RESOLUTION APPROVING
THE REQUEST OF THE SPANOS FAMILY PARTNERSHIP FOR A MASTER
DEVELOPMENT PLAN FOR A PROPOSED 681± ACRE PROJECT FOR MIXED USE,
BOUNDED BY EIGHT MILE ROAD ON THE NORTH, BISHOP CUT ON THE WEST,
PIXLEY SLOUGH AND DISAPPOINTMENT SLOUGH ON THE SOUTH, AND
LOW/MEDIUM-DENSITY RESIDENTIAL ON THE EAST (MDP1-04)

WHEREAS, the City of Stockton has heretofore formulated and adopted a General
Plan for the physical development of the City, which General Plan contains each of the
elements required by law to be a part of it; and

WHEREAS, a Master Development Plan has been requested relative to the area
bounded by Eight Mile Road on the north, Bishop Cut on the west, Pixley Slough and
Disappointment Slough on the south, and Low/Medium-Density Residential on the east; and

WHEREAS, said areas are bounded by County Commercial Recreation and
Agriculture General uses to the north across Eight Mile Road; County Commercial
Recreation and Agriculture General uses to the west; County Agriculture General and
Open Space/Resource Conservation uses to the south; and Low/Medium-Density
Residential to the east; and

WHEREAS, following a public hearing, the Planning Commission adopted a
resolution on August 26, 2004, recommending the City Council approve the request by the
Spanos Family Partnership for a Master Development Plan for the 681± acre Westlake
Villages Project to include mixed use; and

WHEREAS, the City Council of the City of Stockton has reviewed and considered
the Planning Commission recommendation and all related environmental documentation
necessary for the approval of the proposed Master Development Plan at a duly noticed
public hearing on September 14, 2004; now, therefore,

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

A. That the City Council finds as follows:

1. The proposals conform to the existing City of Stockton General Plan
   Policies and zoning regulations for the location and suitability of the
   proposed land uses, subject to approval of GPA3-04, Z-4-04, DA1-04,
2. The land uses and symbols allowed under the proposed Mixed Use General Plan designation, MX zoning district, Master Development Plan, Development Agreement, Specific Plan, annexation, and sphere of influence amendment (SOI), will be compatible with existing and proposed land uses in the immediate vicinity of the overall project site, subject to the approval and implementation of the mitigation measures identified in EIR1-04 and mitigation monitoring/reporting provisions of the “Findings, Overriding Considerations, Mitigation Monitoring and Reporting Program for the Westlake Villages Project,” dated August 2004.

3. The proposed General Plan amendment, prezoning, Master Development Plan, Development Agreement, Specific Plan, annexation and SOI amendment, would 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.

4. The uses permitted under the proposed General Plan amendment, prezoning, Master Development Plan, Development Agreement, Specific Plan, annexation and SOI amendment, are similar to and/or compatible with the existing uses to the north, south, east and west of the site.

5. The environmental consequences of this proposed General Plan amendment, prezoning, Master Development Plan, Development Agreement, Specific Plan, annexation and SOI amendment have been examined in EIR1-04, which was considered and certified prior to approval of this General Plan amendment, prezoning, Master Development Plan, Development Agreement, Specific Plan, annexation and SOI amendment. In addition, all applicable mitigation measures identified in EIR1-04, and the related “Findings, Overriding Considerations, Mitigation Monitoring and Reporting Program for the Westlake Villages Project,” have been adopted in conjunction with this General Plan amendment, prezoning, Master Development Plan, Development Agreement, Specific Plan, annexation and SOI amendment approval. EIR1-04 and related environmental documents have been prepared in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City of Stockton Guidelines for the Implementation of CEQA.

6. The anticipated benefits of these proposals outweigh the unavoidable or unresolved adverse environmental effects for the project as supported by the “Findings, Overriding Considerations, Mitigation Monitoring and Reporting Program for the Westlake Villages Project.”
dated August 2004.

7. Pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, these approvals are subject to the adopted findings and mitigation monitoring and reporting program, respectively, as specified in the "Findings, Overriding Considerations, Mitigation Monitoring and Reporting Program for the Westlake Villages Project," dated August 2004.

8. The Master Development Plan will be in compliance with all applicable requirements of the Planning and Zoning Code, local ordinances, and State law.

9. The Master Development Plan will adequately address the physical development characteristics of the subject site.

B. That the City Council hereby upholds the decision of the Planning Commission and approves the request of the Spanos Family Partnership for a Master Development Plan for the Westlake Villages Project (MDP1-04), based on the above findings and subject to the following condition:

1. MDP1-04 shall be subject to all applicable mitigation/reporting measures identified in EIR1-04.

PASSED, APPROVED AND ADOPTED SEP 14 2004

[Signature]
GARY A. PODESTO
Mayor of the City of Stockton

ATTEST:

[Signature]
KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

::ODMA\GRPWISE\COS.CDD.CDD_Library.40588.1