

Resolution No.

STOCKTON PLANNING COMMISSION

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

A General Plan Amendment application was filed for the Tra Vigne Mixed Use Development Project (“project”) which would amend the City’s land use diagram based on the project land plan, along with an amendment related to the Circulation Element and a planned bridge crossing of Bear Creek. The proposed project , in addition to the General Plan Amendment, includes a General Plan Amendment for 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. The project also includes expansion of the existing vehicular and non-vehicular circulation system and utility improvements; and

The project proposes amendment to the Envision Stockton 2040 General Plan land use designations based on the project development plan, The proposed project would require a City of Stockton General Plan Amendment to the Land Use Element to change land uses on the project site to match the project land use plan. Changes to the Land Use Element would include maintaining approximately 260 acres of LDR uses; maintaining approximately 15.6 acres of I uses; changing approximately 1.5 acres of LDR to C uses; changing approximately 1.03 acres of LDR to HDR uses; and changing 20.3 acres of LDR to Open Space/Agriculture (OSA) along Bear Creek, and

Additionally, changes to the Circulation Element are proposed which would include the removal of a planned bridge crossing over Bear Creek associated with what is shown as an extension of Marlette Road from the west through the project site and ultimately traveling eastward through the Bear Creek South project area to Holman Road; 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 recommends that the City Council adopt the following findings pursuant to Municipal Code Section 16.116.050.B.i:

- a. The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code.*

The proposed General Plan Amendment would maintain consistency with other applicable General Plan goals and policies. The Tra Vigne mixed use development would be consistent with all applicable development standards of the underlying zones.

- b. The proposed amendment 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.*

The proposed Tra Vigne mixed use development would not result in hazard to the public convenience, health, interest, safety or general welfare for people working or residing in the City. All development will be subject to compliance with City development standards and for provision of all necessary infrastructure. All necessary City services will be provided as part of the project, including for Police and Fire protection services.

- c. The proposed amendment complies with the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.*

A complete CEQA analysis for the Tra Vigne development project was performed in completing Draft and Final Environmental Impact Reports. Where practicable, mitigation measures have been identified to reduce potential for significant environmental impacts to levels of insignificance. A Statement of Overriding Considerations has been prepared in the areas of Aesthetics, Agricultural Resources, Air Quality, and Greenhouse Gases and Climate Change.

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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 hereby recommends that City Council approve the General Plan Amendment for the Tra Vigne Mixed Use Project (P16-0052) to the City Council.

PASSED, APPROVED, and ADOPTED April 9, 2020.

WAQAR RIZVI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission