110 AND 173-040-750 (APPLICATION NO. P23-0125)**

On December 8, 2023, the applicant, Tim Lewis Land Group LP, submitted a request to Prezone Assessor’s Parcel Numbers (APNs) 173-030-110 and 173-040-750 to Residential, Low (RL) Zoning for the purposes of future residential development; The legal parcels total approximately 37.4 acres and would be developed with single-family homes and open space; and

On March 27, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) chapter 16.88, to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

At the March 27, 2025, public hearing, and prior to acting on this request, the Planning Commission considered and recommended approval of the Prezoning by the City Council; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

**SECTION 1. FINDINGS AND INTENT**

The City Council of the City of Stockton finds, pursuant to SMC section 16.116.050(B), that:

The Planning Commission hereby recommends the City Council adopt the attached Ordinance for a Zoning Map Amendment and Proposed Ordinance, attached hereto as Exhibit 1 to Prezoning of Assessor’s Parcel Numbers 173-030-110 and 173-040-750, presently located in the County of San Joaquin, State of California, is hereby reclassified, upon annexation to the City of Stockton, to Residential, Low (RL) Zone.

Pursuant to SMC Section 16.116.050(B), Mandatory Findings of Fact for All Amendments, all of the following findings of fact, as applicable to this type of amendment, shall be made to approve an amendment:

A. The proposed Prezoning action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. The 2040 General Plan Land Use Map designates the subject site Residential. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of

the General Plan, the RL Zone is compatible with the General Plan Land Use Map designation of Residential.

B. The proposed Rezoning action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of Title 16 (Development Code) would remain unchanged under this action.

C. The project is consistent with the 2040 General Plan Land Map designation of Low Density Residential applicable to the site. The project also furthers General Plan policies aimed at prioritizing development of vacant, underutilized, and blighted infill areas (Policy LU-6.2). All of this is accomplished in a development proposal that is compliant with applicable development standards within SMC Title 16 (Development Code) and the proposed Planned Development Permit request.

D. The proposed Rezoning action will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City because the RL Zone designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.

E. The proposed Rezoning action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because the Project is consistent with California Environmental Quality Act (CEQA) and Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, which states that "... (P)rojects which are consistent with... general plan policies for which an EIR was certified shall not require additional environmental review..." no project-level CEQA analysis is necessary. The proposed project is consistent with the adopted Envision Stockton 2040 General Plan and was evaluated in its certified EIR (SCH# 2017052062), with City Council action taken on December 4, 2018. The Project is also consistent with the applicable general plan designation and all applicable general plan policies; it does not result in any significant effects related to traffic, noise, air quality, or water quality; and has no apparent value as a habitat for endangered, rare or threatened species..

F. Based on the information included Project plans and Department evaluation of the Project, the subject site would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development.

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**SECTION II. PREZONING AND ZONING CLASSIFICATION**

G. That the Zoning Map, particularly referred to in SMC section 16.16.030, and by reference made a part hereof, said Code is hereby amended to provide a Residential, Low (RL) Zoning designation for Assessor's Parcel Numbers 173-030-110 and 173-040-750 immediately.

**SECTION III. SEVERABILITY**

If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion thereof had been deleted.

**SECTION IV. EFFECTIVE DATE**

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

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CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:

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KATHERINE ROLAND, CMC, CPMC  
Interim City Clerk of the City of Stockton