STATEMENT OF TIMELY AVAILABILITY OF WATER SUPPLY
TIDEWATER CROSSING MASTER DEVELOPMENT PLAN

environmental impacts are described in more detail in the EIR; the availability of water supplies for the project are discussed in the EIR and described in detail in the WSA.

In its WSA, COSMUD determined that it presently has sufficient water supplies to meet the water demands of the project. The WSA is hereby incorporated by reference. Copies of the WSA can be reviewed at the LAFCO offices, 1860 East Hazelton or at the Stockton Permit Center, 345 North El Dorado Street, Stockton. A copy of the WSA has been submitted to LAFCO as an appendix to the EIR for the project.

GC 65352.5 sets forth specific information to be provided to the planning agency in Subsection (c), items 1-9. The information required by GC 65352.5 (c) is provided below; the information is arranged and numbered in accordance with the referenced code section.

GC 65352.5(c)(1) Urban Water Management Plan. The City of Stockton has prepared and adopted an Urban Water Management Plan (UWMP), which was most recently updated in December 2005. A copy of the UWMP has previously been provided to LAFCO.

GC 65352.5(c)(2) Capital improvement Program. The City of Stockton has prepared and adopted a Capital improvement Program (CIP) that includes the City's planned water supply improvement projects. The most recent version of the CIP for the years 2008-2013 was adopted by the City Council on May 20, 2008.

GC 65352.5(c)(3) Existing Water Supply. The City of Stockton currently meets its water needs with a combination of surface and groundwater supplies. Approximately 69% of Stockton's total water supply is derived from surface water, with 31% derived from groundwater.

Existing surface water supplies are obtained via the Stockton East Water District (SEWD). Potential water supplies available under existing SEWD contracts total 180,000 acre-feet per year (AFY); however, under various supply restriction and water year type conditions, actual water supply availability ranges from about 104,000 AFY in a wet year to 30,000 AFY in a critical dry year. Existing SEWD surface water supplies include the following sources:

- Calaveras River water, via New Hogan Reservoir, this supply includes water that is contractually allocated to Calaveras County, but which has not yet been used by the County.
- Interim Stanislaus River Water stored in New Melones Reservoir and delivered via Goodwin Dam and the SEWD's Farmington Canal. Up to 75,000 AFY of interim water is availed under this agreement, but delivered water volumes have been substantially limited by Central Valley Project operational changes.
- Section 215 "spill" water contracts from New Melones Reservoir.
Mike Niblock, Director
July 10, 2008
Page 3 of 4

STATEMENT OF TIMELY AVAILABILITY OF WATER SUPPLY
TIDEWATER CROSSING MASTER DEVELOPMENT PLAN

- Oakdale Irrigation District (OID) and South San Joaquin Irrigation District (SSJID) water transfers. The OID/SSJID contract is based on unimpaired inflow to the New Melones Reservoir. Water deliveries range from 8,000 to 30,000 AFY.

SEWD water supplies are apportioned among the California Water Service Company, the City of Stockton, Lincoln Village Maintenance District and Colonial Heights Maintenance District, in accordance with the "Second Amended Contract" involving the named agencies.

Additional information on water supplies available to the City is provided in the WSA for the Tidewater Crossing Master Development Plan.

GC 65352.5(c)(4) and (5) Surface and Groundwater Quantity Purveyed in Previous Five Years. Table 1 quantifies the amount of surface water and groundwater purveyed by the City of Stockton in each of the previous five whole water years. Water years run from April 1 through March 31 of each year.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SURFACE WATER VOLUME (AFY)</th>
<th>GROUNDWATER VOLUME (AFY)</th>
<th>TOTAL WATER PURVEYED (AFY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003-2004</td>
<td>18,164</td>
<td>13,820</td>
<td>31,984</td>
</tr>
<tr>
<td>2004-2005</td>
<td>19,426</td>
<td>15,124</td>
<td>34,550</td>
</tr>
<tr>
<td>2005-2006</td>
<td>21,190</td>
<td>13,560</td>
<td>34,750</td>
</tr>
<tr>
<td>2006-2007</td>
<td>21,941</td>
<td>13,040</td>
<td>34,981</td>
</tr>
<tr>
<td>2007-2008</td>
<td>27,029</td>
<td>12,086</td>
<td>39,115</td>
</tr>
</tbody>
</table>

GC 65352.5(c)(6) Proposed Additional Water Supplies. The City's proposed future water supplies consist of both groundwater and surface water sources, to be managed conjunctively. Additional information on conjunctive water management and groundwater supplies is provided in the WSA for the project.

The City has established a groundwater yield target of approximately 0.6 acre-feet per acre annually from the City of Stockton Metropolitan Area (COSMA), which would amount to a total of 35,171 AFY available for use. The proposed groundwater yield target is approximately 20% less than the lowest "safe yield" estimated for the groundwater system underlying the COSMA. Consultants for the City have estimated the safe yield for the groundwater to range between 0.75 and 1.0 acre-feet-acre annually. Additional groundwater supplies are available now and do not require additional improvements other than continued expansion of the City's well field.

The Delta Water Supply Project (DWSP) is the City's preferred project to meet projected future domestic water demands. The DWSP will generate 33,600 AFA initially up to 125,900 AFA in 2050 that would be diverted from the Delta, treated and conveyed to the City's domestic water supply distribution system via new pipelines. The initial phase of
Mike Niblock, Director
July 10, 2008
Page 4 of 4

STATEMENT OF TIMELY AVAILABILITY OF WATER SUPPLY
TIDEWATER CROSSING MASTER DEVELOPMENT PLAN

the DWSP, with a capacity of 30 million gallons per day is expected to be completed in
2011. The DWSP is also expected to be able to process additional "area of origin"
waters during wet years; these flows could be directed, together with other available
excess waters, to groundwater recharge.

On January 22, 2008 the City of Stockton approved a 40-year agreement between with
Woodbridge Irrigation District (WID) by which the City will purchase 6,500 AF of water
per year. The contract also provides that amount of water available will increase in the
future as the City expands northward, displacing more agricultural lands current being
serviced by WID. The water can be treated in the water treatment plant being
constructed as part of the DWSP.

The City is pursuing several other water development opportunities including interim,
short-term pumping of groundwater at a rate of 0.75 acre-feet/acre/year; purchase of
other raw surface water supplies through interim, willing seller and water transfers for
direct agricultural use or groundwater recharge; purchase of interim treated water
supplies from neighboring communities; increased water recycling and water
conservation; participation with SEWD And other agencies in new surface water supply
development; and groundwater recharge and banking programs.

GC 65352.5(c) (7) Water Customers by Land Use. Based on UWMP (page 10) data, the
City serves a total of approximately 47,700 connections. Of these, approximately 92.1%
(43,937 connections) are residential uses; approximately 2.9% (1,362) serve commercial
and industrial users; and the remaining 1.8% (840 connections) consists of landscape
connections and temporary uses. The municipal system does not service agricultural
users.

GC 65352.5(c) (8) Water Use Reduction Measures. The City of Stockton UWMP
incorporates several Water Demand Management Measures (WDMM's) (Section 6) and
a Water Shortage Contingency Plan (WSCP) (Section 7) that coordinates the
implementation of WDMM's and other measures during water shortage periods.
Implementation of these programs is projected to result in water conservation of at least
10% during dry years and at least 15% during critical dry years. Projected water savings
are not segregated by land use. WDMM's include survey and inspection programs,
plumbing retrofit programs, pricing and rebate programs, conservation programs,
information and education, and other measures. The WSCP provides a coordinated
program for implementation of WDMM's that increases in intensity in accordance with
water shortage stages.

Please refer any question to Robert Granberg at (209) 937-8779.

MARK J. MADISON
DIRECTOR OF MUNICIPAL UTILITIES DEPARTMENT

MJM:RLG:pd

::ODMA/GRPW/SE/COS.MUD.MUD.Library:125897.1
REGIONAL HOUSING NEEDS
FAIR SHARE PLANNING STATEMENT

TIDEWATER CROSSING MASTER
DEVELOPMENT PLAN

SAN JOAQUIN COUNTY
LOCAL AGENCY FORMATION COMMISSION
ANNEXATION APPLICATION #A-05-01

Prepared for:
San Joaquin County
Local Agency Formation Commission
1860 Hazelton Avenue
Stockton, CA 95205

August 2008
TIDEWATER CROSSING
MASTER DEVELOPMENT PLAN

Regional Housing Needs Fair Share Planning Statement

Introduction

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 specifies that LAFCO must consider “the extent to which a proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments” [§ 56668(i)]. This memorandum is submitted to the San Joaquin County Local Agency Formation Commission (LAFCO) to assist the commissioners in their consideration of the matter as it relates to the processing of an annexation proposal for the Tidewater Crossing Master Development Plan.

Project Description

The Tidewater Crossing Master Development Plan is comprised of approximately 909± acres located within San Joaquin County near the City of Stockton’s southeast City Limit boundary. The Plan Area is generally bounded by the Stockton Metropolitan Airport to the north, State Route Highway 99 to the east, Union Pacific Railroad (UPRR) to the west and East French Camp Road to the south.

The Project Proponent has filed the appropriate entitlement applications with the City of Stockton to convert the Plan Area from primarily agriculture/agricultural-residential uses to industrial, commercial, residential and open space/recreational uses. Said application includes a General Plan Amendment, Prezone, Master Development Plan, Tentative Tract Map, and Development Agreement.

The master planned community includes a maximum of 2,663 residential dwelling units on approximately 370± acres, including traditionally-sized lots, small-lot clusters and small-lot alley-loaded dwellings. Included within the residential units are approximately 265 multi-family housing units, which may be constructed as apartments, town homes or condominiums. Tidewater Crossing also includes 186,200 square feet of commercial space on 16.6± acres, which will provide a variety of services for residents, such as a grocery store, personal services and financial institutions. Additionally, the master planned community includes approximately 224± acres of industrial and use, which will support approximately 529,300 square feet of light industrial land use and approximately 4.7 million square feet of warehouse industrial use.

Discussion

Regional Housing Needs

The regional housing needs for each city and county in the State of California is determined by a council of governments, which establishes for each city and county within its jurisdiction an allocation of housing units by income category (low, low/moderate, moderate, etc.) for which a city or county must inventory and identify
adequate sites, which will be made available through the application of zoning and development standards, and with services and facilities, to meet the identified housing need.

State Planning Law requires each city and county to prepare a Housing Element as a mandated component of its General Plan and to use the locally prepared council of governments Regional Housing Needs Plan (RHNP) as a basis for setting Housing Element Policy for facilitating the development of housing within identified income categories. Notwithstanding the allocation of housing across all income categories, the emphasis of the RHNP is on the adequate provision of low and low/moderate income housing.

City of Stockton RHNP Allocation

The Housing Element of the City of Stockton General Plan includes a "fair share" allocation of regional housing based on the Regional Housing Needs Plan (RHNP) as prepared by the San Joaquin Council of Governments for the period 2001-2008. The RHNP allocated 4,934 Very Low Income Units, 2,972 Low-Income Units, 3,277 Moderate-Income Units, and 6,897 above Moderate-Income Units, for a total of 18,081 units to the City of Stockton as its fair share of the regional housing for all income levels.

A list of residential developments active within the City of Stockton as of November 2007 is shown on Exhibit 'A', including the number of mapped units, issued building permits and lots remaining in a subdivision. The general location of each subdivision is shown in Exhibit 'B'.

Meeting Housing Needs Within Tidewater Crossing

The Tidewater Crossing Project provides a wide range of housing types and sizes to accommodate individuals and families, which are anticipated to move to or relocate within the City of Stockton.

The Tidewater Crossing land use plan includes a maximum of 2,663 dwelling units, of which approximately 1,530 are planned as standard lot single-family dwelling units having an average estimated sales value of $425,000 per unit. The mix of housing units proposed within Tidewater Crossing also includes approximately 864 dwelling units having an average sales price of $350,000 per unit. Tidewater Crossing includes approximately 269 multi-family residential dwelling units of which some may be for sale and valued at approximately $250,000 per unit; while some may be for rent and valued at $150,000 per unit.

The U.S. Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development (HCD) annually establish family income levels, which are used as part of the formula to establish the affordability of various housing. For example, in the City of Stockton a four-person household is classified as moderate-income (defined as 120% of median) with an annual income of up to $60,700. A household with this annual income could afford to pay a monthly gross
rent (including utilities) of up to $1,518, which translates to a house priced at $188,891
or below. Based on the San Joaquin Council of Governments criteria for very low and
low-income households, the proposed project cannot meet the fair share housing
affordability objectives for the region.

Conclusion

Tidewater Crossing is within the City's Sphere of Influence and the planning area is
designated on the City's General Plan Land Use Diagram as a "Village". The City utilizes
the "Village Concept" as the primary basis for planning large areas designated on the
Land Use Diagram. Key features of a village include a mix of housing types and
densities comprehensively planned and linked together with neighborhood serving
commercial uses, schools, public services, bicycle and pedestrian trails and open space.

The residential densities proposed within the Tidewater Crossing planning area conform
to the requirements as described in the 2035 General Plan Land Use Element and
contribute to a "fair share" of the housing needs as defined in the City's Regional Fair
Share Housing Allocation Plan.
<table>
<thead>
<tr>
<th>Map #</th>
<th>Residential Subdivision Project Name</th>
<th>Tentative Map #</th>
<th>TM Acres</th>
<th>Map Units</th>
<th>SSD Permits Issued</th>
<th>Lots Remaining</th>
<th>% Project Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Riverwalk</td>
<td>TM13-06</td>
<td>19</td>
<td>113</td>
<td>27</td>
<td>85</td>
<td>24%</td>
</tr>
<tr>
<td>2</td>
<td>Vista Garden, Vista Garden East, Vista Garden West</td>
<td>TM24-05</td>
<td>50</td>
<td>250</td>
<td>82</td>
<td>277</td>
<td>23%</td>
</tr>
<tr>
<td>3</td>
<td>hillside</td>
<td>TM37-04</td>
<td>8</td>
<td>60</td>
<td>0</td>
<td>60</td>
<td>0%</td>
</tr>
<tr>
<td>4</td>
<td>Little John Creek</td>
<td>TM13-06</td>
<td>161</td>
<td>832</td>
<td>720</td>
<td>83</td>
<td>63%</td>
</tr>
<tr>
<td>5</td>
<td>Pacific Stockton Estates, Sierra County Club, Waterview Estates West, East, South Ranch, South Estates, Fairway Greens, Windchime Park, Meadowlands, Dawnview Estates, Northgate</td>
<td>TM1-06, TM2-06, TM3-09, TM4-06, TM14-08, TM5-09, TM15-03, TM22-03, TM24-04</td>
<td>303</td>
<td>2,503</td>
<td>1,742</td>
<td>760</td>
<td>70%</td>
</tr>
<tr>
<td>6</td>
<td>Sealbeach I and II</td>
<td>TM09-03, TM14-03</td>
<td>73</td>
<td>240</td>
<td>167</td>
<td>83</td>
<td>67%</td>
</tr>
<tr>
<td>7</td>
<td>Montejo I &amp; II</td>
<td>TM13-03, TM17-04</td>
<td>142</td>
<td>584</td>
<td>281</td>
<td>303</td>
<td>43%</td>
</tr>
<tr>
<td>8</td>
<td>Marana Estates (Parish)</td>
<td>TM33-03, TM23-03 (County Map)</td>
<td>42</td>
<td>73</td>
<td>0</td>
<td>73</td>
<td>0%</td>
</tr>
<tr>
<td>9</td>
<td>Riverside &amp; Riverland West</td>
<td>TM11-04 &amp; TM15-04</td>
<td>108</td>
<td>204</td>
<td>108</td>
<td>176</td>
<td>43%</td>
</tr>
<tr>
<td>10</td>
<td>Cornerstone I</td>
<td>TM25-03</td>
<td>14</td>
<td>166</td>
<td>2</td>
<td>164</td>
<td>1%</td>
</tr>
<tr>
<td>11</td>
<td>Simms Estates</td>
<td>TM04-04</td>
<td>8</td>
<td>59</td>
<td>9</td>
<td>20</td>
<td>23%</td>
</tr>
<tr>
<td>12</td>
<td>Silver Springs / Gold Springs</td>
<td>TM29-05 &amp; TM10-04</td>
<td>65</td>
<td>326</td>
<td>272</td>
<td>53</td>
<td>8%</td>
</tr>
<tr>
<td>13</td>
<td>Carnes Park</td>
<td>TM4-04</td>
<td>100</td>
<td>1,100</td>
<td>40</td>
<td>660</td>
<td>9%</td>
</tr>
<tr>
<td>14</td>
<td>Westlake Village (SPW)</td>
<td>TM11-04</td>
<td>200</td>
<td>2,630</td>
<td>258</td>
<td>2,374</td>
<td>1%</td>
</tr>
<tr>
<td>15</td>
<td>Marinas Manor</td>
<td>TM15-04</td>
<td>8</td>
<td>72</td>
<td>7</td>
<td>65</td>
<td>44%</td>
</tr>
<tr>
<td>16</td>
<td>Charlotta's Oasis</td>
<td>TM04-05</td>
<td>15</td>
<td>156</td>
<td>43</td>
<td>62</td>
<td>41%</td>
</tr>
<tr>
<td>17</td>
<td>The Eucalyptus at Spencer Park East</td>
<td>TM42-03</td>
<td>16</td>
<td>427</td>
<td>27</td>
<td>256</td>
<td>120%</td>
</tr>
<tr>
<td>18</td>
<td>Carina Estates</td>
<td>TM32-04</td>
<td>3</td>
<td>17</td>
<td>3</td>
<td>17</td>
<td>0%</td>
</tr>
<tr>
<td>19</td>
<td>Grid Oak Estates</td>
<td>TM23-04</td>
<td>14</td>
<td>82</td>
<td>3</td>
<td>80</td>
<td>3%</td>
</tr>
<tr>
<td>20</td>
<td>Calaveras Estates #2</td>
<td>TM25-04</td>
<td>13</td>
<td>77</td>
<td>18</td>
<td>62</td>
<td>13%</td>
</tr>
<tr>
<td>21</td>
<td>Tuscania Cove</td>
<td>TM02-04</td>
<td>4</td>
<td>14</td>
<td>3</td>
<td>14</td>
<td>3%</td>
</tr>
</tbody>
</table>

**SINGLE FAMILY TOTAL:**
- TM Acres: 2,243
- Map Units: 9,734
- SSD Permits Issued: 3,240
- Lots Remaining: 5,143
- % Project Completed: 48%

**MULTIFAMILY TOTAL:**
- TM Acres: 93
- Map Units: 1,857
- SSD Permits Issued: 894
- Lots Remaining: 736
- % Project Completed: 52%

* "TM Acres" refers to the gross acreage sold on the approved Tentative Map.
* "SSD Permits" represent the number of permits issued to date.
* "Lots Remaining" are the lots with building permits issued in that project.
* Based on Tentative Maps of 16 parcels or more.

**Upgraded:** 11/16/07
RESOLUTIONS AND ORDINANCES

FOR

TIDEWATER CROSSING MASTER DEVELOPMENT PLAN PROJECT

FRENCH CAMP INVESTMENTS, LLC, ET AL
RESOLUTION APPROVING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR2-05) FOR THE TIDEWATER CROSSING MASTER DEVELOPMENT PLAN PROJECT

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

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 Final Environmental Impact Report for the Tidewater Crossing Master Development Plan Project and adopts the Findings, Statement of Overriding Considerations and Mitigation Monitoring/Reporting Program for the General Plan amendment (GPA1-05), Prezoning (Z-1-05), Master Development Plan (MDP2-05) and Development Agreement (DA1-05), for property located on the southwest side of the Stockton Metropolitan Airport, west of State Route 99, northeast of East French Camp Road, as set forth in the report of the Planning Commission filed with the City Council on October 28, 2008, based upon the following findings:

1. The Draft EIR and Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, and City Guidelines for the Implementation of CEQA.

2. The FEIR 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. The anticipated benefits of the proposed project outweigh the unavoidable or unresolved adverse environmental effects, as supported by the Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Tidewater Crossing MDP.

4. Based on the significant and/or potentially significant environmental effects identified in Final Environmental Impact Report for the Tidewater Crossing MDP (FEIR 2-05) and pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, all applicable approvals are based on, and subject to the adopted findings, mitigation/measures and mitigation monitoring/reporting provisions, as specified in the Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Tidewater Crossing MDP.

PASSED, APPROVED AND ADOPTED ________________________________________________________________________.

ATTEST:

EDWARD J. CHAVEZ, Mayor
of the City of Stockton

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

::ODMA\GRPWISE\ICOS.CDD.CDD_Library:71466.1

City Atty
Review
Date  October 22, 2008

643
Resolution No. __________

STOCKTON CITY COUNCIL

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE PROJECT SITE FROM PORTIONS OF VILLAGE AND INDUSTRIAL TO LOW-DENSITY RESIDENTIAL, MEDIUM-DENSITY RESIDENTIAL, HIGH-DENSITY RESIDENTIAL, OPEN SPACE, PARKS AND RECREATION AND RELOCATION OF A PROPOSED SCHOOL SYMBOL FROM NORTH TO SOUTH FOR THE TIDEWATER CROSSING MASTER DEVELOPMENT PLAN PROJECT (GPA1-05)

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

An amendment to the City of Stockton 2035 General Plan Diagram has been requested by French Camp Investments, LLC, et al, relative to property located on the southwest side of the Stockton Metropolitan Airport, west of State Route 99, northeast of East French Camp Road; and

Following a public hearing, the Planning Commission adopted a resolution on October 2, 2008, recommending the City Council approve a request by French Camp Investments, LLC, et al, for a General Plan amendment to amend portions of Village and Industrial to Low-Density Residential, Medium-Density Residential, High-Density Residential, Open Space and Parks and Recreation and relocation of a proposed school symbol from north to south for property located on the southwest side of the Stockton Metropolitan Airport, west of State Route 99, northeast of East French Camp Road; and

The City Council of the City of Stockton has reviewed and considered the Planning Commission's recommendation and all environmental documents necessary for the approval of the proposed amendment to the City of Stockton 2035 General Plan Diagram at a duly noticed public hearing on October 28, 2008; now, therefore,

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

A. The City Council finds as follows:

1. The City of Stockton has reviewed the Final Environmental Impact Report (FEIR 2-05) for the proposed project and has certified that it has been completed in compliance with CEQA and that the final decision-making body for this and/or any
related discretionary approval for the project has considered the information contained in the Draft EIR and Final EIR prior to approving the project.

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

3. The proposed General Plan amendment is not expected to 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 proposed project is consistent with the 2035 General Plan, as amended. In the event that a court determines that the 2035 General Plan is invalid, then this project is found to be consistent with the 1990 General Plan as amended by this project. In this event, approval of this project includes, by inference, approval of an amendment to the 1990 General Plan.

5. The Industrial land uses for Neighborhood “C” allowed under the proposed General Plan designation are expected to be compatible with existing and proposed surrounding land uses within the project.

B. Based upon the above findings, the City Council upholds the Planning Commission’s recommendation and approves the proposed General Plan amendment to amend the portions of the project site from portions of Village and Industrial to Low-Density Residential, Medium-Density Residential, High-Density Residential, Open Space, Parks and Recreation and relocation of a proposed school symbol from north to south for a site on the southwest side of the Stockton Metropolitan Airport, west of State Route 99, northeast of East French Camp Road (the Tidewater Crossing Master Development Plan Project, GPA1-05).

PASSED, APPROVED AND ADOPTED ____________________________.

EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

::ODMAGRPWISE\COS.CDD.CDD_Library:71458.1
RESOLUTION APPROVING THE REQUEST OF FRENCH CAMP INVESTMENTS, LLC, ET AL FOR A TIDEWATER CROSSING MASTER DEVELOPMENT PLAN FOR A PROPOSED 909± ACRE PROJECT TO INCLUDE RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OPEN SPACES, PARKS AND SCHOOL USES, FOR PROPERTY ON THE SOUTHWEST SIDE OF THE STOCKTON METROPOLITAN AIRPORT, WEST OF THE STATE ROUTE 99 AND NORTHEAST OF EAST FRENCH CAMP ROAD (MDP2-05)

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

A Master Development Plan has been requested relative to the area on the southwest side of the Stockton Metropolitan Airport, west of the State Route 99 and northeast of East French Camp Road; and

Said areas are bounded by southwest by agricultural-residential properties, consisting mostly of hobby-farms and other smaller agricultural pursuits within the jurisdiction of San Joaquin County; north by various industrial uses zoned IG, Industrial General. A portion of the northern site boundary follows the current Stockton city limits; northeast by the Stockton Metropolitan Airport and the California Air National Guard facility within the jurisdiction of San Joaquin County; and east by agricultural lands, west and southwest by rural/low density residential land uses within the jurisdiction of San Joaquin County; and

The City Council of the City of Stockton has reviewed and considered the Planning Commission recommendation and all related environmental documentation necessary for the approval of the proposed Tidewater Crossing Master Development Plan at a duly noticed public hearing on October 28, 2008; 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 City of Stockton has reviewed the Final Environmental Impact Report (FEIR2-05) for the proposed project and has certified that it has been completed in compliance with the California Environmental Quality Act (CEQA) and that the final decision-making body for this and/or any related discretionary approval for the project has considered the information contained in the Draft EIR and Final EIR prior to approving the project.

2. The proposed Master Development Plan is consistent with the general land uses, objectives, policies, and programs of the 2035 General Plan and other adopted goals and policies of the City.
3. The Master Development Plan proposes development patterns that comply with the criteria established by both the General Plan and the City's Zoning District Standards.

4. The Master Development Plan will be a balanced community that includes housing, jobs, transportation services and infrastructure, shopping and retail services, and schools facility, recreation opportunities, and all necessary public services.

5. The Master Development Plan will provide a variety of housing types, densities and lot sizes.

6. The Master Development Plan will provide suitable sites for office uses and retail uses which will generate jobs in addition to the residential uses proposed.

7. The Master Development Plan will provide areas that will serve as local community marketplaces and provide sites for three K-8 elementary schools.

8. The Master Development Plan will create a significant park, open space and trail system that connects neighborhoods, schools, and public places and provides active and passive recreation.

9. The Master Development Plan will provide a necessary and logical link in the orderly, phased extension of sewer, water and stormwater systems to the south side of Stockton.

10. The Master Development Plan will promote water conservation by establishing an integrated water management and reuse distribution system for irrigation of public and private spaces.

11. The proposed Master Development Plan, with the change of Neighborhood "C" to Industrial, is consistent with the general land uses, objectives, policies and programs of the 2035 General Plan and other adopted goals and policies of the City.

PASSED, APPROVED and ADOPTED ____________________________

EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

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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 TO CLASSIFY TO RL (RESIDENTIAL, LOW-DENSITY), RM (RESIDENTIAL, MEDIUM-DENSITY), RH (RESIDENTIAL, HIGH DENSITY), IL (INDUSTRIAL, LIMITED), PF (PUBLIC FACILITIES) AND OS (OPEN SPACE), FOR PROPERTY LOCATED ON THE SOUTHWEST SIDE OF THE STOCKTON METROPOLITAN AIRPORT, WEST OF THE STATE ROUTE 99 AND NORTHEAST OF FRENCH CAMP ROAD (TIDEWATER CROSSING, Z-1-05)

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

SECTION 1. Prezoning Classification.

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 2035 General Plan, specifically the Land Use Element of the General Plan and the objectives, goals and policies of the General Plan; that Final Environmental Impact Report (EIR2-05) for the Tidewater Crossing Master Development Plan Project, has been prepared for French Camp Investments, LLC, et al, Prezoning 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 15091 and 15093 of the State CEQA Guidelines and Public Resources Code section 21081.6, the approval of this Prezoning request (Z-1-05) by French Camp Investments, LLC, et al (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 "Zoning Map," particularly referred to in Section 16-210.030 of the Stockton Municipal Code, and by reference made a part hereof, said Code is hereby amended as follows, to wit:

That the subject property (as described in Exhibits "A through I", 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 Prezoning descriptions contained in the attached Exhibits (PREZONING REQUEST OF FRENCH CAMP INVESTMENTS, LLC, ET AL, Z-1-05).
SECTION 2. Effective Date.

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

ADOPTED: ____________________________
EFFECTIVE: __________________________

EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
LEGAL DESCRIPTION
PREZONE AREA - LOW DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEASTER CORNER OF THAT CERTAIN 64.787 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, SAID POINT ALSO BEING ON THE SOUTHWESTERN RIGHT OF WAY LINE OF TIDEWATER SOUTHERN RAILWAY (60.00 FEET WIDE);

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 35°06'12" EAST 81.34 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 35°06'12" EAST 2,502.24 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005826);

THENCE, ALONG SAID SOUTHEASTERN LINE (2006-005826), SOUTH 31°32'02" WEST 2,146.30 FEET;

THENCE, LEAVING SAID SOUTHEASTERN LINE, ALONG THE ARC OF A NON-TANGENT 3,933.72 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 34°04'30" WEST, THROUGH A CENTRAL ANGLE OF 03°42'19", AN ARC DISTANCE OF 254.39 FEET;

THENCE, NORTH 59°34'59" WEST 918.27 FEET;

THENCE, NORTH 14°34'59" WEST 113.14 FEET;

THENCE, NORTH 59°34'59" WEST 88.00 FEET;
THENCE, SOUTH 75°25'01" WEST 113.14 FEET;

THENCE, NORTH 59°34'59" WEST 1,107.15 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 3,705.72 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 30°25'28" EAST, THROUGH A CENTRAL ANGLE OF 07°48'55", AN ARC DISTANCE OF 505.47 FEET TO A POINT ON THE NORTHWESTERN LINE OF SAID PARCEL OF LAND (2006-005857);

THENCE, ALONG SAID NORTHWESTERN LINE (2006-005857), NORTH 30°29'55" EAST 1,705.57 FEET;

THENCE, LEAVING SAID NORTHWESTERN LINE, ALONG THE ARC OF A NON-TANGENT 1,962.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 52°03'22" EAST, THROUGH A CENTRAL ANGLE OF 21°02'47", AN ARC DISTANCE OF 720.70 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 30.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°00'35" EAST, THROUGH A CENTRAL ANGLE OF 62°41'08", AN ARC DISTANCE OF 32.82 FEET;

THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 51°40'33" EAST, THROUGH A CENTRAL ANGLE OF 30°39'59", AN ARC DISTANCE OF 53.52 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°00'34" WEST, THROUGH A CENTRAL ANGLE OF 61°00'46", AN ARC DISTANCE OF 31.95 FEET;

THENCE, NORTH 27°58'40" EAST 163.12 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,167.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°43'56", AN ARC DISTANCE OF 483.38 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 85°45'16" WEST, THROUGH A CENTRAL ANGLE OF 94°04'30", AN ARC DISTANCE OF 32.84 FEET;

THENCE, NORTH 00°46'11" EAST 106.01 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 03°06'12" EAST, THROUGH A CENTRAL ANGLE OF 93°09'22", AN ARC DISTANCE OF 32.52 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,167.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 85°56'50" WEST, THROUGH A CENTRAL ANGLE OF 17°32'36", AN ARC DISTANCE OF 357.32 FEET;

651
THENCE, NORTH 73°09'09" EAST 302.30 FEET;
THENCE, NORTH 72°55'27" EAST 123.28 FEET;
THENCE, NORTH 72°03'36" EAST 48.97 FEET;
THENCE, NORTH 73°59'06" EAST 86.86 FEET;
THENCE, NORTH 79°52'09" EAST 42.73 FEET;
THENCE, NORTH 86°00'58" EAST 19.44 FEET;
THENCE, NORTH 78°47'47" EAST 29.91 FEET TO SAID POINT OF BEGINNING.
CONTAINING 173.24 ACRES OF LAND, MORE OR LESS.
THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISCN, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009