

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A TENTATIVE PARCEL MAP FOR THE SANCHEZ-HOGGAN PROJECT APN 181-100-09 (P19-0691)

The proposed Sanchez-Hoggan project (“project”) includes an annexation request for two parcels totaling ±169.77 acres, a prezone to Industrial, Limited (IL), a request to cancel an existing Williamson Act contract, a Tentative Parcel Map (TPM) to subdivide one parcel into four, and an Environment Impact Report with Mitigation Monitoring and Reporting Program. The annexation area includes Assessor Parcel Number (APN) 181-100-09, which is the 149.01-acre Sanchez property, and APN 179-200-27, which is the 20.76-acre Hoggan property; and

CT Realty (hereafter “Applicant”) proposes to establish an industrial warehouse uses on the subject parcels. A tentative parcel map and site plan has been proposed for the Sanchez parcel (APN 181-100-09) at the northwest corner of Arch Road and South Austin Road. The proposed industrial center would be integrated and similar to the adjacent NorCal Logistics Industrial Center (P12-110) that abuts the two proposed project parcels. The industrial and warehouse uses would consists of a pad for future building construction, parking lot areas, landscaping, lighting, drainage facilities, with loading and service areas. While the design and size of the industrial buildings will be determined during the subsequent Design Review process required prior to construction, at full buildout, these facilities could total approximately 3,000,000 million square feet and could employ between 1,200 and 1,500 employees; and

Notwithstanding the Director’s authority to approve Tentative Parcel Map requests, given the project’s physical development plans are integral to the environmental review and zoning aspects, the Director has opted to elevate the Tentative Parcel Map approval to the Planning Commission for action, as provided by SMC Section 16.84.050.A.3 and 16.88.050(B)(5); and

On May 28, 2020, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.88, at which point all person wishing to be heard were provided such opportunity; now, therefore,

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

1. The foregoing recitals are true and correct and incorporated here by reference.
2. Based on its review of the entire record herein, the Planning Commission recommends that the City Council adopt the following findings pursuant to Municipal Code Section 16.188.060:

- a. *The tentative map for the Sanchez parcel is consistent with the zoning regulations applicable to the property at the time of filing.*

The Tentative Map for Sanchez Project is consistent with the proposed General Plan industrial land use designation and Industrial, Limited (IL) prezone designation, filed for the Sanchez Project (P19-0691), providing industrial uses. All development standards of the underlying zones would be applied to site development.

- b. *The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan (Map Act § 66473.5).*

The proposed project includes annexation and prezone to align the proposed industrial, limited zone with the existing General Plan industrial land use designation. The project will be consistent with all applicable General Plan goals and policies.

- c. *None of the findings for disapproval of a tentative map can be made.*

The project design and proposed development is physically suitable for the project site. Conditions of tentative map approval will ensure consistency with City development standards. Environmental analysis was completed (project-level Environmental Impact Report), and, for the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change. All necessary utilities and infrastructure will be provided in support of the proposed project.

//
//
//
//
//
//
//
//
//
//
//
//
//
//
//

- 3. Based on its review of the entire record herein, including the May 28, 2020, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission approves the Sanchez Project Tentative Parcel Map, subject to conditions of approval at Exhibit 1, incorporated by reference, as part of the Sanchez-Hoggan Project (P19-0691).

PASSED, APPROVED, and ADOPTED May 28, 2020.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission