

Resolution No.

## **STOCKTON PLANNING COMMISSION**

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### **RESOLUTION RECOMMENDING THE CITY COUNCIL PREZONE FOR THE PROPOSED SANCHEZ-HOGGAN PROJECT ASSESSOR'S PARCEL NUMBERS 181-100-09 AND 179-200-27 (P19-0691)**

CT Realty (hereafter "Applicant") proposes to develop industrial and warehouse uses on two vacant parcels: the 149.01 acre Sanchez property (APN 181-100-09) located at the northwest corner of Arch Road and Austin Road and the 20.76 acre Hoggan property (APN 179-200-27) located north of Frontier Way and southeast of North Littlejohns Creek, combined as the Sanchez-Hoggan Annexation Project ("Project"); and

The proposed Project industrial and warehouse uses would be integrated and similar to the adjacent NorCal Logistics Industrial Center (P12-110) that abuts the two proposed Project parcels; and

Proposed Project site development would consist of building construction, parking lot areas, landscaping, lighting, drainage facilities, with loading and service areas. At full buildout, these facilities could total approximately 3 million square feet and could employ between 1,200 and 1,500 employees; and

Since the project site is presently located within the County of San Joaquin, Annexation must occur and be preceded by "Prezoning" it through a Zoning Map Amendment; and

Since the 2040 General Plan Land Use Map designates the project site as Industrial, the Project includes a request to Prezone the site to Industrial, Limited (IL) Zone, pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan; and

The proposed IL Zone is compatible with the Industrial General Plan Land Use Map designation of Industrial; and

An Environmental Impact Report (EIR) was prepared for the Project. All potentially significant effects were identified and paired with feasible mitigation measures to reduce them to less than significant levels where possible. A Statement of Overriding Considerations is needed to accommodate the Market Driven Analysis (MDA). The MDA reflects current industrial market patterns and goes beyond typical anticipated traffic patterns of the surrounding industrial uses identified in the Institute of Transportation Engineers (ITE) Trip Generation Manual. The MDA is to attract new industrial uses that will benefit the economic wellbeing and insure industrial and employment market demands are met in the region. All city departments and responsible agencies have reviewed the Project for compliance with applicable federal, state, and local requirements;

and

As the Prezone is consistent with the industrial General Plan vision for the area, the site will not establish an unforeseen use that would be a detriment to public health and safety; and

On March 28, 2019, the Planning commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

On May 28, 2020, and prior to acting on this request, the Planning Commission considered and recommended certification of an Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA); now, therefore,

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

1. Pursuant to SMC Section 16.116.050(B), the Planning Commission makes the following findings:

a. The proposed Prezone 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 Industrial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the IL Zone is compatible with the Industrial General Plan Land Use Map designation of Industrial.

The proposed Prezone 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.

The proposed Prezone action would further the following General Plan policies:

- i. Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.
- ii. Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the city.
- iii. Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.

b. The proposed Prezone 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 IL Zone designation will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site. All future development will conform to the health and safety standards of the IL zone.

c. The proposed Prezone action complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, because an Environmental Impact Report (EIR) has been prepared. All potentially significant effects were identified and paired with feasible mitigation measures to reduce them to less than significant levels where possible. A Statement of Overriding Considerations (SOC) is needed to accommodate the Market Driven Analysis (MDA). The MDA reflects current industrial market patterns and goes beyond typical anticipated traffic patterns of the surrounding industrial uses identified in the Institute of Transportation Engineers (ITE) Trip Generation Manual. The MDA is to attract new industrial uses that will benefit the economic wellbeing and insure industrial and employment market demands are met in the region. Although SOC is for a market driven analysis to attract a tenant, no significant environmental effects would result from either the Prezone action or other related actions constituting the project.

d. 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.

## **SECTION II. PREZONE CLASSIFICATION**

2. The Planning Commission hereby recommends the City Council adopt an Ordinance for a Zoning Map Amendment, attached and incorporated as Exhibit 1, to Prezone Assessor's Parcel Number 181-100-09 and 179-200-27, presently located in the County of San Joaquin, State of California, is hereby reclassified, upon annexation to the City of Stockton, to Industrial, Limited (IL) Zone.

PASSED, APPROVED, and ADOPTED May 28, 2020

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WAQAR RIZVI, CHAIR  
City of Stockton Planning Commission

ATTEST:

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MICHAEL MCDOWELL, SECRETARY  
City of Stockton Planning Commission