

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT FOR APNS 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; AND 084-030-04 (P22-0139)

Bear Creek Ventures (hereafter “Applicant”), is proposing the annexation and General Plan Amendment for 12 parcels (APNs 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04) having a combined total acreage of 306.03-acres; and

The Project entitlements also include a Vesting Tentative Map (VTM) and, a Planned Development request, and a Waiver request for the LeBaron Ranch development area, in addition to other entitlements for the Project site to annex the lands into the City of Stockton; and

On June 6, 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 June 26, 2025, 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:

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 findings:

SECTION I: GENERAL PLAN AMENDMENT

1. Pursuant to SMC Section 16.116.050.B:

- a. *The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code.*

The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code. The proposed General Plan Amendment would maintain consistency with other applicable General Plan goals and policies, including:

- i. Goal LU-6: Provide for orderly, well-planned and balanced development. With the adoption of a companion Zoning Map Amendment, the Project would not create any inconsistencies with the Development Code.
 - ii. Policy LU-6.3: Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs.
 - iii. Goal and Policy, HE-2: Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.
 - iv. Policy HE-2.3: The City shall encourage and provide opportunities for a variety of housing types that provide market rate, affordable housing opportunities and promote balanced mixed-income neighborhoods
- b. *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 proposed development would not result in hazard to the public convenience, health, interest, safety or general welfare for people working or residing in the City. The Project and LeBaron Ranch development will be subject to compliance with City development standards and for provision of all necessary infrastructure. All necessary City services will be provided as part of the Project, including Police and Fire protection services.

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

The proposed General Plan Amendment complies with the California Environmental Quality Act (CEQA). An environmental assessment for the LeBaron Ranch project has been prepared in accordance with the provisions of CEQA, resulting in adoption of an Environmental Impact Report (SCH #2023070657), Statement of Overriding Considerations, Findings, and Mitigation and Monitoring Reporting Program. The proposed project is consistent with the adopted Envision Stockton 2040 General Plan land use designation for the Project site and the Project was evaluated in the certified Stockton 2040 General Plan EIR (SCH# 2017052062), with City Council action taken on December 4, 2018. The Project is also consistent with the applicable general plan designation and applicable general plan policies.

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SECTION II: PLANNING COMMISSION ACTION

Based on its review of the entire record herein, including the June 26, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby recommends that City Council approve a General Plan Amendment to modify the Land Use Map for Assessor's Parcel Numbers 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04, as shown in Exhibit 1 attached hereto and incorporated by reference.

PASSED, APPROVED, and ADOPTED June 26, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission