September 14, 2004

TO: Mayor and City Council

FROM: James E. Glaser, Secretary
City Planning Commission

SUBJECT: PUBLIC HEARING: GENERAL PLAN AMENDMENT, REZONING AND INITIAL STUDY MITIGATED NEGATIVE DECLARATION REQUESTS OF INDUSTRIAL DEVELOPMENT INTERNATIONAL, INC. (GPA2-03, Z-3-03 AND IS7-03)

RECOMMENDATION

It is recommended that the City Council adopt resolutions approving the Initial Study/Mitigated Negative Declaration, General Plan amendment and an ordinance adopting the rezoning request of Industrial Development International, Inc., as follows:

- Resolution approving the Initial Study/Mitigated Negative Declaration (IS7-03) and adopting the modified "Findings and Mitigation Monitoring/Reporting Program for the Parkside Industrial Park Project;"

- Resolution approving a General Plan amendment from Low/Medium-Density Residential to Performance-Industrial designation (GPA2-03); and

- Ordinance approving a rezoning from R-1, Single-Family District, to E-P, Enterprise-Performance District (Z-3-03), for a 28.6-acre site at the northeast corner of B and Zephyr Streets.

Findings for each of the above-recommended actions have been incorporated into the respective resolutions and ordinance, which are attached to this newsletter.

DISCUSSION

Background

At its regular meeting of June 24, 2004, the Planning Commission considered and recommended approval of the requests of Industrial Development International, Inc., for the 28.6-acre site's General Plan amendment from Low/Medium-Density Residential to Performance-Industrial designation (GPA2-03), rezoning from R-1 to E-P (Z-3-03), as well as the related Initial Study/Mitigated Negative Declaration (IS7-03) for the Parkside Industrial Park Project located on the northeast corner of B and Zephyr Streets.
PUBLIC HEARING: GENERAL PLAN AMENDMENT, REZONING AND INITIAL STUDY/MITIGATED NEGATIVE DECLARATION REQUESTS OF INDUSTRIAL DEVELOPMENT INTERNATIONAL, INC. (GPA2-03, Z-3-03 AND IS7-03) – PAGE 2

Present Situation

Environment Clearance

An Initial Study/Mitigated Negative Declaration (IS7-03) for the Parkside Industrial Park Project has been prepared pursuant to the California Environmental Quality Act (CEQA). The Planning Commission at its regular meeting reviewed and approved the Initial Study/Mitigated Negative Declaration and Findings for the Parkside Industrial Park Project and recommended approval for the General Plan amendment and rezoning. Information related to the environmental clearance required for the project is attached as Environmental Exhibits 1 through 5.

General Plan Amendment

Industrial Development International, Inc., is requesting a General Plan amendment to amend a 28.6-acre site from Low/Medium-Density Residential to Performance-Industrial designation. The proposed Performance-Industrial General Plan designation is consistent with the existing Performance-Industrial designations to the south and west sides of the project site. Information about the proposed General Plan amendment is included in the staff report to the Planning Commission, which is attached as General Plan amendment/rezoning Exhibits 1 through 5.

Rezoning

Industrial Development International, Inc., is requesting a rezoning of 28.6 acres from R-1, Single-Family District, to E-P, Enterprise-Performance District, for property located at the northeast corner of B and Zephyr Streets. The proposed E-P zone will be a logical extension of the existing E-P zoning to the south and west. Information about the proposed rezoning is included in the staff report to the Planning Commission, which is attached as General Plan amendment/rezoning Exhibits 1 through 5.

Public Hearing Discussion

Following staff’s presentation to the Planning Commission, the applicant spoke in support of the General Plan amendment and rezoning. He described the proposed light industrial project and noted that they will implement all of the mitigation measures that have been requested.

No one spoke in opposition to the General Plan amendment and rezoning requests.
Planning Commission Action

Following the public hearing, the Planning Commission stated that the proposed project will be compatible with the surrounding land uses. Accordingly, the Planning Commission voted 5 to 0 (Brown and Lowery absent) to: 1) approve and recommend that the City Council approve the Initial Study/Mitigated Negative Declaration (IS7-03) and related Findings and Mitigation Monitoring/Reporting Program; 2) recommend approval of the General Plan amendment from Low/Medium-Density Residential to Performance-Industrial designation for the 28.6-acre site; and 3) recommend approval of the rezoning from R-1, Single-Family District, to E-P, Enterprise-Performance District, for the 28.6-acre site, for property located at the northeast corner of B and Zephyr Streets, based on the findings as provided in the Planning Commission staff reports.

Public Notification

Notice in the local newspaper at least one time, ten (10) days prior to the public hearing; and mailing of notice to owners of record as shown on the last equalized tax roll and addresses within 300 feet of the site at least ten (10) days prior to the public hearing [Stockton Municipal Code Sections 16-124, 16-109.3.2(b) and 16-109.6(2)].

Votes Required

Four (4) votes of the City Council are necessary to approve the Initial Study/Mitigated Negative Declaration/Findings, General Plan amendment and rezoning requests.

JAMES E. GLASER, SECRETARY
CITY PLANNING COMMISSION

APPROVED BY CITY MANAGER

JEG:cl

Attachments

cc: City Manager w/attachments
    City Attorney w/attachments
    City Clerk w/attachments
Environmental Exhibits 1-5
ITEM E-1(a)-IS7-03

INITIAL STUDY/
PROPOSED MITIGATED NEGATIVE
DECLARATION
/FINDINGS AND MITIGATION MONITORING/
REPORTING PROGRAM

FOR

PARKSIDE INDUSTRIAL PARK GENERAL
PLAN AMENDMENT AND REZONING
PROJECT
(GPA2-03 AND Z-3-03)

Prepared for the Planning Commission meeting of June 24, 2004
Item E-1(a): ENVIRONMENTAL CLEARANCE – Initial Study/Mitigated Negative Declaration for the Parkside Industrial Park General Plan and Rezoning Project Case No. IS7-03, Industrial Development International, Inc.

Data: At its regular meeting of June 24, 2004, the Planning Commission will accept oral comments on, and consider adoption of, the Initial Study/Proposed Mitigated Negative Declaration for the Parkside Industrial Park General Plan Amendment and Rezoning Project (IS7-03). The Commission will also consider adoption of the recommended “Findings and Mitigation Monitoring/Reporting Program for the Parkside Industrial Park General Plan Amendment and Rezoning Project” (“Findings”). The Final IS7-03 and the Findings must be considered and adopted prior to taking action on the project. The requested General Plan Amendment (GPA2-03) and rezoning applications (Z-3-03) are included on this same agenda as Items E-1(b) and (c).

The Draft Initial Study/Mitigated Negative Declaration (IS7-03) addresses the potential environmental impacts of the related General Plan amendment to redesignate a 28.6-acre site from Low/Medium-Density Residential to Performance-Industrial and rezone the project site from R-1, Single-Family District, to E-P, Enterprise Performance District. A detailed description of the General Plan amendment and rezoning applications is included in the staff report.

The Draft Initial Study/Proposed Mitigated Negative Declaration (IS7-03) was prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Sections 15070 through 15074). The Draft Initial Study/Proposed Mitigated Negative Declaration is a “full disclosure” document which informs the public and appropriate decision makers of the environmental consequences of the proposed project and incorporates measures to mitigate the project’s potential environmental effects to a level of “non-significance.”

On or before November 17, 2003, the Draft IS7-03 and related Notice of Intent to adopt a proposed Mitigated Negative Declaration were prepared and distributed for a 21-day public review period in order to accept agency and public comments regarding the adequacy of the analysis. The Draft IS7-03 is being transmitted to the Commission as Exhibit 2. A Final Initial Study (Final IS7-03) (Exhibit 3) was prepared in accordance with Section 15073 of the State CEQA Guidelines to respond to the comments from the Public Works Department of San Joaquin
County, the San Joaquin Unified Air Pollution Control District and the State Department of Transportation. The City’s Public Works Department, Parks and Recreation Department and the Municipal Utilities Department also submitted comments which are incorporated into the Final Initial Study.

The recommended “Findings” are contained in a separate document (Exhibit 4) and were prepared in accordance with Section 15074 of the State CEQA Guidelines. The recommended “Findings” reflect the City’s independent judgement regarding the disposition of the impacts associated with project approval and implementation, including the level of significance of each impact after mitigation. The “Mitigation Monitoring and Reporting Program” section contained in the Findings document lists each impact identified in the IS7-03; the applicable mitigation measures; and the timing and responsibility for mitigation measure implementation, monitoring and reporting. The recommended Findings document, or an essentially equivalent document, must be approved in conjunction with approval of Final IS7-03 and incorporated as conditions of any related project approval. In addition, a summary of impacts and mitigation measures for the Parkside Industrial Park General Plan Amendment and Rezoning Project is attached to this staff report (Exhibit 5).

Discussion: The City of Stockton, as the public agency which has the principal responsibility for approving or carrying out the project, is the “Lead Agency,” as defined under CEQA. The Community Development Department coordinated the preparation and public review of IS7-03, in accordance with Sections 15070 through 15074 of the State CEQA Guidelines.

The Planning Commission must independently review, consider and adopt IS7-03, considering its adequacy and compliance with State and City CEQA Guidelines and the related CEQA Findings prior to its approval of related discretionary authorizations and recommend that the City Council adopt IS7-03 and the Findings prior to approving the General Plan amendment and rezoning applications for the project.

Recommendation: It is recommended that the Planning Commission review, consider and adopt the Initial Study/Mitigated Negative Declaration (IS7-03) and the “Findings and Mitigation Monitoring/Reporting Program for the Parkside Industrial Park General Plan Amendment and Rezoning Project” (“Findings”), in relation to any discretionary action and recommend that the City Council also adopt IS7-03 and the Findings prior to approving the General Plan amendment and rezoning applications for the project, based on the following findings:

1. The Initial Study/Mitigated Negative Declaration (IS7-03) has been completed in compliance with the California Environmental Quality Act
(CEQA), the State CEQA Guidelines and City of Stockton Guidelines for the Implementation of CEQA.

2. The Initial Study/Mitigated Negative Declaration (IS7-03) has been reviewed and considered prior to any related project approvals, reflects the City's independent judgement and has been found to be adequate for said approvals.

3. Based on the review of Final IS7-03, and consideration of all written and oral comments received, it has been determined that, subject to any modifications and mitigation measures identified in Final IS7-03, the project will not have a significant effect on the environment.

4. Pursuant to Section 15074 of the State CEQA Guidelines (California Code of Regulations), all project approvals shall be based on and subject to the CEQA findings, mitigation measures and mitigation monitoring/reporting provisions as specified in the Findings and Mitigation Monitoring/Reporting Program for the Parkside Industrial Park General Plan Amendment and Rezoning Project ("Findings").

May 19, 2004

Note: Staff reports are prepared well in advance of the Planning Commission consideration of the proposal and reflect the staff's view based on the best available information at the time the report was formulated. Evidence submitted during the course of the public meeting may require a re-evaluation of the staff's position.

Staff Report prepared by Associate Planner Jenny Liaw.
City of Stockton
Community Development Department
Planning Division

Initial Study
Proposed Negative Declaration

For the

Parkside Industrial Park
General Plan Amendment and
Rezoning Project

October 28, 2003

Prepared by:
Valley Planning Consultants, Inc.

A copy of this document is available for review in its entirety at the Community Development Department, Planning Division, Permit Center, 345 North El Dorado Street, Stockton, CA.
FINAL INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FOR THE

PARKSIDE INDUSTRIAL PARK
GENERAL PLAN AMENDMENT AND REZONING PROJECT

CITY OF STOCKTON FILE NOS.

GENERAL PLAN AMENDMENT GPA 2-03
REZONING Z-3-03
INITIAL STUDY IS7-03
PREVIOUSLY CERTIFIED EIR EIR 1-96

MAY 7, 2004

PREPARED FOR:

CITY OF STOCKTON
COMMUNITY DEVELOPMENT DEPARTMENT
345 NORTH EL DORADO STREET
STOCKTON, CA 95202

PREPARED BY:

VALLEY PLANNING CONSULTANTS, INC.
200 NORTH GATEWAY DRIVE, #100
MADERA, CA 93637

A copy of this document is available for review in its entirety at the Community
Development Department, Planning Division, Permit Center, 345 North El Dorado
Street, Stockton, CA.
FINDINGS AND MITIGATION MONITORING/REPORTING PROGRAM
FOR THE
PARKSIDE INDUSTRIAL PARK
GENERAL PLAN AMENDMENT AND REZONING PROJECT
CITY OF STOCKTON FILE NOS.
GENERAL PLAN AMENDMENT GPA 2-03
REZONING Z-3-03
INITIAL STUDY IS7-03
PREVIOUSLY CERTIFIED EIR EIR 1-96

MAY 7, 2004

PREPARED FOR:
CITY OF STOCKTON
COMMUNITY DEVELOPMENT DEPARTMENT
345 NORTH EL DORADO STREET
STOCKTON, CA 95202

PREPARED BY:
VALLEY PLANNING CONSULTANTS, INC.
200 NORTH GATEWAY DRIVE, #100
MADERA, Ca 93637

A copy of this document is available for review in its entirety at the Community Development Department, Planning Division, Permit Center, 345 North El Dorado St. Parkside Industrial Park MMRP Draft MMRP (4-4-04) Stockton, Ca.
CITY OF STOCKTON
PROPOSED NEGATIVE DECLARATION
(Public Resources Code Section 21080(c) and Cal. Code of Regulations Title 14, Sections 15070-15073)

Lead Agency: City of Stockton
c/o Community Development Department/Planning Division
425 North El Dorado Street
Stockton, CA 95202-1997

Contact Person: Associate Planner Jenny Liaw Phone: (209) 937-8266

Project Title: Parkside Industrial Park – General Plan Amendment and Rezoning Project

Initial Study File No.: IS7-03 Discretionary Application(s) File No.(s): GPA2-03/Z-3-03

Project Applicant: Jon Kelley

Project Description/Location: 1) General Plan Amendment from Low/Medium-Density Residential to Performance-Industrial designation 2) Rezoning from R-1, Single-Family District to E-P, Enterprise-Performance District for property located on the northeast corner of B and Zephyr Streets.

Date Review Period Ends: November 17, 2003 at 5 p.m.

Finding/Determination: The City of Stockton Community Development Department, Planning Division, has reviewed and considered the proposed project and has prepared and/or independently reviewed and analyzed, a Proposed Negative Declaration and related Initial Study. Based on project modifications, mitigation measures, and related substantial supporting evidence presented in the Initial Study, it has been determined that the project will not have a significant effect on the environment. Therefore, approval of a ☑ Negative Declaration / ☐ Mitigated Negative Declaration is recommended for this project. A Mitigation Agreement is attached, if applicable.

Public Review: A copy of this document and the related Initial Study may be reviewed/obtained at the above-noted Lead Agency address. Any written comments on these documents must be received at that same address by the end of the review period. A public meeting to accept oral comments regarding the Mitigated Negative Declaration will be held by the Community Development Director or Planning Commission during or following the review period. Public notice of that meeting shall be posted on the public notice wall of the Community Development Department and in the official newspaper of the City of Stockton at least ten (10) calendar days prior to the meeting.

JAMES E. GLASER, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

By: Jenny Liaw
ASSOCIATE PLANNER JENNY LIAW

October 21, 2003
Date of Preparation
CITY OF STOCKTON
PUBLIC NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR
MITIGATED NEGATIVE DECLARATION/PUBLIC MEETING
(Pursuant to Public Resources Code Sections 21092 and 21092.3 and
Cal. Code of Regulations Title 14, Sections 15072, 15073 and 15087)

The City of Stockton Community Development Department has completed, independently reviewed and
analyzed the following Proposed Negative Declaration or Mitigated Negative Declaration/Initial Study:

1. PROPOSED INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE
PARKSIDE INDUSTRIAL PARK PROJECT (IST-03/ GPA2-03/Z-3-03) – 1) General Plan
Amendment from Low/Medium-Density Residential to Performance-Industrial designation
2) Rezoning from R-1, Single-Family District to E-P, Enterprise-Performance District for
property located on the northeast corner of B and Zephyr Streets.

A copy of the Proposed Negative Declaration/Initial Study may be reviewed and/or obtained at the following
address:

Community Development Department
Planning Division
345 North El Dorado Street
Stockton, CA 95202

Any written comments on this document must be received at this same address no later than
November 17, 2003 by 5:00 p.m. Further information may be obtained by contacting the City Planning
Division at (209) 937-8266.

The Planning Commission will consider the Proposed Negative Declaration or Mitigated Negative
Declaration/Expanded Initial Study at their meeting of December 11, 2003 at 7:00 p.m. in the Council
Chambers, second floor, City Hall, 425 North El Dorado Street. Anyone wishing to be heard on the issue may
appear before the City Planning Commission at the time of the public meeting.

All proceedings before the City Planning Commission are conducted in English. The City of Stockton does not
furnish interpreters and if one is needed, it shall be the responsibility of the person needing one.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone
else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning
Commission, at, or prior to, the public meeting.

JAMES E. GLASER, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
ITEM E-5(a)

BRIEF PROJECT DESCRIPTION,
SUMMARY OF IMPACTS
MITIGATION MEASURES
FOR
IS7-03

FOR

PARKSIDE INDUSTRIAL PARK
GENERAL PLAN AMENDMENT AND
REZONING PROJECT
(GPA2-03 AND Z-3-03)

INDUSTRIAL DEVELOPMENT
INTERNATIONAL, INC.
PROJECT DESCRIPTION

The proposed project will be located on the northeast corner of B Street and Zephyr Street in South Stockton. The proposal will contain the following two applications:

1. General Plan Amendment to amend a 28.6-acre site from Low/Medium-Density Residential to Performance-Industrial designation; and

2. Rezoning the project site from R-1, Single-Family District to E-P, Enterprise-Performance District.

The project site will be used for the future industrial development if the General Plan Amendment and Rezoning are approved by the City.
CEQA FINDINGS AND MITIGATION MONITORING/REPORTING PROGRAM

Initial Study File No.: IS 7-03
Related File No.(s): GPA 2-03 and Z-3-03
Property Owner: Industrial Development International, Inc.
Address: 18101 Von Karman Avenue, Suite 120, Irvine, CA 92612 Project Applicant: Jon Kelley
Address: 1101 Von Karman Avenue, Suite 120, Irvine, CA 92612
Project Title: Parkside Industrial Park General Plan amendment and Rezoning
Project Description/Location: The proposed project will be a 28.5-acre site and contain a General Plan amendment from Low/Medium Density Residential to Performance Industrial and a rezoning from R-1, Single-Family District to E-P, Enterprise Performance District for property located on the northeast corner of B and Zephyr Streets

FINDINGS AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

Findings for significant and potentially significant impacts identified in the Final EIR or Negative Declaration/Initial Study are listed as follows:

1. Changes or alterations have been required in, or incorporated into, the project which avoided or substantially lessened the significant environmental effect identified in the Final EIR or Negative Declaration/Initial Study, or

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the City of Stockton, Such changes have been adopted by such other agency, or can and should be adopted by such other agency, or

3. The City of Stockton has previously adopted findings of specific economic, social, or other considerations which make infeasible the mitigation measures and project alternatives identified in the Final EIR or Negative Declaration/Initial Study.

The level of significance (LS) of each impact offer mitigation is listed as: SU= (significant and Unavoidable), PS= (Potentially significant), or NS-(Not significant).
The basis for the Findings is provided in applicable sections of the Final EIR, Negative Declaration/Initial Study, or previously adopted Findings or Statement of Overriding Considerations, as referenced in the last (Fourth) column on the following pages under "Rationale."

LEAD AGENCY:
CITY OF STOCKTON
COMMUNITY DEVELOPMENT DEPT./PLANNING DIVISION 345 NORTH EL DORADO STREET, STOCKTON, CA 95202
(209) 927-8266
February 12, 2004
II. MITIGATION REPORTING PROGRAM

This section describes the mitigation reporting program established for the above described project pursuant to Section 21081.6 of the Public Resources Code. This program consists of the following steps:

a. The Community Development Department shall utilize the above listed Mitigation Implementation and Monitoring Program (Section I) as a checklist of mitigation measures to be implemented for the project. Implementation of the applicable measures shall be included as a condition of all applicable discretionary approvals, improvement plans and/or conveyance permits.

b. The project applicant (i.e., owner, developer, originating City department, or other responsible agency, as applicable) and/or successors-in-interest shall file a written report with the Community Development Department which will monitor the implementation of required mitigation measures. Similarly, any public agency having jurisdiction over natural resources affected by the project shall monitor and report upon the implementation of any mitigation measures incorporated at their request. Such written report(s) shall be submitted to the Community Development Department approximately once every twelve (12) months following approval of improvement plans and/or conveyance permits.

The written report shall briefly state the status in implementing each adopted mitigation measure.

c. The Community Development Department shall review the monitoring report(s) and determine whether there is any unusual and substantial delay in, or obstacle to, implementing the adopted mitigation measures. In reviewing the timeliness of implementation, the Community Development Department shall consider any timetable for the project and the required mitigation measures provided by the applicant and/or other responsible agency, as applicable. The Community Development Department and other City Departments may, in the event deemed necessary, use scheduled inspections to monitor mitigation implementation.

d. The result of the Community Development Department's review of the annual report(s) will be provided to the applicant in writing within thirty (30) calendar days after receipt of the annual report. If the Community Development Department determines that a required mitigation measure is not being properly implemented, it shall consult with the applicant and, if possible, agree upon additional actions to be taken to implement the mitigation measures.

The CDD shall be limited to imposing reasonable actions as permitted by law which will implement the required mitigation measures. Any decision of the Community Development Director related to the annual monitoring report may be appealed to the City PC and/or CC, as applicable, within ten (10) calendar days following said written determination.

e. Such monitoring and reporting shall continue until the CDD, in consultation with the other applicable City departments, determines that compliance has been fully achieved or, for ongoing measures (e.g., maintenance of facilities), determines that existing enforcement procedures relating to conditions of approval will provide adequate verification of compliance.
## Mitigation Monitoring and Reporting Program

<table>
<thead>
<tr>
<th>Summary of Mitigation Measure</th>
<th>Timing of Implementation of Mitigation Measure</th>
<th>Party Responsible for Implementation of Mitigation Measure</th>
<th>Monitoring and Reporting Schedule / Party Responsible for Monitoring and Reporting</th>
<th>Findings / LS after Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Aesthetics</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>One time; at time of plan approval; Annual monitoring report. Community Development Department at time of plan approval.</td>
<td>NS</td>
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<tr>
<td>2. A minimum of 20 feet landscaped setback for any Enterprise Performance use located along Carpenter Road shall be required.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>One time; at time of plan approval; Annual monitoring report. Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>3. Where any Enterprise Performance use abuts a residential district a solid masonry wall or building wall shall be erected in addition to any required setback.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>One time; at time of plan approval; Annual monitoring report. Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>4. Where outside storage areas abut residential areas, a solid masonry wall shall be erected at the property line of the enterprise Performance use, except where a landscaped setback is required.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>One time; at time of plan approval; Annual monitoring report. Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>5. Exterior lighting including security lighting associated with Enterprise Performance uses shall be shielded and directed away from any abutting residential uses. Where such shielding and directional focusing of</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>One time; at time of plan approval; Annual monitoring report. Community Development Department at time of plan approval.</td>
<td>NS</td>
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Rationale: IS/MND Page 24
<table>
<thead>
<tr>
<th>Summ of Mitigation Measure</th>
<th>Timing of Implementation of Mitigation Measure</th>
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<th>Monitoring and Reporting Schedule</th>
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</thead>
<tbody>
<tr>
<td>lighting cannot prevent substantial spillover lighting into yards or windows surfaces or adjoining residential uses, additional landscaping at the perimeter of the property shall be required to provide additional diffusion of light sources.</td>
<td></td>
<td></td>
<td>Development Department at time of plan approval.</td>
<td></td>
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<td><strong>II Agriculture</strong> None.</td>
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<td><strong>III Air Quality</strong></td>
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<td>6. A Fugitive Dust Prevention and Control Plan shall be prepared for the construction of the Project that specifies the methods of control that will be utilized, demonstrate the availability of needed equipment and personnel, and identify a responsible individual who will be authorized to implement the plan. The plan shall comply with applicable elements of the San Joaquin Valley Unified Air Pollution Control District Regulation VIII - Fugitive Dust Rules in effect at the time of issuance of applicable grading and construction permit.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
<td>NS</td>
</tr>
<tr>
<td>7. Stationary and mobile equipment used in the construction of the Project shall be maintained to the specifications of the equipment operational manual.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
<td>NS</td>
</tr>
<tr>
<td>8. Asphalt paving and low VOC architectural coatings used in the construction of the Project shall comply with San Joaquin Valley Unified Air Pollution Control District regulations.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
<td>NS</td>
</tr>
<tr>
<td>9. Circulation improvements recommended for the Airport Way/Charter Way intersection include additional through lane on both Airport Way and Charter Way</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>One time; at time of plan approval; Annual monitoring report.</td>
<td>NS</td>
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<tr>
<td>Summary of Mitigation Measure</td>
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<tr>
<td>10. Circulation improvements recommended for the Airport Way/Eighth Street intersection include an additional through lane in each direction on Airport Way and the installation of an additional eastbound left-turn lane on Airport Way and separate southbound right-turn lane on Eighth Street.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>One time; at time of plan approval; Annual monitoring report.</td>
<td>IS/MND Page 28</td>
</tr>
<tr>
<td>11. Incorporate bus turnouts and shelters, as well as other public transportation features into the design of the project after consultation with Stockton Metropolitan Transit to determine the most appropriate location and type of transit related features.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
</tr>
<tr>
<td>12. Participate in voluntary ride-sharing programs to ensure that commuters are informed about the benefits of ride-sharing and are encouraged to participate.</td>
<td>Submit plan at time of final plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
</tr>
<tr>
<td>13. Payment of City of Stockton Air Quality Mitigation Fee.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
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Rationale:
IS/MND Pages 29 and 29

IS/MND Page 29

IS/MND Page 29

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<td>14. Record Covenants, Conditions and Restrictions (CC&amp;R) on the deeds for all lots within the project site which inform subsequent property owners of the nature and extent of existing odors emanating from industrial facilities in the project vicinity. Said information shall be conveyed to all business owners for distribution to their employees.</td>
<td>Development Department at time of plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
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<tr>
<td>IV Biological Resources</td>
<td></td>
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<td>Rationale: IS/MND Page 30</td>
</tr>
<tr>
<td>15. Fees required to mitigate for the proportionate loss of potential wildlife habitat form the project site will be paid at the rate of $750.00 per acre under the City of Stockton's Habitat/Open Space Conservation Fee program.</td>
<td>Development Department at time of plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
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<tr>
<td>V Cultural Resources</td>
<td></td>
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<td>Rationale: IS/MND Page 32</td>
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<td>16. If subsurface cultural resources are encountered during construction, all construction activities in the vicinity of the encounter shall be halted until a qualified archaeologist can examine these materials and make a determination of their significance. The City of Stockton Community Development Department shall be notified, and the owners, developers and/or successors-in-interest shall be responsible for mitigation of any significant cultural resources pursuant to the CEQA Guidelines.</td>
<td>Development Department at time of plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
<td>NS</td>
</tr>
<tr>
<td>17. If human remains are encountered at any time during the development of the project, all work in the vicinity of the find shall halt and the County Coroner and the Community Development Department shall be</td>
<td>Development Department at time of plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
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<td>Rationale: IS/MND Page 34</td>
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<tr>
<td>Summary of Mitigation Measure</td>
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<td>notified immediately. The Coroner must contact the Native American Heritage Commission. At the same time, a qualified archaeologist must be contacted to evaluate to archaeological implications of the finds. The CEQA Guidelines detail steps to be taken when human remains are found to be of Native American origin.</td>
<td>Development Department at time of inspections.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>Rationale: NS IS/MND Page 35</td>
</tr>
<tr>
<td>VI Geology and Soils 18. Structures, foundations and footings shall be designed and constructed to conform with current Uniform Building Code to minimize structural damage resulting from potential seismic activity.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
<td>NS Rationale: IS/MND Pages 35 and 36</td>
</tr>
<tr>
<td>19. Temporary erosion control plans shall be required and approved prior to grading. The plan shall include preventive measures to control siltation and debris from entering North Little Johns Creek during construction. Erosion control measures such as the use of berms, hay bale barriers, and/or sediment detention basins shall be implemented.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
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</tbody>
</table>
| The following minimum management practices shall be implemented during grading periods:  
  a. Grading shall be avoided during periods when winds exceed 20 mph.  
  b. Watering of the site shall occur during grading | | | | |
### Mitigation Monitoring and Reporting Program

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<tbody>
<tr>
<td>21. The owners, developers, and/or successors-in-interest shall have licensed geotechnical or soils engineer prepare a soil report for the project site prior to the issuance of any building permits. The report shall identify engineering limitations of the site soils and recommend measures to ensure that improvements will not be damaged by these limitations.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Inspections. Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
<td>NS</td>
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<tr>
<td><strong>VII Hazards and Hazardous Materials</strong></td>
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<td>22. Reflective roof coverings and activities that could attract birds that could pose a potential hazard to aircraft shall be prohibited.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>23. The owners, developers and/or successors-in-interest shall record a Deed of Avigation and Hazard Easement. This easement would grant San Joaquin County a perpetual, assignable easement permitting overflight of the property by aircraft, together with any inherent noise or other emissions which are inherent in the operation of aircraft. This easement shall be recorded as a deed restriction flowing in perpetuity to all successor property owners.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<tr>
<td><strong>VIII Hydrology and Water Quality</strong></td>
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<tr>
<td>24. Payment of applicable Surface Water Supply Connection Fee.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<td>25. Water conservation and design features, such as low water use landscaping (e.g., xeriscape landscaping) and plumbing fixtures shall be incorporated into the Project design.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department. Community Development Department at time of plan approval.</td>
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<td>Rationale: IS/MND Page 40</td>
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<td>26. Irrigation wells shall be abandoned in accordance with City of Stockton Ordinance Number 2311-C.S. and pursuant to San Joaquin County Division of Environmental Health Regulations.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
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<td>Rationale: IS/MND Page 40</td>
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<tr>
<td>27. The property owners, developers and/or successors-in-interest shall demonstrate compliance with the City Code Sections 7-859, 7-859.1 and 7-859.2 to the Municipal Utilities Department to insure that sufficient post-construction storm water pollution prevention practices have been incorporated into the project design.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
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<td>Rationale: IS/MND Page 41</td>
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<td>28. For construction operations that will disturb more than one acre of land, prepare and implement an erosion control plan that includes a description of the construction site, erosion and sediment controls to be used, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. The erosion control plan shall be incorporate applicable Best Management Practices from the &quot;California Storm Water Best Management Practices Handbook&quot; and shall be approved by the Directors of the City Public Works and Community Development Departments prior to the start of</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
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<td>Rationale: IS/MND Page 41</td>
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<td>construction.</td>
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<td>29. Site specific Improvement plans shall include a combination of Best Management Practices to limit the concentration of urban contaminants in surface water flows.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
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<td>30. The property owners, developers and/or successors-in-interest shall submit a Storm Water Pollution Prevention Plan to the Municipal Utilities Department that includes both construction stage and permanent storm water pollution prevention practices. This Plan shall be developed during the project design phase and submitted and approved prior to the start of construction.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<td>IX Land Use And Planning</td>
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<td>31. Access to Performance Industrial uses shall not be from Carpenter Road. Only limited access to Performance Industrial uses shall be allowed from B Street north of Zephyr Street.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<td>32. A minimum of 20 feet landscaped setback for any Enterprise Performance use located along Carpenter Road shall be required.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<tr>
<td>33. Where any Enterprise Performance use abuts a residential district a solid masonry wall or a building</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community</td>
<td>Project Applicant / Community</td>
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<tr>
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<tr>
<td>wall shall be erected in addition to any required setback.</td>
<td>Development Department</td>
<td>Development Department. Community Development Department at time of plan approval.</td>
<td>Rationale: IS/MND Page 45</td>
<td></td>
</tr>
<tr>
<td>34. Where outside storage areas abut residential areas, a solid masonry wall shall be erected at the property line of the Enterprise Performance use, except where a landscaped setback is required.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
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<tr>
<td>35. Exterior lighting including security lighting associated with Enterprise Performance uses shall be shielded and directed away from any abutting residential uses. Where such shielding and directional focusing of lighting cannot prevent substantial spill over lighting into yards or window surfaces of adjoining residential uses, additional landscaping at the perimeter of the Enterprise Performance use shall be installed and maintained at the property line to provide additional diffusion of light sources.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>36. Enterprise Performance uses that are noise intensive or may engage in outside storage of materials, products, or supplies shall not be located adjacent to residential land uses. City of Stockton noise standard of 60 dBA during the daytime and 45 dBA during nighttime at the property line of Enterprise Performance uses adjacent to residential uses shall be enforced.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
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X Mineral Resources

XI Noise

37. A noise barrier of sufficient height (estimated to be

Improvement Plan Project Applicant / Project Applicant / NS
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<tr>
<td>A minimum of six-feet tall) shall be constructed along the property line adjacent to Carpenter Road, &quot;B&quot; Street and Zephyr Street where residential dwellings will be present to reduce exterior noise levels to 60 to 65 dB Ldn.</td>
<td>Approval.</td>
<td>Community Development Department</td>
<td>Community Development Department</td>
<td>Community Development Department at time of plan approval.</td>
</tr>
<tr>
<td>38. The contractor shall limit construction within 1,600 feet of residential dwellings to a time schedule deemed acceptable to the City of Stockton and properly muffled equipment shall be used.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
</tr>
<tr>
<td>39. Provide for a condition of approval on future Tentative Subdivision Maps or Master Plans that may be adopted by the City of Stockton for development on the proposed site that construction activities shall be limited to normal working hours (7:00 A.M. to 10:00 P.M. Public Welfare, Morals and Policy, Part XVIII, Noise regulations) and, properly muffled equipment shall be used.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<tr>
<td>XII Population and Housing</td>
<td>None.</td>
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<td>XIII Public Services</td>
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<td>40. During construction phases of the Project, contractors' storage yards shall be fenced, and construction area shall be patrolled by private security personnel.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Annual monitoring report. Environmental Compliance Monitor. Community Development Department at time of inspections.</td>
<td>NS</td>
</tr>
<tr>
<td>41. Entry features, lighting, building setbacks, and landscape and open-space areas shall be designed to maximize law enforcement visibility.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development</td>
<td>Project Applicant / Community Development</td>
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<td>41 (a). All landscaped setbacks, walls and any private landscape improvements shall be installed and maintained by the developer or subsequent property owners. All walls and fences shall be constructed on private property.</td>
<td>Improvement Plan approval.</td>
<td>Department</td>
<td>Department. Community Development Department at time of plan approval.</td>
<td>IS/MND Page 53</td>
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<tr>
<td>XIV Recreation</td>
<td>None.</td>
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<tr>
<td>XV Transportation/Traffic</td>
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<tr>
<td>42. Airport Way/Charter Way Intersection, Install an additional eastbound left turn lane and a separate southbound right turn lane to result in LOS &quot;D&quot; (v/c = 0.80) operations. See cumulative impacts for Project's share of improvement cost. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
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<tr>
<td>43. Addition of a third through lane on Airport Road will be necessary to yield LOS &quot;D&quot; (v/c = 0.80) operations. See cumulative impacts for Project's share of improvement cost. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>44. Airport Road/Zepher Way, Install a separate westbound right turn lane to result in LOS &quot;C&quot; (v/c = 0.70) operations. The construction of the traffic improvement shall be considered part of the Project</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<tr>
<td>Improvement requirements. The Project owners, developers and/or successors in interest are responsible for 100% of this mitigation measure.</td>
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<tr>
<td>45. Pock Lane/Carpenter Road, construct a separate northbound right turn lane that is projected to result in LOS &quot;D&quot; (v/c = 0.81) operations. See cumulative impacts for Project's share of improvement cost. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>46. &quot;B&quot; Street/Eighth Street, at build-out of the Project, a separate northbound right turn lane should be constructed to provide LOS &quot;D&quot; (v/c = 0.88) operations. See cumulative impacts for Project's share of improvement cost. Impact fees for the Project's share of the improvement cost shall be &quot;C&quot; (v/c = 0.79) operations. See cumulative impacts for Project's share of improvement cost. Impact fees for the Project's share of the improvement cost shall be calculated by calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
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<tr>
<td>47. Highway 99 Frontage Road/Arch Road, install dual left turn lanes on the eastbound Arch Road approach. This will result in LOS the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<tr>
<td>48. &quot;B&quot; Street/Zepher Street, signalize intersection. If signalized, LOS &quot;B&quot; (v/c = 0.63) operations is expected to result. The project owners, developers and/or successors in interest are responsible for 100% of this</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
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<td>Community Development Department at time of plan approval.</td>
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<td>Roadway segments</td>
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<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>Rationale: IS/MND Page 62</td>
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<tr>
<td>49. Widen Airport Way to six travel lanes from north of Charter Way to south of Eighth Street. Widening Airport Way to six travel lanes south of Charter Way is anticipated to result in LOS &quot;B&quot; operations with development of the Project. See cumulative impacts for Project's share of Improvement cost. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>Rationale: IS/MND Page 62</td>
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<tr>
<td>50. The Project owners, developers and/or successors in interest are responsible for constructing the 'B' Street bridge over North Little John Creek as part of Project improvement requirements. The City will attempt to form an Area of Benefit to reimburse the project developer for up to their proportionate share.</td>
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<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<td>Rationale: IS/MND Page 62</td>
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<td>Cumulative impacts</td>
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<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<td>51. Airport Way/Eighth Street, a separate westbound right turn lane in addition to through lane on both Eighth Avenue approaches (cumulative mitigation without the project) is required to yield LOS &quot;E&quot; (v/c = 0.93). This is slightly above the mitigation threshold. If an additional northbound through lane were added, the intersection will operate at LOS &quot;C&quot; (v/c = 0.77). However, this additional lane may not be feasible at this location. Project traffic is equal to 27.7% of all future traffic projected through this intersection. Therefore, the Project is responsible for 27.7% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and collected at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>Rationale: IS/MND Page 62</td>
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## Mitigation Monitoring and Reporting Program

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<tr>
<td>52. &quot;B&quot; Street/Eighth Street, an additional through lane on both the northbound and southbound approaches to the intersection is required to yield LOS &quot;C&quot; (v/c = 0.78) operations. Project traffic is equal to 16.7% of all future traffic projected through this intersection. Therefore, the Project is responsible for 16.7% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
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<td>53. Airport Way/Ralph Avenue, an additional left turn lane will be required on the eastbound approach of the intersection to yield LOS &quot;D&quot; (v/c = 0.89) operations. Project traffic is equal to 29.5% of all future traffic projected through this intersection. Therefore, the Project is responsible for 29.5% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
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<tr>
<td>54. &quot;B&quot; Street/Ralph Avenue, the Project will contribute traffic to the intersection and the need to improve this intersection in the cumulative condition. Project traffic is equal to 29.7% of all future traffic projected through this intersection. Therefore, the Project is responsible for 29.7% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
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<tr>
<td>55. &quot;B&quot; Street/Industrial Drive, a separate southbound right turn lane and an additional northbound left turn lane are required to LOS &quot;C&quot; (v/c = 0.75) operations. Project traffic is equal to 16.5% of all future traffic projected through this intersection. Therefore, the Project is responsible for 16.75% of the cost for the</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department</td>
<td>NS</td>
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<td>intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>56. Pock Lane/Industrial, the Project will contribute traffic to the intersection and the need to improve this intersection in the cumulative condition. Project traffic is equal to 4.9% of all future traffic projected through this intersection. Therefore, the Project is responsible for 4.9% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department. Community Development Department at time of plan approval.</td>
<td>NS</td>
</tr>
<tr>
<td>57. East SR 99 Frontage Road/Arch Road, install an additional northbound left turn lane is required to achieve LOS &quot;D&quot; (v/c = 0.87) operations. Project traffic is equal to 2.5% of all future traffic projected through this intersection. Therefore, the Project is responsible for 2.5% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department. Community Development Department at time of plan approval.</td>
<td>NS</td>
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<td>58. Airport Way/Charter Way Intersection, A separate westbound right turn lane is required to improve operations at this location to LOS &quot;D&quot; (v/c = 0.90). Project traffic is equal to 14% of all future traffic projected through this intersection. Therefore, the Project is responsible for 14% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department. Community Development Department at time of plan approval.</td>
<td>NS</td>
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<tr>
<td>59. Eighth Street/B Street Intersection, an additional northbound through lane is needed to improve operations to LOS &quot;D&quot; (v/c=0.86). This additional northbound lane is consistent with those improvements</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department. Community Development Department.</td>
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<td>Project traffic is equal to 40.6% of all future traffic projected through this intersection. Therefore, the Project is responsible for 40.6% of the cost for the intersection improvements. Impact fees for the Project's share of the improvement cost shall be calculated by the City and paid by the developer at the time of development.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Community Development Department at time of plan approval.</td>
<td>NS</td>
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<tr>
<td><strong>60. Pock/Carpenter Intersection</strong>, an exclusive left turn lane is required on the eastbound approach, while the westbound approach would require a separate lane for each movement to improve operations at this location to LOS &quot;D&quot; (v/c=0.85). As these improvements are beyond those identified as being needed under future conditions, as the traffic volumes under this condition are higher than those projected under the future condition when the area's circulation system is completed. Therefore, according to City staff, operations at the intersection should be monitored to ensure development of the area's circulation system components, which will in turn reduce the traffic through this intersection, precedes full development of the project.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department.</td>
<td>NS</td>
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<tr>
<td><strong>60[a]</strong> The developer is required to make street improvements consistent with the approved plans. Construction may require encroachment permits from San Joaquin County for street improvements. San Joaquin County may condition such encroachment permits within the limits of the law.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department.</td>
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<td><strong>Public Transit</strong></td>
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<td><strong>61.</strong> Incorporate bus turnouts and shelters, as well as other public transportation features into the design of the project after consultation with Stockton Metropolitan Transit to determine the most appropriate location and type of transit related features.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department.</td>
<td>NS</td>
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**Rationale:**
- IS/MND Pages 63 and 64
- IS/MND added in Final

Draft MMRP (5-4-04)
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<td><strong>XVI Utilities and Service Systems</strong></td>
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<td>Development Department at time of plan approval.</td>
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</table>
| 62. Provide easements for, and construct on-site and related off-site water main extensions and improvements in accordance with City standards. On- and off-site water mains Improvements constructed in accordance with the South Stockton Water Master Plan may be subject to reimbursement for oversizing, as determined by the City. | Improvement Plan approval.                  | Project Applicant / Community Development Department   | Project Applicant / Community Development Department. Community Development Department at time of plan approval. | NS  
Rationale: IS/MND Page 67                     |
| 63. Post a bond or provide other assurance, as may be deemed acceptable by the City of Stockton Public Works and Municipal Departments to ensure funding for the construction of public water improvements. | Improvement Plan approval.                  | Project Applicant / Community Development Department   | Project Applicant / Community Development Department. Community Development Department at time of plan approval. | NS  
Rationale: IS/MND Page 67                     |
| 64. Payment of applicable Sewer Connection Fees                                             | Improvement Plan approval.                  | Project Applicant / Community Development Department   | Project Applicant / Community Development Department. Community Development Department at time of plan approval. | NS  
Rationale: IS/MND Page 67                     |
| 65. Provide and dedicate an easement for, and construct on-site and related off-site storm water collection facilities, detention and disposal system improvements per City of Stockton standards. The owners developers and/or successors-in-interest shall annex into the exiting Stockton Airport Business Center Storm Basin Maintenance District and pay their pro-rata                                             | Improvement Plan approval.                  | Project Applicant / Community Development Department   | Project Applicant / Community Development Department. Community Development Department at time of plan approval. | NS  
Rationale: IS/MND Page 67                     |
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<tr>
<td>66. Expand the existing off-site detention basin to adequately detain storm water according to the requirements of the City of Stockton and the San Joaquin County Flood Control and Water Conservation District. Any increased storm water discharge from the detention basin into the North Little Johns Creek must be approved by the San Joaquin County Flood Control. Current discharge is at maximum flow rate until the North Little Johns Creek is deepened and widened to accommodate additional flows. At a minimum, the detention basin shall be enlarged to detain the total calculated Project site run-off, determined by applying the City's detention basin criteria in effect at the time the basin design is approved by the City. The pump station shall be modified, as necessary, to ensure that the basin is emptied within a 24-hour period. If the storm pump station is modified and a portable pump is used, the runoff discharged into an in-service sanitary sewer main must be approved by Municipal Utilities Department. The owners, developers, and/or successors-in-interest may elect to construct an on-site detention basin with an equalizer connecting to the existing basin. The owners, developers, and/or successors-in-interest shall dedicate right-of-way for the future expansion of the existing Stockton Airport Business Center Storm Drain Basin. The storm drain basin expansion and the area of land to be dedicated shall be approved by the City Engineer.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS</td>
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<td>Rationale: IS/MND Page 68</td>
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<p>| 67. Payment of a pro-rata share of the costs for the recommended improvements identified in the North Little Johns Creek Drainage Study as approved by the City of Stockton and San Joaquin County Flood Control and Water Conservation District; or, | Improvement Plan approval. | Project Applicant / Community Development Department | Project Applicant / Community Development Department | NS |
| Rationale: IS/MND Page 68 |</p>
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<tr>
<td>68. Construct Improvements to the North Little Johns Creek within the Project vicinity deemed necessary by the City of Stockton Public Works Director and Municipal Utilities Director, and the County of San Joaquin Public Works Director to serve the Project site in accordance with the North Little Johns Creek Drainage Study.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Department at time of plan approval.</td>
<td>NS Rationale: IS/MND Page 68</td>
</tr>
<tr>
<td>69. Preparation of a storm drain master plan acceptable to the City Engineer which is compatible with existing infrastructure in the 1973 San Joaquin Plan and Revised 1992 San Joaquin Drainage Study, and design criteria in the North Little Johns Creek Drainage Study.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS Rationale: IS/MND Page 68</td>
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<tr>
<td>70. Comply with any requirements, and pay all associated fees, as required by the City's Storm water Pollution Prevention Program as set forth in its National Pollution Discharge Elimination System Storm Water Permit, when executed by the state and City Council.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS Rationale: IS/MND Page 68</td>
</tr>
<tr>
<td>71. Coordinate with Pacific Gas and Electric Company (PG&amp;E) Stockton Land Department and obtain a &quot;Consent Agreement&quot; from PG&amp;E ensuring that all natural gas and electric transmission facilities are identified and that all necessary clearance and access approvals have been obtained.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
<td>NS Rationale: IS/MND Page 68</td>
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<tr>
<td>72.</td>
<td>Coordinate with Pacific Bell and obtain a &quot;Consent Agreement&quot; from Pacific Bell ensuring that all telecommunication transmission facilities are identified and that all necessary clearance and access approvals have been obtained.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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<tr>
<td>73.</td>
<td>Coordinate with Media One of California and obtain a &quot;Consent Agreement&quot; from Media One of California ensuring that all cable television transmission facilities are identified and that all necessary clearance and access approvals have been obtained.</td>
<td>Improvement Plan approval.</td>
<td>Project Applicant / Community Development Department</td>
<td>Project Applicant / Community Development Department at time of plan approval.</td>
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Rationale: IS/MND Page 68
General Plan Amendment/Rezoning Exhibits 1-5
Items E-1(b) and (c): CONTINUED PUBLIC HEARING - General Plan Amendment and Rezoning, Case Nos. GPA2-03 and Z-3-03, Industrial Development International, Inc.

Data: Industrial Development International, Inc., is requesting approval of General Plan amendment and rezoning applications for property located at the northeast corner of B and Zephyr Streets.

The requests consist of the following:

1. A General Plan amendment to amend a 28.6-acre site from Low/Medium-Density Residential to Performance-Industrial designation; and
2. Rezoning of a 28.6-acre site from R-1, Single-Family District, to E-P, Enterprise Performance District.

The General Plan designations surrounding the project site are:

- Low/Medium-Density Residential to the north and east; and
- Performance-Industrial to the south and west.

The project site is vacant, zoned R-1, and is bounded to the:

- north across Carpenter Road by single-family homes and vacant land within the jurisdiction of San Joaquin County;
- east by a single-family home and farmland within the jurisdiction of San Joaquin County;
- south across Zephyr Street by vacant land zoned E-P; and
- west across B Street by vacant land zoned E-P (Zoning Map page 67). See attached exhibits.

General Plan: The General Plan designates this site for Low/Medium-Density Residential uses. The proposal is to redesignate the site for Performance-Industrial land uses. The proposed General Plan amendment and rezoning to allow industrial uses is consistent with the City's Industrial Land Use Goals and Policies as contained in the City's General Plan Policy Document (last amended November 3, 1998).
Environmental Clearance: Staff is recommending approval of Initial Study/Mitigated Negative Declaration (IS7-03) (see Item E-1(a) on this same agenda).

Discussion: The applicant is requesting to amend the General Plan designation for the 28.6-acre site from Low/Medium-Density Residential to Performance-Industrial designation and rezone the site from R-1 to E-P in order to permit industrial development. The project site is currently zoned R-1, which does not allow industrial uses. Therefore, the applicant has submitted the above-noted applications.

The proposed Performance-Industrial General Plan designation is consistent with the existing Performance-Industrial designation to the south and west of the project site (Exhibit 3). In addition, the E-P zone represents a logical extension of the existing E-P zoning to the south and west (Exhibit 4). Finally, the proposed uses on the subject site are expected to be compatible with surrounding land uses.

For the Commission's information, if the requested General Plan amendment and rezoning applications, as well as the latest draft of the Development Code, are approved by the City, the E-P zoning district will be converted to the IG (Industrial, General) zoning district. Although the E-P zone will be eliminated after the adoption of the Development Code, land uses and development standards in the E-P zone are essentially the same as those in the IG zoning district. As a result, the environmental assessment that has been prepared for the proposed rezoning to E-P zone is adequate for the future conversion to the IG zoning district.

City departments, outside agencies and the surrounding neighborhood have been notified of the subject requests and, to date, no opposition has been registered regarding those requests.

Recommendation: Adopt a resolution recommending approval of the proposed General Plan amendment and recommend approval of an ordinance for the rezoning of the subject site, based on the following findings:

Findings for GPA2-03:

1. The proposal conforms to existing City of Stockton General Plan Policies for the location and development of Performance-Industrial uses.

2. The land uses allowed under the proposed General Plan designation are expected to be compatible with existing and proposed land uses surrounding the subject site.

3. The proposed General Plan amendment will 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 City has reviewed the Initial Study (IS7-03) for the project and has independently concluded that, subject to the identified mitigation measures, the proposed use is not expected to generate any significant, adverse environmental impacts and has, therefore, adopted a Mitigated Negative Declaration and related CEQA Findings and a Mitigation Monitoring/Reporting Program for the project.

Findings for Z-3-03:

1. The proposed E-P, Enterprise Performance District, zoning designation is consistent with the proposed Performance-Industrial General Plan designation for the site.

2. The uses permitted in the proposed zone are similar to and compatible with existing and proposed land uses to the south and west sides of the subject site.

3. The proposed rezoning will not endanger, jeopardize or otherwise constitute a hazard to the public convenience, health, interest, safety or general welfare of the persons residing or working in the City.

4. The City has reviewed the Initial Study (IS7-03) for the project and has independently concluded that, subject to the identified mitigation measures, the proposed use is not expected to generate any significant, adverse environmental impacts and has, therefore, adopted a Mitigated Negative Declaration and related CEQA Findings and a Mitigation Monitoring/Reporting Program for the project.

June 15, 2004

Note: Staff reports are prepared well in advance of the Planning Commission consideration of the proposal and reflect the staff's view based on the best available information at the time the report was formulated. Evidence submitted during the course of the public hearing may require a re-evaluation of the staff's position.

Staff Report prepared by Associate Planner Jenny Liaw.
Industrial Development International, Inc.
GPA2-03

STOCKTON CITY PLANNING COMMISSION
ZONING MAP

Industrial Development International, Inc.
Z-3-03

STOCKTON CITY PLANNING COMMISSION
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STOCKTON TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE REQUEST OF INDUSTRIAL DEVELOPMENT INTERNATIONAL, INC., FOR A GENERAL PLAN AMENDMENT FROM LOW/MEDIUM DENSITY RESIDENTIAL TO PERFORMANCE-INDUSTRIAL DESIGNATION, FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF B AND ZEPHYR STREETS (GPA2-03)

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;

WHEREAS, an amendment to the General Plan has been requested relative to the area located on the northeast corner of B and Zephyr Streets; and

WHEREAS, said areas are bounded by Low/Medium-Density Residential designations to the north and east as well as Performance Industrial to the south and the west.

NOW, THEREFORE, the Planning Commission of the City of Stockton finds and determines as follows:

That the amendment to the General Plan is recommended for adoption for the following reasons:

1. The proposal conforms to existing City of Stockton General Plan Policies for the location and development of the Performance-Industrial uses.

2. The land uses allowed under the proposed General Plan amendment are expected to be compatible with existing and proposed land uses on and surrounding the site.

3. The proposed General Plan 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 City has reviewed the Initial Study (IS7-03) for the project and has independently concluded that, subject to the identified mitigation measures, the proposed use is not expected to generate any significant, adverse environmental impacts and has, therefore, adopted a Mitigated Negative Declaration and related CEQA Findings and a Mitigation Monitoring/Reporting Program for the project.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON AS FOLLOWS:

That the Planning Commission does hereby recommend to the City Council that its General Plan be amended from Low/Medium-Density Residential to
Performance-Industrial designation, for property located on the northeast side of B and Zephyr Streets (GPA2-03).

PASSED, APPROVED, AND ADOPTED this 24th day of June 2004, by the following votes:

AYES: BRUCE, CUSUMANO, KONTOS, LAURON AND LUCAS

NOES: NONE

ABSENT: BROWN AND LOWERY

ATTEST:  
JAMES E. GLASER, SECRETARY  
CITY PLANNING COMMISSION

APPROVED: 
EMILY J. BRUCE  
CITY PLANNING COMMISSION
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

RESOLUTION APPROVING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS7-03) FOR THE PARKSIDE INDUSTRIAL PARK PROJECT

That the City Council of the City of Stockton, after careful review and consideration of all comments received, and after using its independent judgment, hereby approves the Initial Study/Mitigated Negative Declaration (IS7-03) for Industrial Development Internal, Inc., of a General Plan amendment from Low/Medium-Density Residential to Performance-Industrial designation (GPA2-03) and a rezoning from R-1, Single-Family District, to E-P, Enterprise-Performance District (Z-3-03), for property located at the northeast corner of B and Zephyr Streets, as set forth in the report of the Planning Commission filed with the City Council on September 14, 2004, based upon the finding that the project will not have a significant affect on the environment.

The City Council adopts IS7-03 and the Findings, based on the following findings:

1. The Initial Study/Mitigated Negative Declaration (IS7-03) has been completed in compliance with the California Environmental Quality Act (CEQA), State CEQA Guidelines and City of Stockton Guidelines for the Implementation of CEQA.

2. The Initial Study/Mitigated Negative Declaration (IS7-03) has been reviewed and considered prior to any related project approvals, reflects the City's independent judgment and has been found to be adequate for said approvals.

3. Based on the review of IS7-03, it has been determined that, subject to any modifications and mitigation measures identified in IS7-03, the project will not have a significant effect on the environment.
4. Pursuant to Section 15074 of the State CEQA Guidelines (California Code of Regulations), all project approvals shall be based on and subject to the CEQA findings and mitigation measures as specified in The Findings and Mitigation Monitoring/Reporting Program for the Parkside Industrial Park General Plan Amendment and Rezoning Project, dated May 7, 2004.

PASSED, APPROVED AND ADOPTED ________________________.

_________________________
GARY A. PODESTO
Mayor of the City of Stockton

ATTEST:

_________________________
KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

::ODMA\GRPWISE\COS.CDD.CDD_Library:39588.1
Resolution No. ______________

STOCKTON CITY COUNCIL

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 part of it; and

WHEREAS, an amendment to the City of Stockton 1990 General Plan Diagram has been requested by Industrial Development International, Inc., relative to property located at the northeast corner of B and Zephyr Streets; and

WHEREAS, following a public hearing, the Planning Commission adopted a resolution on June 24, 2004, recommending the City Council approve a request by Industrial Development International, Inc., for a General Plan amendment to change the General Plan designation from Low/Medium-Density Residential to Performance-Industrial designation for property located at the northeast corner of B and Zephyr Streets;

WHEREAS, the City Council of the City of Stockton has reviewed and considered the Planning Commission recommendation and all environmental documents necessary for the approval of the proposed amendment to the City of Stockton 1990 General Plan Diagram 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 proposal conforms on balance to the existing City of Stockton General Plan Policies for the location and development of Performance-Industrial uses.
2. The land uses allowed under the proposed General Plan designation are expected to be compatible with existing and proposed land uses surrounding the subject site.

3. The proposed General Plan 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. An Initial Study/Mitigated Negative Declaration (IS7-03) has been prepared and certified in order to update the environmental documentation for this project, pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). In addition, the proposed project is subject to the Findings of Fact and Mitigation Monitoring/Reporting Program for the Parkside Industrial Park Project, which was previously adopted with the requirement to implement and monitor all applicable mitigation measures.

B. That based upon the above findings, the City Council upholds the Planning Commission recommendation and approves the proposed General Plan amendment to change the General Plan designation from Low/Medium-Density Residential to Performance-Industrial designation for a site at the northeast corner of B and Zephyr Streets.

PASSED, APPROVED AND ADOPTED

GARY A. PODESTO, Mayor
of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
ORDINANCE NO.

AN ORDINANCE AMENDING PART II OF CHAPTER 16 OF THE STOCKTON MUNICIPAL CODE, WHICH SETS FORTH THE ZONING PROVISIONS OF THE CITY OF STOCKTON, BY AMENDING THE "DISTRICT MAP" ENDORSED "EXHIBIT A OF ORDINANCE NO. 1352," PARTICULARLY REFERRED TO IN SECTION 16-025.1 OF SAID STOCKTON MUNICIPAL CODE FOR THE MODIFICATION OF EXISTING ZONING BOUNDARIES AND ACREAGES FROM R-1, SINGLE-FAMILY DISTRICT TO E-P, ENTERPRISE-PERFORMANCE DISTRICT, FOR 28.6± ACRES LOCATED AT THE NORTHEAST CORNER OF B AND ZEPHYR STREETS (INDUSTRIAL DEVELOPMENT INTERNATIONAL, INC., Z-3-03)

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

SECTION 1. ZONING RECLASSIFICATION.

The City Council hereby finds and declares, based upon the record of these proceedings, that the provisions of this ordinance are consistent with the City of Stockton 1990 General Plan, specifically the Land Use Element of the General Plan and the objectives, goals and policies of the General Plan; that Initial Study/Mitigated Negative Declaration (IS7-03) for the Parkside Industrial Park Project, has been prepared for Industrial Development International, Inc. Rezoning Project (the Project), in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City's Guidelines for the Implementation of CEQA, and said environmental document has been reviewed and certified by the City Council; and that, pursuant to Sections 15070 and 15074 of the State CEQA Guidelines and to Public Resources Code Section 21081.6, the approval of this rezoning request (Z-3-03) by Industrial Development International, Inc. (the property owner), is based on, and subject to, the implementation of the concurrently adopted findings as specified in the related findings for the project.

That the "District Map" endorsed as "Exhibit A of Ordinance No. 1352," particularly referred to in Section 16-025.1 of the Stockton Municipal Code, and by reference made a part of said Code is hereby amended as follows, to wit:

That the subject property (as described in Exhibit A, which is attached hereto and incorporated herein by this reference), which is located in the City of Stockton, County of San Joaquin, State of California, is hereby reclassified in accordance with the rezoning
descriptions contained in the attached Exhibit A (REZONING REQUEST OF INDUSTRIAL DEVELOPMENT INTERNATIONAL, INC., Z-3-03).

SECTION 2. EFFECTIVE DATE.
This ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED:

EFFECTIVE:

GARY A. PODESTO
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

::ODMA\GRPWISE\COS.CDD.CDD_Library:39591.1
PROPOSED E-P ZONE PARCEL
EXHIBIT A
PROPERTY DESCRIPTION

All that real property situated in the City of Stockton, County of San Joaquin, State of California, being a portion of Section 35 of "El Rancho del Campo de Los Franceses" (C.M. Weber Grant), as shown on the Parcel Map for Parkside filed in Book 22 of Parcel Maps, Page 145, San Joaquin County Records, more particularly described as follows:

BEGINNING at the northeast corner of said Parcel Map filed in Book 22 of Parcel Maps, Page 145, said point also being the southeast corner of Laurel Farms, filed in Book 13 of Maps and Plats, Page 26, San Joaquin County Records;

Thence South 17° 17' 46" East, 1081.56 feet along the easterly line of said Parcel Map and the east line of said Section 35;

Thence leaving said easterly line, South 72° 46' 59" West, 1155.69 feet;

Thence North 16° 53' 21" West, 1083.85 feet, to a point on the Northerly line of said Parcel Map, said point also being on the south line of said Laurel Farms;

Thence along said northerly line, North 72° 53' 47" East, 1148.00 feet to said point of beginning.

Containing 28.63 acres.

BASIS OF BEARINGS

The Basis of Bearings for this Description is The Map Filed in Book 22 of Parcel Maps, Page 145, San Joaquin County Records.

SURVEYOR'S STATEMENT

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyor's Act on May 14, 2003.

Michael David Jones
PLS 6173
Dated: 05/14/03
RESOLUTION APPROVING
THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS7-03)
AND ADOPTING THE MODIFIED "FINDINGS AND MITIGATION
MONITORING/REPORTING PROGRAM FOR
THE PARKSIDE INDUSTRIAL PARK PROJECT"

WHEREAS, an Initial Study/Mitigated Negative Declaration for the Parkside Industrial Park General Plan Amendment and Rezoning Project (the "Project") was prepared by the City of Stockton pursuant to the California Environmental Quality Act (Public Resources Code sections 21000, et seq., hereafter "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, sections 15000 et seq., hereafter the "State CEQA Guidelines") and the City of Stockton Guidelines for Implementing CEQA ("Local Guidelines"); and

WHEREAS, at its legally noticed meeting of June 24, 2004, the Stockton Planning Commission accepted oral comments on, considered, and recommended approval of the Initial Study/Mitigated Negative Declaration (IS7-03), as amended, by the City Council; and

WHEREAS, pursuant to the City of Stockton Guidelines for Implementation of CEQA, the approval of the Initial Study/Mitigated Negative Declaration, as amended, was scheduled for consideration at a public meeting which was conducted by the City Council on September 14, 2004; and

WHEREAS, by this resolution, the City Council, as a lead agency under CEQA for preparing the Initial Study/Mitigated Negative Declaration and as the entity with final decision-making authority in regard to the related discretionary applications, desires to comply with the requirements of CEQA, the State CEQA Guidelines, and the Local Guidelines for consideration, approval, and use of the Initial Study/Mitigated Negative Declaration by the City Council, and any other responsible agencies in connection with the approval and subsequent implementation of the Project; now, therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS
FOLLOWS:

The Initial Study/Mitigated Negative Declaration (IS 7-03) and the "Findings and
Mitigation Monitoring/Reporting Program for the Parkside Industrial Park" are hereby
approved and adopted based on the following findings:

1. The Initial Study/Mitigated Negative Declaration (IS7-03) has been
completed in compliance with the California Environmental Quality Act
(CEQA), State CEQA Guidelines and City of Stockton Guidelines for the
Implementation of CEQA.

2. The Initial Study/Mitigated Negative Declaration (IS7-03) has been
reviewed and considered prior to any related project approvals, reflects
the City's independent judgment and has been found to be adequate for
said approvals.

3. Based on the review of IS7-03, it has been determined that, subject to any
modifications and mitigation measures identified in IS7-03, the project will
not have a significant effect on the environment.

4. Pursuant to Section 15074 of the State CEQA Guidelines (California Code
of Regulations), all project approvals shall be based on and subject to the
CEQA findings and mitigation measures as specified in The Findings and
Mitigation Monitoring/Reporting Program for the Parkside Industrial Park

PASSED, APPROVED AND ADOPTED ________________________.

__________________________  
GARY A. PODESTO  
Mayor of the City of Stockton

ATTEST:

__________________________  
KATHERINE GONG MEISSNER  
City Clerk of the City of Stockton
Resolution No. __________

STOCKTON CITY COUNCIL

RESOLUTION AMENDING
THE GENERAL PLAN FROM LOW/MEDIUM-DENSITY RESIDENTIAL TO
PERFORMANCE-INDUSTRIAL DESIGNATION (GPA 2-03)
FOR THE PARKSIDE INDUSTRIAL PARK PROJECT

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 part of it; and

WHEREAS, an amendment to the City of Stockton 1990 General Plan Diagram has been requested by Industrial Development International, Inc., relative to property located at the northeast corner of B and Zephyr Streets; and

WHEREAS, following a public hearing, the Planning Commission adopted a resolution on June 24, 2004, recommending the City Council approve a request by Industrial Development International, Inc., for a General Plan amendment to change the General Plan designation from Low/Medium-Density Residential to Performance-Industrial designation for property located at the northeast corner of B and Zephyr Streets; and

WHEREAS, the City Council of the City of Stockton has reviewed and considered the Planning Commission recommendation and all environmental documents necessary for the approval of the proposed amendment to the City of Stockton 1990 General Plan Diagram 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 proposal conforms on balance to the existing City of Stockton General Plan Policies for the location and development of Performance-Industrial uses.

City Atty: [Signature]
Review Date: September 4, 2004
2. The land uses allowed under the proposed General Plan designation are expected to be compatible with existing and proposed land uses surrounding the subject site.

3. The proposed General Plan 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. An Initial Study/Mitigated Negative Declaration (IS7-03) has been prepared and certified in order to update the environmental documentation for this project, pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). In addition, the proposed project is subject to the Findings of Fact and Mitigation Monitoring/Reporting Program for the Parkside Industrial Park Project, which was previously adopted with the requirement to implement and monitor all applicable mitigation measures.

B. That based upon the above findings, the City Council upholds the Planning Commission recommendation and approves the proposed General Plan amendment to change the General Plan designation from Low/Medium-Density Residential to Performance-Industrial designation for a site at the northeast corner of B and Zephyr Streets.

PASSED, APPROVED AND ADOPTED ____________________________

__________________________
GARY A. PODESTO
Mayor of the City of Stockton

ATTEST:

__________________________
KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
ORDINANCE NO. _________

AN ORDINANCE AMENDING CHAPTER 16 OF THE STOCKTON MUNICIPAL CODE, WHICH SETS FORTH THE ZONING PROVISIONS OF THE CITY OF STOCKTON, BY AMENDING THE "ZONING MAP," PARTICULARLY REFERRED TO IN SECTION 16-210.030 OF THE STOCKTON MUNICIPAL CODE FOR THE MODIFICATION OF EXISTING ZONING BOUNDARIES AND ACREAGES FROM R-1, SINGLE-FAMILY DISTRICT TO E-P, ENTERPRISE-PERFORMANCE DISTRICT, FOR 28.6± ACRES LOCATED AT THE NORTHEAST CORNER OF B AND ZEPHYR STREETS (INDUSTRIAL DEVELOPMENT INTERNATIONAL, INC., Z-3-03)

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

SECTION 1. Rezoning Reclassification.

The City Council hereby finds and declares, based upon the record of these proceedings, that the provisions of this ordinance are consistent with the City of Stockton 1990 General Plan, specifically the Land Use Element of the General Plan and the objectives, goals and policies of the General Plan; that Initial Study/Mitigated Negative Declaration (IS7-03) for the Parkside Industrial Park Project, has been prepared for Industrial Development International, Inc. Rezoning Project (the Project), in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City's Guidelines for the Implementation of CEQA, and said environmental document has been reviewed and certified by the City Council; and that, pursuant to Sections 15070 and 15074 of the State CEQA Guidelines and to Public Resources Code Section 21081.6, the approval of this rezoning request (Z-3-03) by Industrial Development International, Inc. (the property owner), is based on, and subject to, the implementation of the concurrently adopted findings as specified in the related findings for the project.

The "Zoning Map" particularly referred to in Section 16-210.030 of the Stockton Municipal Code, and by reference made a part of said Code is hereby amended as follows, to wit:

The subject property (as described in Exhibit A, which is attached hereto and incorporated herein by this reference), which is located in the City of Stockton, County of San Joaquin, State of California, is hereby reclassified in accordance with the rezoning descriptions contained in the attached Exhibit A (REZONING REQUEST OF INDUSTRIAL DEVELOPMENT INTERNATIONAL, INC., Z-3-03).
SECTION 2. Effective Date.

This ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: ________________

EFFECTIVE: ________________

GARY A. PODESTO
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
PROPOSED E-P ZONE PARCEL
EXHIBIT A
PROPERTY DESCRIPTION

All that real property situated in the City of Stockton, County of San Joaquin, State of California, being a portion of Section 35 of “El Rancho del Campo de Los Franceses” (C.M. Weber Grant), as shown on the Parcel Map for Parkside filed in Book 22 of Parcel Maps, Page 145, San Joaquin County Records, more particularly described as follows:

BEGINNING at the northeast corner of said Parcel Map filed in Book 22 of Parcel Maps, Page 145, said point also being the southeast corner of Laurel Farms, filed in Book 13 of Maps and Plats, Page 26, San Joaquin County Records;

Thence South 17° 17' 46" East, 1081.56 feet along the easterly line of said Parcel Map and the east line of said Section 35;

Thence leaving said easterly line, South 72° 46' 59" West, 1155.69 feet;

Thence North 16° 53' 21" West, 1083.85 feet, to a point on the Northerly line of said Parcel Map, said point also being on the south line of said Laurel Farms;

Thence along said northerly line, North 72° 53' 47" East, 1148.00 feet to said point of beginning.

Containing 28.63 acres.

BASIS OF BEARINGS

The Basis of Bearings for this Description is The Map Filed in Book 22 of Parcel Maps, Page 145, San Joaquin County Records.

SURVEYOR'S STATEMENT

This real property description has been prepared by me or under my direction, in conformance with the Professional Land Surveyor's Act on May 14, 2003.

Michael David Jones
PLS 6173
Dated: 05/14/03