

Resolution No. **2025-11-18-1501-03**

## **STOCKTON CITY COUNCIL**

**RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE PREZONING OF ASSESSOR'S PARCEL NUMBERS APNS 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; AND 084-030-04, AT 900 & 1300 EAST EIGHT MILE ROAD & 10550 & 10600 NORTH LOWER SACRAMENTO ROAD (P22-0139)**

On February 16, 2022, the applicant, Bear Creek Ventures, submitted a request to, amongst other requests, Prezoning of Assessor's Parcel Numbers (APNs) 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to a mix of zoning which includes Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) Density and Public Facilities (PF) zoning; and

On November 18, 2025, the City Council held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

On November 18, 2025, and prior to acting on this request, the City Council considered, and approved of Prezoning of the parcels; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

### **SECTION I. PREZONING CLASSIFICATION**

The City Council hereby adopts a Prezoning Ordinance, attached hereto as Exhibit 1, and Prezoning map, attached hereto as Exhibit 1a, for the Prezoning of Assessor's Parcel Numbers 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04, presently located in the County of San Joaquin, State of California, which will be hereby reclassified, upon annexation to the City of Stockton, to a mix of Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) density and Public Facilities (PF) zoning.

Pursuant to SMC Section 16.116.050(B), Mandatory Findings of Fact for All Amendments, all of the following findings of fact, as applicable to this type of amendment, shall be made to approve an amendment:

A. The proposed Prezoning action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. The 2040 General Plan Land Use Map designates the subject site Residential. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of

the General Plan, the RL, RM and RH Zones are compatible with the General Plan Land Use Map designation of Residential. PF zoning is compatible with residential projects and is used for park and open space zoning.

B. The proposed Rezoning action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of Title 16 (Development Code) would remain unchanged under this action.

C. The Project is consistent with the 2040 General Plan Land Use Map designation of Low, Medium and High Density Residential, Public Facilities, and Institutional land uses applicable to the site. The project also furthers General Plan policies such as: Goal LU-6: Provide for orderly, well-planned and balanced development. With the adoption of a companion Zoning Map Amendment, the Project would not create any inconsistencies with the Development Code; Policy LU-6.3: Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs; Goal, HE-2: Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton; and Policy HE-2.3: The City shall encourage and provide opportunities for a variety of housing types that provide market rate, affordable housing opportunities and promote balanced mixed-income neighborhoods. All of this is accomplished in a development proposal that is compliant with applicable development standards within SMC Title 16 (Development Code) and the proposed Planned Development Permit request.

D. The proposed Rezoning action 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 because the RL, RM, RH and PF Zoning designations will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.

E. The proposed Rezoning action complies with the California Environmental Quality Act (CEQA). An environmental assessment for the LeBaron Ranch project has been prepared in accordance with the provisions of CEQA, resulting in adoption of an Environmental Impact Report (SCH #2023070657), Statement of Overriding Considerations, Findings, and Mitigation and Monitoring Reporting Program. The proposed project is consistent with the adopted Envision Stockton 2040 General Plan land use designation for the Project site and the Project was evaluated in the certified Stockton 2040 General Plan EIR (SCH# 2017052062), with City Council action taken on December 4, 2018. The Project is also consistent with the applicable general plan designation and applicable general plan policies.

F. Based on the information included Project plans and staff evaluation of the Project, the subject 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 and anticipated land use development.

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**SECTION II: CITY COUNCIL ACTION**

Based on its review of the entire record herein, including the November 18, 2025, City Council staff report, all supporting, referenced, and incorporated documents, and all comments received, the City Council hereby approves the Rezoning of the site.

PASSED, APPROVED, and ADOPTED November 18, 2025.

  
CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:

  
KATHERINE ROLAND, CMC, CPMC  
City Clerk of the City of Stockton



**ORDINANCE NO.**

**AN ORDINANCE AMENDING TITLE 16 OF THE STOCKTON MUNICIPAL CODE RELATED TO THE "ZONING MAP," IN SECTION 16.16.030 OF THE STOCKTON MUNICIPAL CODE, TO PREZONE AND ZONE PROPERTIES TO RESIDENTIAL, LOW (RL), RESIDENTIAL, MEDIUM (RM), RESIDENTIAL, HIGH (RH), AND PUBLIC FACILITIES (PF) ZONING LOCATED AT APNS 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; AND 084-030-04 (APPLICATION NO. P23-0125)**

On February 16, 2022, the applicant, Bear Creek Ventures, submitted a request to Prezone Assessor's Parcel Numbers (APNs) 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to include a combination of Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) Density, and Public Facilities (PF) zoning for the purposes of future residential development with parks and open spaces and school site; and

On August 12, 2024, the City Council held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) chapter 16.88, to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

At the August 12, 2025, public hearing, and prior to acting on this request, the City Council considered and approved the Prezoning; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

**SECTION 1. FINDINGS AND INTENT**

The City Council of the City of Stockton finds, pursuant to SMC section 16.116.050(B), that:

The attached Ordinance for a Zoning Map Amendment and Proposed Ordinance, attached hereto as Exhibit 1 to Prezoning of Assessor's Parcel Numbers 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04, presently located in the County of San Joaquin, State of California, which will be hereby reclassified, upon annexation to the City of Stockton, to a mix of Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) density, and Public Facilities (PF) zoning.

