

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL CERTIFY AN ADDENDUM TO THE CANNERY PARK ENVIRONMENTAL IMPACT REPORT (SCH #2003042022) FOR AMENDMENTS TO THE PREVIOUSLY APPROVED CANNERY PARK MIXED USE PROJECT LOCATED ON MULTIPLE PARCELS AT 3827 PFC JESSE MIZENER STREET (APNs 122-020-32, -33, -38 and -60) (P21-0435)

In 2004, the City approved the Cannery Park Cannery Park Mixed Use Project which consisted of an Environmental Impact Report (EIR), General Plan Amendment, Eight Mile Road Specific Plan Amendment, Annexation, Rezoning Development Agreement, and a Small and Large lot Tentative Map. These entitlements permitted Holman Investors, LLC, ("Applicant") to construct a mixed-use development on a 448-acre site planned for industrial, commercial retail and office, parks, schools, 1,100 single family and 210 multi-family residential units. Since the original Project approval, progress has been made to construct the single-family units; however, the industrial, retail, and office zones areas of the Project remain undeveloped; and

Citing a change in the retail and office economic markets and the State's current housing crisis, the Applicant is requesting a General Plan Amendment, Rezone, Development Agreement Amendment (extend existing by 10 years), and a Tentative Map to convert a 99.87-acre portion of the existing Cannery Park mixed use Project's commercially zoned areas into 334 additional single family homes and to relocate approximately 12-acres of high-density residential zoned areas adjacent to the commercial areas fronting Eight Mile Road. The proposed Tentative Map also includes retention of 16 commercial lots, a 3.34-acre detention basin, and a new ±4-acre neighborhood park (linear/tot lot); and

As the proposed Project amends a portion of the original EIR project area, an addendum to the original EIR (SCH # 2003042022), for the original Cannery Park mixed use Project was prepare in accordance with the California Environmental Quality Act (CEQA) State Guidelines section 15164. The addendum analyzed the conversion of the regional commercial areas to single family homes and concluded that the proposal did not result in substantial changes or create new significant environmental effects beyond what was anticipated in the original EIR; and

On February 8, 2024, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Chapter 16.88, at which all times all interested parties had the opportunity to be heard; now, therefore; and

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

1. The foregoing recitals are true and correct and incorporated by reference.
2. Based upon its review of the entire record herein, the Planning Commission makes the following finding:
 - a) An Addendum to the EIR for the Envision Stockton 2040 General Plan (certified by the City of Stockton on December 3, 2018, Resolution No. 2018-12-04-1503-01) was prepared and considered all potential environmental effects associated with the proposed General Plan Land Use Map and Zoning Update project. The City determined that only minor technical changes are necessary, there are no facts triggering a Subsequent EIR, Negative Declaration, or Supplemental EIR, there is no need for new or more effective mitigation measures other than those described in the certified EIR and Mitigation and Monitoring Reporting Program and the project is otherwise in compliance with CEQA Guidelines section 15164.
3. The Planning Commission recommends the City Council adopt a resolution certifying an Addendum to the Cannery Park Project Environmental Impact Report as described in (Exhibit 1), based on the findings and evidence detailed above, incorporated by reference.

PASSED, APPROVED, and ADOPTED February 8, 2024.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission