



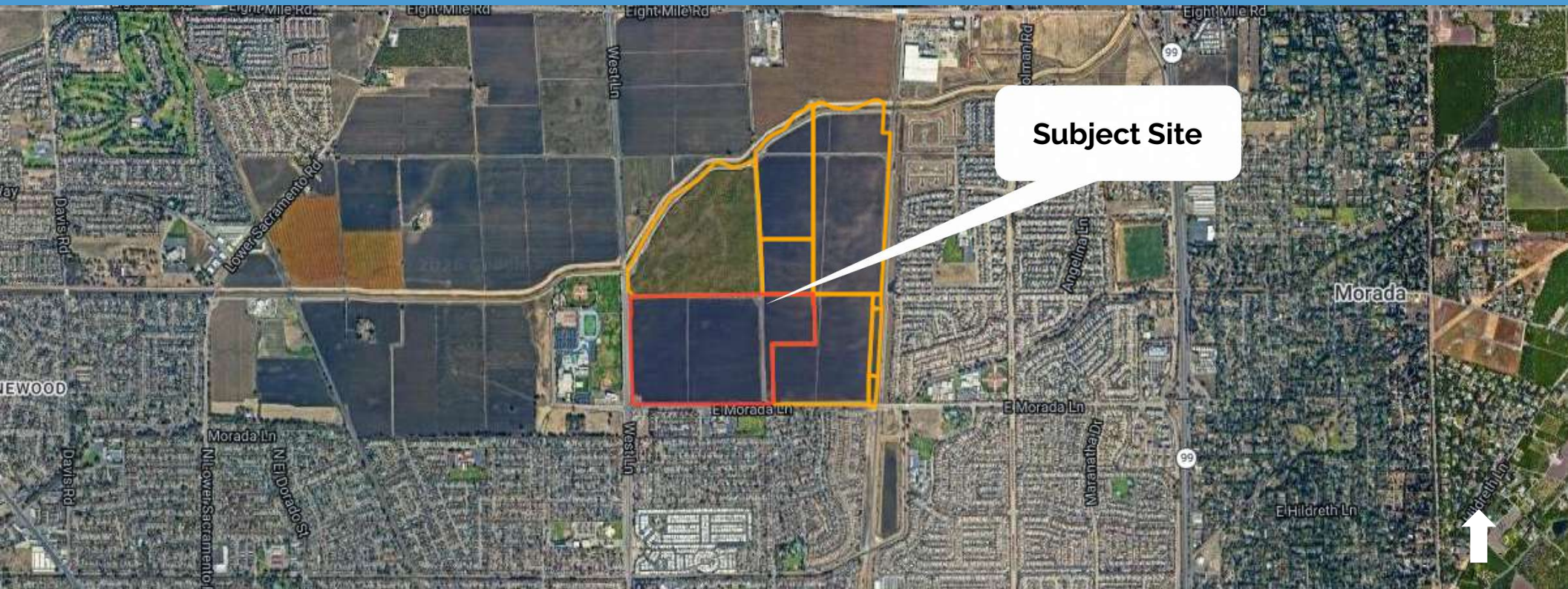
REQUEST FOR APPROVAL OF ORDINANCES FOR PREZONING AND DEVELOPMENT AGREEMENT, CONSIDERATION OF AN APPEAL OF THE PLANNING COMMISSION'S DECISION, AND A RESOLUTION AUTHORIZING THE FILING OF AN ANNEXATION APPLICATION WITH LAFCO FOR THE BEAR CREEK SOUTH PROJECT AT 9532 & 10122 N. WEST LANE AND 2525 & 2575 E. MORADA LANE

City Council Meeting  
*July 7, 2026*  
*Agenda Item 9.2*

# Background

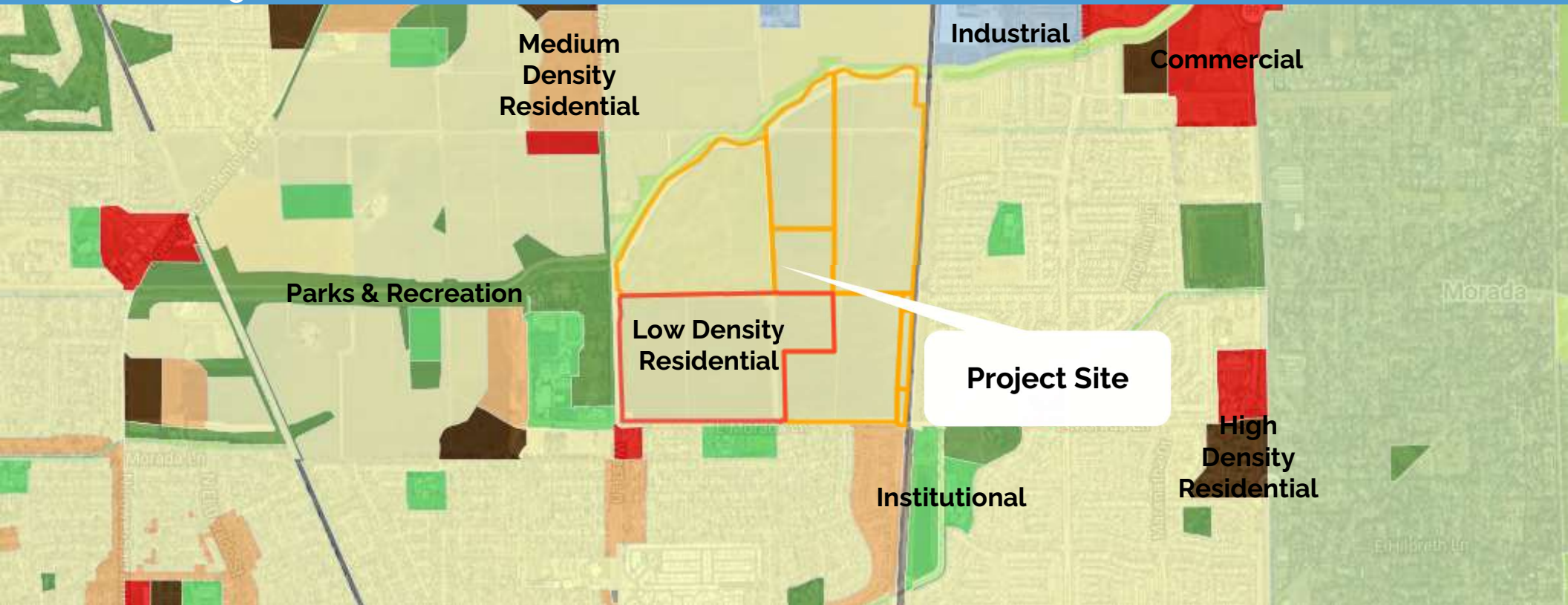
- **Project Requests:**
  - Approval of an Ordinance for Rezoning
  - Approval of an Ordinance for a Development Agreement
  - Approval for filing of Project to LAFCo for annexation
  - Approval of 3 Tentative Subdivision Maps
- **Three Landowners:**
  - Klein (Bear Creek Family Limited Partnership)
  - Tri-Pointe (Tri Pointe Homes Holdings Inc.)
  - Arnaiz (Eight Mile Road Investors LLC)
- **16 parcels and 530 total acres, 503-acres being developed**
  - 2,241 single-family homes
  - 54-acres of parks and open space