Pursuant to SMC Section 16.116.050(B), Mandatory Findings of Fact for All Amendments, all of the following findings of fact, as applicable to this type of amendment, shall be made to approve an amendment:

A. The proposed Prezoning action ensures and maintains internal consistency with the general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance. The 2040 General Plan Land Use Map designates the subject site Residential. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the RL, RM and RH Zones are compatible with the General Plan Land Use

## EXHIBIT 1

Map designation of Residential. PF zoning is compatible with parks and open space.

B. The proposed Rezoning action would not create any inconsistencies with SMC Title 16 (Development Code) since it pertains to the Zoning Map only. The text of Title 16 (Development Code) would remain unchanged under this action.

C. The Project is consistent with the 2040 General Plan Land Use Map designation of Low, Medium and High Density Residential, Public Facilities, and Institutional land uses applicable to the site. The project also furthers General Plan policies such as: Goal LU-6: Provide for orderly, well-planned and balanced development. With the adoption of a companion Zoning Map Amendment, the Project would not create any inconsistencies with the Development Code; Policy LU-6.3: Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs; Goal, HE-2: Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton; and Policy HE-2.3: The City shall encourage and provide opportunities for a variety of housing types that provide market rate, affordable housing opportunities and promote balanced mixed-income neighborhoods.. All of this is accomplished in a development proposal that is compliant with applicable development standards within SMC Title 16 (Development Code) and the proposed Planned Development Permit request.

D. The proposed Rezoning action 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 because the RL, RM, RH and PF Zoning designations will, as noted above, be compatible with General Plan Land Use Map designation applicable to the site.

E. The proposed Rezoning action complies with the California Environmental Quality Act (CEQA). An environmental assessment for the LeBaron Ranch project has been prepared in accordance with the provisions of CEQA, resulting in adoption of an Environmental Impact Report (SCH #2023070657), Statement of Overriding Considerations, Findings, and Mitigation and Monitoring Reporting Program. The proposed project is consistent with the adopted Envision Stockton 2040 General Plan land use designation for the Project site and the Project was evaluated in the certified Stockton 2040 General Plan EIR (SCH# 2017052062), with City Council action taken on December 4, 2018. The Project is also consistent with the applicable general plan designation and applicable general plan policies.

F. Based on the information included Project plans and Department evaluation of the Project, the subject 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 and anticipated land use development.

## **SECTION II. PREZONING AND ZONING CLASSIFICATION**

G. That the Zoning Map, particularly referred to in SMC section 16.16.030, and

by reference made a part hereof, said Code is hereby amended to provide the following zoning designations:

1. APN 084-050-01 to Residential, Medium (RM);
2. APN 084-050-02 to Residential, Medium (RM);
3. APN 084-050-03 to Residential, Medium (RM) and Public Facilities (PF);
4. APN 084-050-06 to Residential, Low (RL) and Public Facilities (PF);
5. APN 084-050-07 to Residential, Low (RL) and Public Facilities (PF);
6. APN 084-050-08 to Residential, Low (RL) and Public Facilities (PF);
7. APN 084-050-14 to Residential, Low (RL) and Residential, High (RH);
8. APN 084-050-25 to Residential, Low (RL);
9. APN 084-050-26 to Residential, Low (RL);
10. APN 084-050-27 to Residential, Low (RL);
11. APN 084-050-28 to Residential, Low (RL), Residential, High (RH) and Public Facilities (PF);
12. APN 084-030-04 to Residential, (RH); immediately.

**SECTION III. SEVERABILITY**

If any part of this Ordinance is held invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of this Ordinance, if such invalid portion thereof had been deleted.

**SECTION IV. EFFECTIVE DATE**

This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

\_\_\_\_\_  
CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:

\_\_\_\_\_  
KATHERINE ROLAND, CMC, CPMC  
City Clerk of the City of Stockton

EXHIBIT 1A

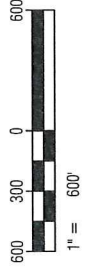
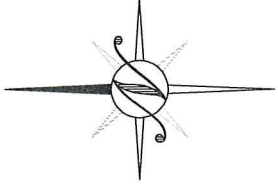
# LeBARON RANCH PROPOSED PREZONE EXHIBIT



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## PARCEL INFORMATION

PARCEL CALLOUT	APN NUMBER	PROPOSED ZONING DESIGNATION
1	084-050-07	RL, RM, PF
2	084-050-06	RM
3	084-050-08	RL, RM, PF
4	084-050-14	RM, RH
5	084-050-28	RL, RM, RH
6	084-050-27	RL, RM
7	084-050-26	RL
8	084-050-25	RL, MR
9	084-050-03	MR, PF
10	084-050-01	MR, PF
11	084-050-02	MR, PF
12	084-030-04	RL



## LEGEND

COLOR	STOCKTON ZONING LAND USE
Light Yellow	RESIDENTIAL, LOW DENSITY (RL)
Orange	RESIDENTIAL, MEDIUM DENSITY (RM)
Dark Orange	RESIDENTIAL, HIGH DENSITY (RH)
Green	PUBLIC FACILITIES (PF)

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