

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A FOURTH ONE-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP FOR THE TRA VIGNE EAST PROJECT SITE (APPLICATION NO. P26-0034)

On June 23, 2020, the City Council approved The Tra Vigne Mixed-Use development Project (P16-0052) which included a Vesting Tentative Map (VTM) (“Approved Map”) for a project site known as “Tra Vigne East”. The Tra Vigne Development included a General Plan Amendment, Annexation, Rezoning, Vesting Tentative Maps, and Environmental Impact Report application to subdivide a 205-acre site into 655 lots for single-family residential units, 340 multi-family residential units, and commercial development. Additionally, the project would establish a 14.7-acre K-8 school site to be developed by the Lodi Unified School District. The project site is located on the southeast corner of Eight Mile Road and West Road. Under that approval, the map was due to expire on June 23, 2022; and

On February 17, 2021, the Planning Commission approval became effective upon the recordation of the LAFCo certificate of completion which officially annexes the property into the City; and

The original map was set to expire two (2) years after the date of the LAFCo certificate, which was February 17, 2023; and

On January 26, 2023, the Planning Commission approved a one-year time extension for the Tra Vigne East Tentative Map set to expire on February 17, 2024; and

On February 22, 2024, the Planning Commission approved a second, one-year time extension; and

On April 10, 2025, the Planning Commission approved a third, one-year time extension; and

On December 16, 2025, the applicant submitted an application for a fourth, one-year time extension; and

On April 9, 2026, the Planning Commission held a duly noticed public hearing, in accordance with Stockton Municipal Code (SMC) Section 16.88.050(C), to consider the time extension request, at which time all interested parties had the opportunity to be heard; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF

STOCKTON AS FOLLOWS:

1. The foregoing recitals are true and correct and incorporated by reference.
2. Based upon its review of the entire record herein, the Planning Commission makes the following findings:

SMC Section 16.188.100 (Tentative Map Processing, Post Approval Procedures)

- a. There have been no changes to the provisions of the General Plan or any applicable specific plan, precise road plan, or master development plan that would cause the Tentative Map to be inconsistent with the General Plan, because the site is still Low-Density, Residential, High-Density Residential, and Commercial designations on the 2040 General Plan Land Use. (SMC 16.188.100(C)(a)(i))
- b. There have been no changes to applicable provisions of the Development Code that would cause the Vesting Tentative Map to be inconsistent with the Development Code. The Development Code was updated, effective July, 3 2025, however the updates did not affect the conformity of this project. The residential parcels contained in the Tentative Map remain consistent with the lot standards at SMC Section 16.24.030, Table 2-3 (Zoning District Development Standards). (SMC 16.188.100(C)(a)(ii))
- c. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project. When the Vesting Tentative Map was approved, the site was bounded by vacant lands to the south, east and west, and lands within the County of San Joaquin to the North. These land uses remain unchanged. Approval of the Vesting Tentative Map extension will facilitate residential and commercial development that is consistent with the surrounding character. (SMC 16.188.100(C)(a)(iii))
- d. There have been no changes to the capacity of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is no longer sufficient remaining capacity to serve the project. Upon the review of the City's most recently adopted Sanitary Collection/Treatment Master Plan, Water system Master Plan and the Public Works Design Standards, all required infrastructure and public facilities, water supply, sewage treatment or disposal facilities as well as public streets have sufficient capacities to serve the project site. (SMC 16.188.100(C)(a)(iv))

SMC Section 16.90 (Floodplain Management Findings)

- e. In accordance with SMC 16.90.020(A)(2), the proposed development shall comply with the 200-year flood requirements under Senate Bill (SB) 5. The State legislation requires that the property be protected to the urban level of flood protection in urban and urbanizing areas. The project is conditioned to require any structures within the 200-year flood depths would be required to be reduced to less than three feet and have an urban level of flood protection.

California Environmental Quality Act

- f. The environmental impacts of this Tentative Map have been analyzed in accordance with the provisions of Section 15070 of the State California Quality Act (CEQA) Guidelines. The project shall be subject to all applicable mitigation measures identified in the city-adopted Environmental Impact Report (SCH #2016022061; Tra Vigne Development Project EIR) and the “Final Mitigation Monitoring and Reporting Program” for the Project. All mitigation measures for the approved Vesting Tentative Map for Tra Vigne East remain applicable.

Further, this time extension is determined to be exempt from CEQA pursuant to Section 15061(b)(3) “Common Sense” exception, as there is no possibility that the time extension of an approved project may have a significant effect on the environment. No further environmental review is required to approve the requested time extension.

Planning Commission Action

Based on its review of the entire record herein, including the April 9, 2026, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the applicant’s request for a one-year time extension for the approved vesting tentative map subject to the following conditions of approval:

Conditions of Approval

1. With this approval, the subject map, attached as Exhibit 1 and incorporated herein by reference, shall expire on February 17, 2027.
2. Comply with all applicable Federal, State, County and City codes, regulations, and adopted standards and pay all applicable fees.
3. Pursuant to Section 15070 of the CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the city-adopted Environmental Impact Report (SCH #2016022061; Tra Vigne Development Project EIR) and the “Final Mitigation Monitoring and Reporting Program” for the Project.

4. The previously approved Conditions of Approval in City Council Resolution 2020-03-23-1502-03 shall remain valid and in place for the development.

5. The owners, developers and/or successors-in-interest (ODS) shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this project or its related environmental document.

PASSED, APPROVED, and ADOPTED April 9, 2026.

TERRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission