

ORDINANCE NO.

AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT FOR THE BEAR CREEK SOUTH RESIDENTIAL PROJECT

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

SECTION I. Findings

Pursuant to Stockton Municipal Code Section 16.128.080, the City Council of the City of Stockton hereby finds:

- a. The Development Agreement, included as Exhibit 1, is in the best interests of the City, as it would dedicate the land, at no cost to the City, and fund the design and construction of the four (4) neighborhood parks and a park that surrounds the central stormwater detention basin in accordance with and subject to The Bear Creek South Parks Program (attached as Exhibit E of the Development Agreement), as well as provide for short-term job creation for development of the Bear Creek South Project.
- b. The Development Agreement complies with the City Development Code and other applicable ordinances and regulations, particularly the regulations of Chapter 16.128 pertaining to development agreements.
- c. The Development Agreement is consistent with the general land uses, objectives, policies, and programs of the General Plan, any applicable specific plan or master development plan. The Development Agreement provides Bear Creek South the opportunity to provide much needed housing in Stockton, consistent with the General Plan goals and policies, including the creation of jobs.
- d. The Development Agreement will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare in that projects constructed pursuant to it are required to comply with all health and safety regulations, zoning requirements, infrastructure provision, and General Plan policies.
- e. The Development Agreement complies with the conditions, requirements, restrictions, and terms of Section 16.128.060(B) (Preparation and Content - Proposed Development Agreement).
- f. The Development Agreement complies with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The proposed Project is consistent with the adopted Envision Stockton 2040 General Plan and its certified EIR (SCH# 2017052062), with City Council

SECTION II. Development Agreement

Pursuant to Stockton Municipal Code Section 16.128.070, the Stockton City Council has conducted a public hearing on July 7, 2026, and hereby approves the Development Agreement for the Bear Creek South Residential Project, attached as Exhibit 1 in substantially the form to be executed, based on the above findings.

SECTION III. 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