

**ORDINANCE NO.**

**AN ORDINANCE APPROVING A REZONE FOR A PORTION OF ASSESSOR PARCEL NUMBER 177-050-09 BY MODIFYING THE BOUNDARY OF THE EXISTING COMMERCIAL, GENERAL AND INDUSTRIAL, LIMITED ZONING FOR THE PROPOSED SOUTH STOCKTON COMMERCE CENTER PROJECT, LOCATED AT MULTIPLE PARCELS ALONG S AIRPORT WAY (P20-0024)**

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

**SECTION I. FINDINGS AND INTENT**

The City Council of the City of Stockton finds, pursuant to Stockton Municipal Code Section 16.116.050(B):

A. Based on its review of the entire record herein, the Planning Commission made the following recommended findings to City Council, pursuant to Municipal Code section 16.116.050.B.1 and B3:

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 Zoning Map Amendment would maintain consistency with 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.

As the proposed amendment concerns the Zoning Map, no inconsistencies with the Development Code text would result.

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 which cannot be reduced to a less-than-significant level, a Statement of Overriding Consideration must be approved by the City Council.

4. 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 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.

## **SECTION II. REZONE CLASSIFICATION**

Based on its review of the entire record herein, including the accompanying staff report, all supporting, referenced, and incorporated documents, and all comments received, the City Council hereby approves an Amendment for the boundary modification to the Zoning Map for a portion of APN 177-050-09, involving Commercial, General (CG) and Industrial, Limited (IL) zoning shown in Exhibit 1a, attached and incorporated by this reference.

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**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 passes the remainder of this Ordinance, is 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: \_\_\_\_\_

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CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:

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