

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A THREE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP, FOR PROPERTY LOCATED 5365 ARCH ROAD (VTM3732/P12-110, P17-0245)

On May 14, 2015, the Planning Commission approved a Vesting Tentative Map to subdivide a 50.94-acre site into six lots for industrial development. The Vesting Tentative Map was due to expire on May 14, 2017; and

Prior to the noted expiration date, the applicant submitted an application requesting an extension of the approved Vesting Tentative Map; and

The Planning Commission is authorized by Section 16.188.100.C.1 of the Stockton Municipal Code (SMC) to approve a request for a three-year extension of the subject Vesting Tentative Map with appropriate findings; now, therefore,

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

1. The Planning Commission hereby approves a request for a three-year time extension of the Vesting Tentative Map to subdivide a 50.94-acre site into six (6) lots with all previously approved conditions, for property located at 5365 Arch Road APN#181-100-15, based on the following findings:

a. There have been no changes to the provisions of the General Plan or any applicable specific plan, precise road plan, or master development plan that would cause the Vesting Tentative Map to be inconsistent with the General Plan. Because the site is still designated for Limited Industrial, the Vesting Tentative Map remains consistent with applicable General Plan policies for the development of industrial uses. The project complies with the Arch/Sperry Precise Road Plan. The site is not affected by a specific plan, or master development plan.

b. There have been no changes to applicable provisions of the Development Code that would cause the Vesting Tentative Map to be inconsistent with the Development Code, because the proposed Industrial development will still comply with building setbacks, height, lot coverage, and parking requirements contained in the Development Code.

c. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project. Approval of the Vesting Tentative Map extension would not change the character of the site, because the subject development would be

compatible with the existing land uses surrounding the project site, and the General Plan Designation Industrial uses for the subject site.

d. There have been no changes to the capacities of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is sufficient remaining capacity to serve the project, because all required infrastructure and public facilities will be provided for the project, as per the Conditions of Approval on the Vesting Tentative Map.

e. The environmental consequences of this Vesting Tentative Map (P12-110) have been analyzed in accordance with the provisions of the California Environmental Quality Act (CEQA) under an Environmental Impact Report (P12-110) for the subject project. All mitigation measures for the approved Vesting Tentative Map are still applicable.

2. In accordance with SMC section 16.90.020A.5 the City finds, based on substantial evidence in the record, that the property is located in an area of potential flooding of three feet or less from a storm event that has a 1-in-200 chance of occurring in any given year, from sources other than local drainage. The substantial evidence in the record consists of the effective 200-year floodplain map and data, determined by the Director.

3. The Vesting Tentative Map extension is approved subject to the previously approved conditions, approved by the Planning Commission on May 14, 2015, attached hereto as Exhibit 1, and incorporated by this reference.

PASSED, APPROVED, and ADOPTED July 13, 2017.

ELIZABETH MOWRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

DAVID KWONG, SECRETARY
City of Stockton Planning Commission