

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A TENTATIVE MAP TO CREATE AN EIGHT (8) LOT RESIDENTIAL SUBDIVISION AT 4424 IJAMS ROAD (APN 096-050-12) (APPLICATION NO. P23-0223)

Daniel Patneau (hereafter the “applicant”), is proposing a Tentative Map for the subdivision of a 1.34± acre parcel into eight (8) parcels, consisting of seven (7) residential parcels and one (1) stormwater infiltration basin parcel, located at 2242 Ijams Road (APN 096-050-12); and

On June 30, 2025, a public hearing notice for the subject application was published in the local newspaper in accordance with SMC Section 16.88.030; and

On July 10, 2025, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.88, 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 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:

California Environmental Quality Act

The proposed project is exempt under the California Environmental Quality Act (CEQA) Guidelines section 15332, Class 32 for In-Fill Development Projects as the project site is 1.34± acres and is substantially surrounded by urban uses, primarily residential uses, and is consistent with applicable general plan policies and zoning regulations. The project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

SECTION I: TENTATIVE MAP

Per SMC Section 16.188.060(A), the Planning Commission makes the following findings to approve the Tentative Map:

1. Per SMC Section 16.188.060(A)(1), the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan

(Subdivision Map Act, Section 66473.5), and any applicable Specific Plan, Precise Road Plan, or Master Development Plan.

The proposed subdivision is consistent with all applicable Stockton Municipal Code regulations and is consistent with the 2040 General Plan designation of Low Density Residential. The Project furthers General Plan Policy LU-6.2, which aims to prioritize development and redevelopment of vacant, underutilized, and blighted infill area; and, Goal and Policy, HE-2 which calls for the development of a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.

Per SMC Section 16.188.060(A)(2), the Planning Commission makes the following Supplemental findings to approve a Tentative Map:

2. Construction of Improvements. It is in the interest of public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of improvements within a specified time after recordation of a parcel map of four (4) or fewer parcels where improvements are required. The project proposes eight (8) parcels; therefore, this finding is not applicable.
3. Condominiums. Any applicable findings required by Section 16.196.030 for condominium conversions. The project is not a condominium conversion; therefore, this finding is not applicable.
4. Dedications or Exactions. Any applicable findings required by Section 16.72.060(A) (Findings required for dedications and exactions), if dedications or exactions are required. Consistent with SMC Section 16.72.060(A) and as indicated on the proposed subdivision map, there are no existing easements that have been acquired through, or use of, the property within the proposed subdivision of the parcel. An existing 12-inch water line easement exists along the southern boundary of the site and will remain. A new ten (10) foot Public Utility Easement (PUE) will be created along Ijams Road, as well as a 20-foot PUE, doubling as a Non-exclusive Access Easement (NEAE) through the subdivision perpendicular to Ijams Road.
5. Waiver of Parcel Map. The findings required by Section 16.192.020(A)(1) (Waiver of parcel map), if waiver of a Parcel Map has been requested with the tentative map application. This is not applicable to the project as no waiver of the map has been requested.

Per SMC Section 16.188.060(B), the Planning Commission makes the following findings for the Tentative Map in the affirmative.

6. The approval of the proposed subdivision would be consistent with the General Plan designation of low density residential since the site is designed to accommodate low density residential uses.

7. The site is physically suitable for the type or proposed density of development as it is a vacant site subdivided for low density residential uses.
8. The design of the subdivision is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat as no evidence of wildlife or habitat was found on the site.
9. The design of the subdivision is not likely to cause serious public health or safety problems. The proposed uses are compatible with the adjacent residential uses to the north, south and west, surrounding the subject site and will not cause serious public health or safety problems. All on-site and off-site improvements to serve the development will be constructed as part of the Project, which provides a public benefit.
10. The design of the subdivision would not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. There are no existing easements that have been acquired through, or use of, the property within the proposed subdivision of the parcel. However, a new ten-foot (10') Public Utility Easement (PUE) will be created along the Ijams Road, as well as a 20-foot PUE, doubling as a Non-exclusive Access Easement (NEAE) through the subdivision perpendicular to Ijams Road.
11. The discharge of sewage from the proposed subdivision into the regional sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The Municipal Utilities Department preliminary review of the proposed subdivision did not identify issues as proposed to connect into an existing sewer main.
12. A preliminary soils report or geological hazard report indicating adverse soil or geological conditions will be required at the time of building permit submittal.
13. The project site is zoned Residential, Low Density (RL). The proposed subdivision is consistent with all applicable sections of the Development Code, Municipal Code, the City's standard specifications and plans, and the Map Act.

SECTION II: CONDITIONS OF APPROVAL

PLANNING & ENGINEERING

1. This approval is for the attached Tentative Map (Exhibit 1), attached and incorporated by reference. The following conditions shall be included as notes and recorded on the Final Map.
2. The Tentative Map approval is valid for 24 months after its effective date per SMC Section 16.188.100(B). At the end of 24 months, the approval shall expire and become void unless: A parcel or final map, and any required bonds and

improvement agreements, have been filed with the City Engineer in compliance with SMC 16.192 (Parcel Maps and Final Maps); or an extension of time has been granted in compliance with subsection SMC 16.188.100(C).

3. An 8-ft tall wall shall be erected along the easternmost property lines of the subdivision, parallel to the UPRR property.
4. No habitable structures, or habitable section of structures, shall be sited within 85' from the outer rail of the UPRR track to the east.
5. The proposed on-site infiltration basin design and placement on Lot 1, shall not prevent the orderly developability of the parcel.
6. The owner, developer, or successors-in-in-interest (ODS) shall design and construct complete frontage improvements along Ijams Road to connect with the existing improvements to the north, at Ijams Court, and to the south of the project site. Improvements shall include any wet utility main extensions.
7. The ODS shall design and construct the private street structural sections to the public street City standards as identified in City Standard Drawing R-2.
8. The ODS shall dedicate 10' Public Utility Easement (PUE) along Ijams Road.
9. All future development shall conform to the SMC Development standards in place for the Residential, Low Density (RL) zoning district.
10. Design Review will be required for new single-family tract development in a subdivision of five or more parcels. Architectural plans shall be designed to achieve the City's interior level noise standards.
11. Building permits are required from the City of Stockton Building and Life Safety Division for the proposed onsite improvements and the construction of each lot.
12. At the time of building permit submittal or Design Review, whichever comes first, ODS shall provide a final acoustic memorandum summarizing the construction and design methods to be used to achieve the City's interior level noise standards.
13. ODS shall provide for the permanent maintenance of all common areas by the creation of a Homeowner's Association and Covenants, Conditions and Restrictions (CC&Rs) for the project and provide copies of the filed and recorded documents to the Community Development Department Planning Division. Should the homeowner's association default on maintenance obligations, the City reserves the right to form a mandatory maintenance district.
14. ODS shall design and submit offsite improvement plans to the Community Development Department -Engineering Section. Improvement Plans shall include but not be limited to traffic signal modifications, curb, gutter, sidewalk, driveway

access, wheelchair ramps, streetlight standards, and public utilities. Offsite improvements shall be constructed per City Standards prior to the issuance of any building permits.

15. Comply with all applicable Federal, State, County, and City codes, regulations and adopted standards and pay all applicable fees.
16. The 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.
17. In order to minimize any adverse financial impact on the City of Stockton (COS) associated with development and/or use of the subject site, the ODS agrees that it will not challenge or protest any applicable fees associated with the development of the site, but if such fees are amended or modified, the ODS agrees to pay such fees as they may be amended or modified from time to time, in accordance with Government Code sections 66000 – 66025.
18. The property owner shall be responsible for the establishment of reciprocal utility, access, and any parking easements within the proposed project site. The noted easements shall be shown on the Final Map as reserved easements or recorded as separate instruments prior to the recordation of the Final Map.
19. The new legal description shall state that easements will be reserved if currently the same owner or created if there is new ownership before the Final Map is recorded.

MUNICIPAL UTILITIES

20. The ODS shall dedicate a 15-foot-wide water easement, on Lot 6, from the end of the proposed 20-foot access, parallel to the UPRR, then to the existing water easement to the south. No structures can be built in the existing water easement and full access to main water main must be maintained.
21. The proposed 20-foot access and PUE driveway must not drain storm runoff into Ijams Road. There is currently no storm pipe system in Ijams Rd to accept any storm runoff from this project.
22. The ODS shall comply with all requirements and pay all associated fees, as required by the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.
23. The on-site well shall be abandoned and destroyed prior to recordation of any final map. Standard for abandonment and destruction shall be as required by San Joaquin County Department of Environmental Health.

FIRE DEPARTMENT

24. The NEAE and Hammer-head curb shall be posted with signage and red-painted curbing stating, "No Parking – Fire Lane".
25. New fire hydrant(s) will be required within the NEAE in conformance with City Standard W-14. Location of fire hydrant(s) shall be reviewed and approved by the Stockton Fire Department.
26. Frontage improvements along Ijams Road shall require a public fire hydrant(s) with spacing of 300 feet apart.

SECTION III: PLANNING COMMISSION ACTION

Based on its review of the entire record herein, including the July 10, 2025, Planning Commission staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission hereby approves the requested Tentative Map (Exhibit 1).

PASSED, APPROVED, and ADOPTED July 10, 2025.

JEFF SANGUINETTI, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL MCDOWELL, SECRETARY
City of Stockton Planning Commission