

Resolution No.

## STOCKTON PLANNING COMMISSION

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### **CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF A FINDINGS OF FACT FOR THE PROPOSED TRA VIGNE MIXED-USE DEVELOPMENT PROJECT, LOCATED AT THE SOUTHEAST CORNER OF EIGHT MILE ROAD AND WEST LANE (P16-0052)**

An Environmental Impact Report was prepared for the Tra Vigne project ("project"). The proposed project includes a General Plan Amendment, Annexation (341.17 acres), Pre-zoning, as well as Vesting Tentative Maps for the project's two sub-set areas of development, Tra Vigne East and Tra Vigne West; 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; if the school site is not developed, an additional 90 single family residential units would be developed. The project also includes expansion of the existing vehicular and non-vehicular circulation system and utility improvements; and

A Draft EIR was prepared for the project, in accordance with the California Environmental Quality Act (CEQA). The Draft EIR identified potentially significant environmental impacts which could occur from development of the project, and, where feasible, application of mitigation measures that would reduce the impacts to a level of less than significant; and

The Draft EIR addressed environmental impacts associated with the proposed project that are known to the City, were raised during the Notice of Preparation (NOP) process or raised during preparation of the Draft EIR. The Draft EIR discussed potentially significant impacts associated with aesthetics, agricultural resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases and climate change, hazards, hydrology and water quality, land use, population and housing, noise, public services and recreation, transportation and circulation, and utilities. Additionally, potentially significant environmental impacts identified where mitigation measures were not feasible, resulting in the creation of potentially significant environmental impacts, including in the areas of:

- Aesthetics
- Agricultural Resources
- Air Quality
- Greenhouse Gases and Climate Change; and

The Draft EIR was circulated for public and agency review. Five comment letters were received as part of the review process:

<i>INDIVIDUAL OR SIGNATORY</i>	<i>AFFILIATION</i>
Joshua Swearingen	California Department of Transportation
Ann Okubo	City of Stockton Municipal Utilities District
Laurel Boyd	San Joaquin Council of Governments, San Joaquin County Multi-Species Habitat Conservation & Open Space Plan
Travis Yokoyama	San Joaquin Council of Governments, San Joaquin County Airport Land Use Commission / Congestion Management Agency
Brian Clements	San Joaquin Valley Air Pollution Control District

No new significant environmental impacts or issues, beyond those already covered in the Draft Environmental Impact Report (EIR) for the Tra Vigne Development Project, were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add “significant new information” that would require recirculation of the Draft EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15088.5; and

Each of the comments has been responded by the City’s environmental consultant as part of the Final EIR, and, where, appropriate, modifications have been made to the Draft EIR. For the impact issue areas noted above where mitigation was not possible, a Statement of Overriding Considerations has been prepared, addressing project benefits that would be considered when evaluating the environmental impacts from development; A Mitigation Monitoring and Reporting Program has also been prepared; 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 are incorporated by this reference.
2. Based on its review of the entire record herein, the Planning Commission makes the following recommended findings to City Council.
  - a. A Draft EIR was prepared for the project, in accordance with the California

Environmental Quality Act (CEQA).

- b. The Draft EIR identified potentially significant environmental impacts which could occur from development of the project, and, where feasible, application of mitigation measures that would reduce the impacts to a level of less than significant.
  - c. Potentially significant environmental impacts identified where mitigation measures were not feasible, resulting in the creation of potentially significant environmental impacts, including in the areas of:
    - i. Aesthetics
    - ii. Agricultural Resources
    - iii. Air Quality
      - 1. Greenhouse Gases and Climate Change.
  - d. For the impact issue areas noted above where mitigation was not possible, a Statement of Overriding Considerations has been prepared, addressing project benefits that would be considered when evaluating the environmental impacts from development; A Mitigation Monitoring and Reporting Program has also been prepared.
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 certify the Tra Vigne Mixed Use Project Environmental Impact Report, including Findings of Overriding Considerations and project Mitigation Monitoring and Reporting Program.

PASSED, APPROVED, and ADOPTED April 9, 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