# Location



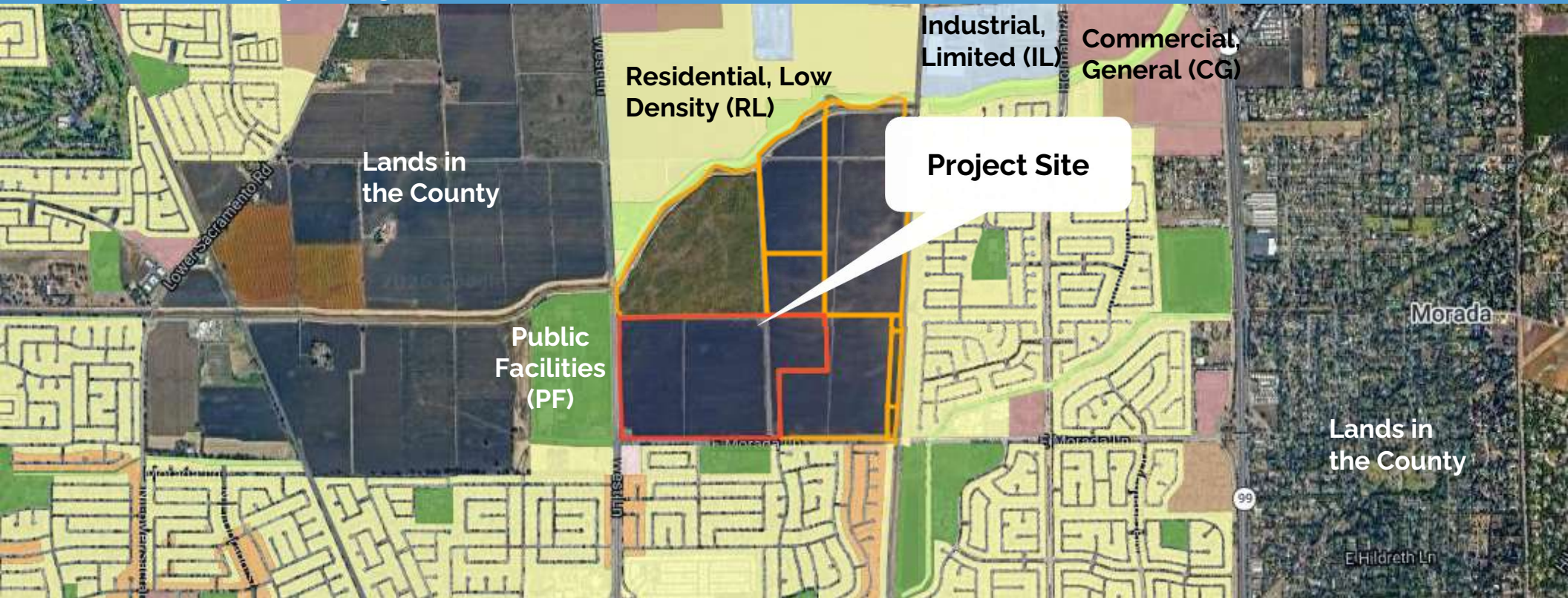
# General Plan

GP Land Use designation: LDR



# Zoning

Zoning District: No City Zoning



# Site Plan

**Southwest Park**



**Northwest Park**



Conceptual Only. Subject to Change.



- Legend
- Park
  - Basin
  - Bear Creek
  - Residential Lot

CITY OF STOCKTON - BEAR CREEK

**Central Park/Basin**



**Southeast Park**

Subject to Change.



Conceptual Only. Subject to Change.



**Southwest Park**

# Parks & Open Space

## Bear Creek South *Overall Parks Plan*

### LEGEND

- A
- P
- WELLNESS WALKS - 15' LANDSCAPE CORRIDOR WITH 8' MEANDERING SIDEWALK
  - Corridors from Parks to Open Space Along Bear Creek
  - 12' MULTI-USE PEDESTRIAN PATHWAY - 1.2 MILES
  - WEST LANE IMPROVEMENTS - 8' MEANDERING WALK & 11' BIKE LANE
  - E. MORADA LANE IMPROVEMENTS - 8' MEANDERING WALK & 5' BIKE LANE
  - OPEN SPACE ALONG BEAR CREEK
  - PARK
  - 28m PEDESTRIAN MILEAGE



# CEQA



The Bear Creek South Project was fully contemplated within the scope of the Envision Stockton 2040 General Plan EIR



Multiple prior General Plan iterations and associated environmental reviews considered the residential land use on the Project site



A 15183 Consistency Checklist was prepared, and a determination was made related to the California Environmental Quality Act (CEQA)



Project does not result in new, peculiar, or more severe environmental impacts beyond those previously analyzed.

# Cultural Resources Review

A Cultural Resources Assessment was prepared with input from the Northern Valley Yokuts, as this is their ancestral territory, and have reviewed, and supported, the Project Requirements pertaining to cultural and tribal cultural resources.

Site has been subject to extensive agricultural activity for over 175 years, The Project requirements have been developed with and has the support of the historical tribe associated with the area.

AB 52 (Tribal Consultation) is required only when preparing a ND, MND, or an EIR; it is not required with a 15183 General Plan consistency determination.

Even though it was not required, the City initiated Consultation to provide meaningful opportunities for tribal input and consideration of such input on Cultural Resources.

The Project incorporates robust measures to address cultural and tribal cultural resources, ensuring compliance with applicable law and consistency with the intent of AB 52.

# Prezoning

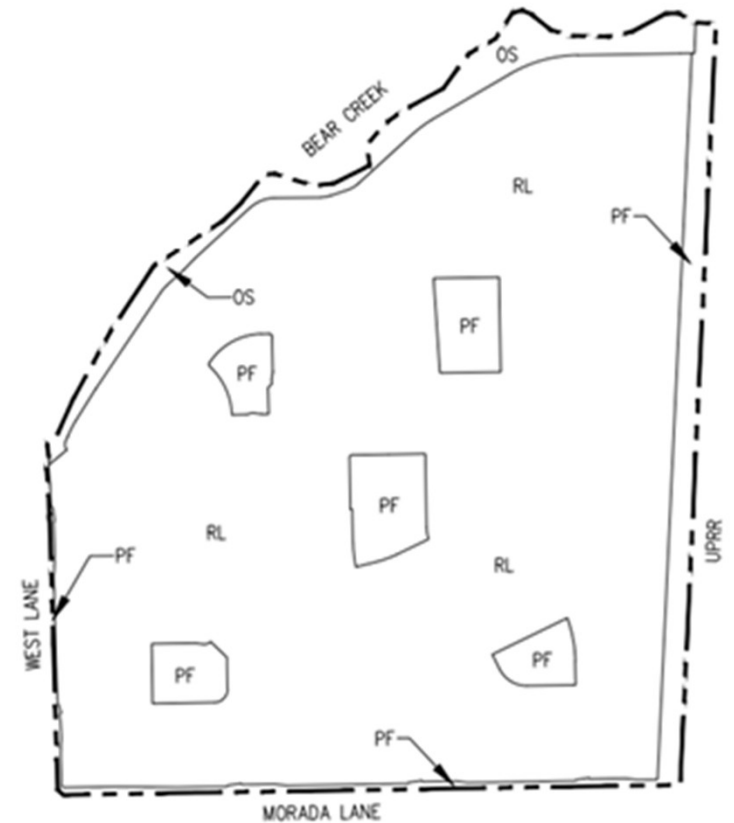
Land is currently within San Joaquin County

Will need to be annexed into the City of Stockton

Project lands will be prezoned for RL, OS, and PF

Upon approval of the annexation by LAFCo, zoning would become effective.

All findings can be made per SMC 16.116.050(B)



# Development Agreement

## Negotiated Terms of the DA include:

Maximum of 20-year term

- 10-year initial term, with two 5-year extensions (subject to milestones)

Locks in Public Facilities Fees for 10-years

City receives 27.7 acres of parkland (\$4.15 million) at no cost

Parks to be constructed with adjacent site development

Findings per SMC 16.128.080 can be made to support adoption

# Planning Commission Hearing – April 9, 2026

Planning Commission considered the Bear Creek South Project, including three Tentative Maps, and a recommendation to Council for Rezoning and a Development Agreement.

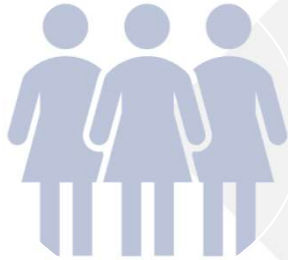
**Three comment letters** were received prior to the hearing:

- **Lisjan Nation (via Circle Law Group)**: Tribal cultural resources and consultation concerns.
- **Sierra Club Delta-Sierra Group**: Affordable housing and EV-ready infrastructure.
- **Mary Elizabeth**: General Plan consistency, ag land conversion, parks, community planning concerns.

Following consideration of the staff report, public comments, and administrative record, the Planning Commission voted **5-0 (Sanguinetti recused; Graves absent)** for approval.

*Subsequent Appeal filed on April 20, 2026 by Mary Elizabeth on Tentative Map approvals based on compliance with General Plan and Housing support for low-income households.*

# Public Comment



Neighborhood meeting, September 10, 2025,  
At Westwood Elementary School,  
There were 9 members of the public in attendance, as well  
as the applicant team and City Staff.  
All attendees were in support of the Project.



Notice was published June 18, 2026, and mailed notice  
was sent to all property owners within a 300-foot radius at  
least twenty (20) days prior.  
As of the writing of this staff report, there have been no  
additional comment letters regarding the Project, but staff  
has received Public Records Requests about the status of  
the Project.

# Recommendation

It is recommended that the City Council:

1. Find no further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and
2. Adopt an Ordinance for the Rezoning of 16 Assessor Parcel Numbers 120-020-27; -11; -12; -26; -30 (portion of); -31; -32; 120-030-10; -06; -07; -09; 122-010-02 (portion of); -04 (portion of); -05; 124-010-01; -03 and -07 to include Residential, Low Density (RL) zoning, Public Facilities (PF) zoning and Open Space (OS) zoning; and
3. Adopt an Ordinance approving a Development Agreement; and
4. Approve a motion to Deny the Appeal and uphold the Planning Commission's approval of Resolution Numbers 2026-04-09-0501-03; -04, and -05, for three (3) Tentative Maps, in accordance with the findings and subject to conditions in the proposed Resolution; and
5. Adopt a Resolution authorizing the filing of an annexation application with the San Joaquin Local Agency Formation Commission (LAFCo)