

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 16, CHAPTER 16.16, SECTION 16.16.030 OF THE STOCKTON MUNICIPAL "ZONING MAP" TO CLASSIFY 341.17 ACRES FOR THE TRA VIGNE MIXED USE DEVELOPMENT PROJECT PREZONING TO RL (RESIDENTIAL, LOW-DENSITY), RH (RESIDENTIAL, HIGH-DENSITY), CG (COMMERCIAL, GENERAL), IL (INDUSTRIAL, LIMITED), AND OS (OPEN SPACE), LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST ROAD, P16-0052

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

SECTION I. FINDINGS AND INTENT

The proposed Tra Vigne project ("project") includes a General Plan Amendment, Annexation (341.17 acres), Pre-zoning, as well as Vesting Tentative Maps for the project's two sub-set areas of development, Tra Vigne East and Tra Vigne West.

The project site is within the City of Stockton's Sphere of Influence (SOI). The proposed project would result in the annexation of the project site to the City of Stockton, along with the roadway right-of-way for the adjoining Eight Mile Road and West Lane.

Consistent with the applicant's General Plan Amendment for the Tra Vigne project, the applicants also requested approval of a Zoning Map Amendment (Prezone) to classify 341.17 acres to Residential, Low Density (RL), Residential, High Density (RH), Industrial, Limited (IL), Commercial, General (CG), and Open Space (OS). The zoning would go into effect upon completion of the annexation process.

Consistent with the above, the City Council of the City of Stockton finds that:

1. The proposed rezoning Map Amendment ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with the Development Code.

The proposed Zoning Map Amendments are consistent with the 2040 General Plan Land Use Map, as amended by the Tra Vigne project, and as referenced by General Plan Table 2-1 (General Plan Relationship to Development Code). The proposed amendment also would not result in any inconsistencies with the Development Code since it concerns the Zoning Map and not the code text.

2. The proposed amendment 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.

The zoning map amendment will align the Zoning Map with the General Plan Land Use Map, as amended by the Tra Vigne mixed use development project. Protection of the public is demonstrated by the City Council Resolution No. 2018-12-04-1503-02 adopting the General Plan, and as future development within the project area is subject to all applicable rules and regulations the purpose of which is to protect the public's health, safety and general welfare.

3. The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

The zoning map amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. A complete CEQA analysis for the Tra Vigne development project was performed in completing Draft and Final Environmental Impact Reports. Where practicable, mitigation measures have been identified to reduce potential for significant environmental impacts to levels of insignificance. A Statement of Overriding Considerations has been prepared in the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change.

4. The project would be physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development(s).

The project site is physically suitable for the proposed Tra Vigne mixed use development. All necessary on- and off-site roadways, water, wastewater, and storm drainage infrastructure and utilities will be installed by the developer. Development will meet all applicable City standards. There would be no conflict with adjacent land uses due to proper site planning and design.

SECTION II. PREZONING CLASSIFICATION

That the "Zoning **Map**," particularly referred to in section 16.16.030 of the Stockton Municipal Code, and by reference made a part hereof, said Code is hereby amended as follows:

a. The subject property, which is in the City of Stockton, County of San Joaquin, State of California, is hereby reclassified in accordance with the prezoning description contained in the Legal Description and Zoning Maps (Exhibit 1), attached hereto and incorporated by this reference.

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: _____

MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton