

Resolution No.

STOCKTON PLANNING COMMISSION

ANNEXATION AND PREZONING FOR THE PROPOSED TRA VIGNE MIXED-USE DEVELOPMENT PROJECT, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST LANE (P16-0052)

The proposed Annexation and Prezoning of the Tra Vigne project (“project”) also includes a General Plan Amendment, Annexation (341.17 acres), as well as Vesting Tentative Maps for the project’s two sub-set areas of development, Tra Vigne East and Tra Vigne West, and a project-level Environmental Impact Report; and

At build-out, the project will accommodate up to 1,163 single-family residential units, 340 high density residential units, 101,500 square feet of commercial uses, up to 20.36 acres of non-traditional park area, and up to 15.07 acres of traditional park area. Additionally, the project would establish a 14.7-acre K-8 school site to be developed by the Lodi Unified School District. The project also includes expansion of the existing vehicular and non-vehicular circulation system and utility improvements; and

The project site is within the City of Stockton’s Sphere of Influence (SOI). The proposed project would result in the annexation of the project site to the City of Stockton, along with the roadway right-of-way for the adjoining Eight Mile Road and West Lane. The total annexation area would be approximately 341 acres. The proposed project includes property owner-initiated annexation for all parcels except for APN 120-02-13 (Pacific Bell) and 120-02-14 (Bragg Investment Company). The annexation application, if approved by City Council, would then be filed with the San Joaquin Local Agency Formation Commission (LAFCo) for action; and

The LAFCo action would also include the applicant’s requested detachment from several existing districts:

Waterloo-Morada Fire Protection District – The detachment will be subject to an agreement by the developer to mitigate the District’s loss of current property taxes. Future services will be provided by the City of Stockton.

Resource Conservation District (RCD) – Formed in the early 1980s, the RCD encompasses all of the unincorporated regions of San Joaquin County and includes those areas formerly found within soil conservation districts. The District provides a range of programs oriented around the mission of protecting agricultural soil and related resources.

Woodbridge Irrigation District (WID) – The Woodbridge Irrigation District, organized in 1924 under Irrigation District Law, has the authority divert water from the Mokelumne River (Lodi Lake) and provide water service within its geographic boundaries (an area of approximately 63 square miles). Future services will be

provided by the City of Stockton.

The project also includes rezoning of the lands to annexed. The project area is currently within the jurisdiction of San Joaquin County. Current County zoning for all parcels is I-G, I-L, and AU-20. The LAFCo will require the project site to be pre-zoned by the City of Stockton in conjunction with the proposed annexation. The City's pre-zoning will include the following zoning designations: Residential, Low Density (RL), Residential, High Density (RH), Industrial, Limited (IL), Commercial, General (CG), and Open Space (OS). The pre-zoning would go into effect upon completion of the annexation process; and

On January 23, 2020, the Planning Commission conducted a workshop to consider the proposed Tra Vigne mixed use development project; and

On March 25, 2020, a public notice for the subject application was published in local newspaper in accordance with Stockton Municipal Code (SMC) Section 16.88.030; and

On April 9, 2020, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.116.040(D), 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 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 makes the following recommended findings to City Council.

Rezoning

The 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(s) and anticipated land use developments.

The project site is physically suitable for the proposed Tra Vigne mixed use development. All necessary on- and off-site roadways, water, wastewater, and storm drainage infrastructure and utilities will be installed by the developer. Development will meet all applicable City standards. There would be no conflict with adjacent land uses due to proper site planning and design.

Annexation

The proposed annexation of the Tra Vigne mixed use development site to the City will be consistent with applicable goals and policies related to annexation of lands. The project is located within the Sphere of Influence, and the annexation site is located adjacent to the City boundary. The project site is planned for urban development under

the General Plan. All necessary public services and infrastructure will be provided. Costs of the project development, as well as ongoing maintenance costs related to public improvements, are addressed through project Public Facilities and Finance Plan, and Financial Impact Analysis documentation, and would not result in an adverse financial impact to the City.

3. Based on its review of the entire record herein, including the April 9, 2020, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission recommends that the City Council approve the Annexation and Pre-Zoning of Tra Vigne Mixed Use Project (P16-0052).

PASSED, APPROVED, and ADOPTED April 9, 2020.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission