

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT FOR A PORTION OF ASSESSOR PARCEL NUMBER 177-050-09 BY MODIFYING THE BOUNDARY OF THE EXISTING COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS FOR THE PROPOSED SOUTH STOCKTON COMMERCE CENTER PROJECT, LOCATED AT MULTIPLE PARCELS ALONG S AIRPORT WAY (P20-0024)

The applicant, Trevor Smith, representing Five Corners Group, LLC, proposes a Rezone to modify the General Plan Land Use Map for a portion of Assessor's Parcel Number 177-050-09 for the existing Commercial and Industrial designations to accommodate the alignment of the future Commerce Drive and location of future drive entrance to surrounding developments; and

On August 22, 2025, 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 September 11, 2025, 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:

- A. The foregoing recitals are true and correct and incorporated by reference.
- B. Based on its review of the entire record herein, the Planning Commission makes the following recommended findings to City Council, pursuant to Municipal Code Section 16.116.050.B.1:
 - 1. *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, including:

- Commercial land use designation: This land use designation allows for a wide range of retail, service and commercial recreational uses.
- Industrial land use designation: This land use designation allows for a wide range of industrial uses.
- Policy LU-4.1: Encourage large-scale development proposals in appropriate locations that include significant numbers of higher-wage jobs and local revenue generation.

With the adoption of a companion Zoning Map Amendment, the project would not create any inconsistencies with the Development Code.

2. *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 development would not result in hazard to the public convenience, health, interest, safety, or general welfare for people working or residing in the City. The 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.

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

A complete CEQA analysis for the development project was performed in completing an Environmental Impact Report (EIR). The project would result in creation of potentially significant environmental impacts, for which a Mitigation and Monitoring and Reporting Program must be adopted for and impacts that cannot be reduced to a less-than-significant level, a Statement of Overriding Consideration must be approved by the City Council.

Planning Commission Action

Based on its review of the entire record herein, including the September 11, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby recommends that City Council approve a General Plan Amendment to modify the Land Use Map for a portion of Assessor's Parcel Number 177-050-09 for the existing Commercial and Industrial lands as shown in Exhibit 1.

PASSED, APPROVED, and ADOPTED September 11, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission