

Resolution No.

STOCKTON PLANNING COMMISSION

RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE ARCH-AIRPORT SPERRY ROAD PRECISE ROAD PLAN TO ALLOW ACCESS FOR A FUELING STATION AND CONVENIENCE STORE (P25-0045)

The City of Stockton has heretofore formulated and adopted a General Plan for the physical development of the City, which General Plan contains each of the elements required by law to be a part of it; and

The City of Stockton has adopted the Arch-Airport Sperry Road Precise Road Plan to facilitate implementation of the General Plan; and

An amendment to the Arch-Airport Sperry Road Precise Road Plan has been requested by the applicant, Todd Meyers of Maverik Inc, to create a new secondary driveway, an encroachment, onto Arch-Airport Road approximately 425 feet east of Qantas Lane; and

On December 29, 2025, public notice for the subject application was published in the local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On January 8, 2026, the Planning Commission conducted a public hearing on the application, in compliance with SMC Chapter 16.88, at which point all persons wishing to be heard were provided such opportunity; now, therefore

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

The Planning Commission hereby forwards a recommendation to the City Council to approve an Amendment to the Arch-Airport Sperry Road Precise Road Plan to create a new secondary driveway, an encroachment, onto Arch-Airport Road approximately 425 feet east of Qantas Lane, as set forth in Exhibit 1, attached hereto and incorporated by reference, based on the following Findings of Fact and Conditions of Approval:

Findings of Fact

1. The Precise Road Plan must be consistent with the general land uses, objectives, policies, and programs of the General Plan and other adopted goals and policies of the City. The project complies with General Plan Land Use Policy LU-6.1 and LU-6.2, as follows:

Land Use Policy LU-6.1, Carefully plan for future development and proactively mitigate potential impacts – Approval of the Amendment to the

Precise Road Plan will ensure that adequate infrastructure is available to an approved development project that is in accordance with the allowed land uses in the General Plan.

Land Use Policy LU-6.2, Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas – Approval of the proposed Amendment will accommodate development that is on a parcel substantially surrounded by existing development.

2. The Precise Road Plan must be in compliance with the provisions of the California Environmental Quality Act (CEQA). The proposed Amendment complies with CEQA as it is Categorical Exempt under CEQA Guidelines Section 15305, Minor Alteration in Land Use Limitations, because the proposed amendment is for an encroachment to a roadway that does not change the allowed uses or density of any parcel of land, nor does it affect the intended use of the roadway, as shown in the provided access analysis.

Conditions of Approval

1. Comply with all applicable Federal, State, County, and City codes, regulations and adopted standards and pay all applicable fees

2. The property owners, developers, and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approval for this project or its related environmental determination.

3. ODS shall contact City Public Works Department, Traffic Engineering, when coordinating work with the traffic signal at the Arch-Airport Road and Qantas Lane intersection.

4. Any construction related road closures extending beyond one (1) day shall require prior approval from the City or County Public Works Department.

PASSED, APPROVED, and ADOPTED January 8, 2026.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission