AGENDA ITEM:

9.01 EIR11-03, GPA12-03, SPA4-03, Z-17-08, DA7-05, A-03-10

DATE:

October 28, 2008

PROJECT:

a) Certify a Final Environmental Impact Report (FEIR11-03);
b) Amend the General Plan designation from Village and Industrial to Residential Estates, Low, Medium and High Density Residential, Administrative Professional, Parks and Recreation, Commercial, Open Space/Agriculture, Institutional and Industrial (GPA12-03);
c) Review Development Agreement to facilitate and define the development phasing and financial responsibility of the Mariposa Lakes Specific Plan Project (DA7-05);
d) Prezoning to Commercial, General; Commercial, Neighborhood; Industrial, General; Industrial, Light; Open Space; Public Facilities, Residential, Estate, Low Density, Medium Density, High Density; and University/College (Z-17-03);
e) Adoption of the Mariposa Lakes Specific Plan for property located south of State Route 4, east of Mariposa Road and west of Kaiser Road (SPA4-03);
f) Authorize the City Manager to file an Annexation request with the Local Agency Formation Commission (A-03-10).

APPLICANT:
PCCP Mariposa Lakes, LLC, et al (Mariposa Lakes Specific Plan Project)

PRESENTOR:
Planning Manager, David Stagnaro, AICP
LAND USE MAP

LEGEND

1F  single-family

Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY PLANNING COMMISSION
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
ILLUSTRATIVE SITE PLAN

Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
<table>
<thead>
<tr>
<th></th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Totals*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>4,298</td>
<td>2,449</td>
<td>2,438</td>
<td>974</td>
<td>403</td>
<td>10,562</td>
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<tr>
<td>Commercial Square Footage</td>
<td>642,500</td>
<td>169,900</td>
<td>197,100</td>
<td>0</td>
<td>0</td>
<td>1,009,500</td>
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<td>Industrial Square Footage</td>
<td>-70,700</td>
<td>748,800</td>
<td>6232,600</td>
<td>6403,300</td>
<td>2,563,100</td>
<td>2,265,100</td>
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<tr>
<td>Schools</td>
<td>2 ES</td>
<td>1 HS, 1 ES</td>
<td>1 ES</td>
<td>1 ES</td>
<td>1 ES</td>
<td>6 ES, 1 HS</td>
</tr>
<tr>
<td>Park Acres</td>
<td>64</td>
<td>30</td>
<td>63</td>
<td>25</td>
<td>15</td>
<td>197</td>
</tr>
<tr>
<td>Open Space Acres</td>
<td>108</td>
<td>24</td>
<td>139</td>
<td>38</td>
<td>18</td>
<td>327</td>
</tr>
<tr>
<td>Total Population</td>
<td>13,496</td>
<td>7,690</td>
<td>7,654</td>
<td>3,060</td>
<td>1,265</td>
<td>33,165</td>
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<tr>
<td>Total Jobs</td>
<td>1,557</td>
<td>3,435</td>
<td>5,660</td>
<td>2,100</td>
<td>1,862</td>
<td>14,615</td>
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<tr>
<td>Other Major Land Uses</td>
<td>Library, Fire Station</td>
<td>Library, Fire Station</td>
<td>Library, Fire Station</td>
<td>Library, Fire Station</td>
<td>Library, Fire Station</td>
<td>Library, Fire Station</td>
</tr>
</tbody>
</table>

*All area calculations are rounded-off in this summary.

** Business Professional

PHASING SUMMARY
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
PROPOSED CIRCULATION
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
CROSS SECTIONS
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

FARMINGTON RD
50'-75' Landscape Buffer
Residential Development

35' Buffer
Parking/Access
Industrial Building

Community Edge Conditions
Key Map

STOCKTON CITY COUNCIL
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03
PROPOSED ANNEXATION
A-03-10
± 3,723 ACRES

Mariposa Lakes Project
FISCAL IMPACT ANALYSIS
PUBLIC FACILITIES FINANCING PLAN
ERRATA DOCUMENTS
DEVELOPMENT AGREEMENT
Recommended Actions

Item 9.01

Environmental Impact Report (EIR11-03) - Certification
General Plan Amendment (GPA12-03) - Approval
Development Agreement (DA7-05) - Approval
Prezoning (Z-17-03) - Approval
Specific Plan Amendment (SPA4-03) – Approval
Annexation (A-03-10) – Authorize filing with LAFCO

ACTION DATE: OCTOBER 28, 2008
### VILLAGE LAND USE TABLE

#### Mariposa Lakes Project

**EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03**

- **Stockton City Council**
- **PH: 08-28-08**

<table>
<thead>
<tr>
<th>Village</th>
<th>Austin Road Village</th>
<th>Farmington Road Village</th>
<th>Duck Creek Village</th>
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</thead>
<tbody>
<tr>
<td>People</td>
<td>17,821 people</td>
<td>9,959 people</td>
<td>5,386 people</td>
</tr>
<tr>
<td>Units</td>
<td>5,676 units</td>
<td>3,172 units</td>
<td>1,715 units</td>
</tr>
<tr>
<td>VRE</td>
<td>39 units</td>
<td>9 units</td>
<td>0 units</td>
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<tr>
<td>VLDR</td>
<td>2,495 units</td>
<td>690 units</td>
<td>1,007 units</td>
</tr>
<tr>
<td>VMHDR</td>
<td>2,410 units</td>
<td>1,728 units</td>
<td>708 units</td>
</tr>
<tr>
<td>VHDR</td>
<td>731 units</td>
<td>745 units</td>
<td>0 units</td>
</tr>
<tr>
<td>Commercial Sq.Ft.</td>
<td>642,510 sq.ft.</td>
<td>169,884 sq.ft.</td>
<td>197,109 sq.ft.</td>
</tr>
<tr>
<td>Parks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community</td>
<td>62.0 acres</td>
<td>40.3 acres</td>
<td>15.4 acres</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>49.6 acres</td>
<td>14.4 acres</td>
<td>14.8 acres</td>
</tr>
<tr>
<td>Schools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>4 schools</td>
<td>1 school</td>
<td>1 school</td>
</tr>
<tr>
<td>High</td>
<td>0 school</td>
<td>1 school</td>
<td>0 school</td>
</tr>
<tr>
<td>Community College</td>
<td>1 school</td>
<td>0 school</td>
<td>0 school</td>
</tr>
</tbody>
</table>

**Note:** The residential unit counts shown in this MLSP represent the maximum unit count permitted under the MLSP. Actual unit counts may be less than the maximum as a result of the project’s compliance with the City’s applicable development standards and tentative subdivision map conditions of approval.
Conceptual Amtrak Multi-Modal Station

- Bus Drop-off Phase I
- Bus Drop-off Phase II
- Amtrak Train Station (8,000 - 12,000 sf) w/ Potential Small Commercial Use in Station
- Commercial/Retail
- High Density Residential
- Pedestrian Bridge or Tunnel to Outer Platforms
- Community Parking Lot for 370 Cars with Potential Expansion for Parking Structure
- Outer Platforms

CITY OF STOCKTON

STOCKTON CITY COUNCIL
Typical Cul-De-Sac Entry to Public Greenway
Typical Lake Cross Sections

- **Wetlands Filter**
  - Lake Overflow Weir
    - 0.25 ft. above normal water level
    - Provides 3.75 AF of retention

- **Lake Biofilter**
  - 3 ft. gravel bed
  - +/- 1000 SF
  - +/- 500 GPM

- **Aeration**
  - Aeration pods
    - Volume low pressure
    - Creates vertical circulation patterns

- **Lake Retention**
  - Wetland filters
    - Captures and filters nuisance and stormwater runoff prior to entering lake
    - Handles all runoff from subdivision

Outlet to downstream lake or creek
PUBLIC CONTACT WITH LITTLE JOHN’S CREEK

ENLARGEMENT

CROSS SECTIONS

Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
CROSS SECTIONS
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
Typical Creek Restoration Cross Sections
Community & Neighborhood Parks
Industrial and Business Park Site Planning
Site Planning Guidelines

Entries

The entry of a residential dwelling shall be articulated as a focal point of the building’s front elevation. Architectural features that enhance the entryway include:

- Archways,
- Columns,
- Courtyards,
- Porches,
- Recesses or projections,
- Roof elements, and
- Windows.

This example of a good residential entry features a porch, recessed door, and decorative facade element.
Typical House Types

Townhomes

Townhomes are attached housing products. They are generally two or three stories. Townhomes can have garages in either the front or back.
Typical House Types

Apartments

Plan View of Apartments

Contrasting Trim
Iron Railing
Trellis
Pedestrian Paseo
Safety Lighting

Courtyard of Typical Apartments

Apartments are typically one or two stories. They have private space in the form of balconies or patios and shared yard space. Apartments should be designed so that the shared space is as visible as possible.

Rear of Typical Apartments

Chimney
Rear Gable
Window Header and Sill
Private Balcony
Private Patio
Decorative Shutters
Slider Windows
Community Open Space
Typical House Types
Cluster Homes

Cluster homes, often called courtyard homes, have shared, private driveways. Backyards wrap around the cluster of homes. These lots are generally between 3,000 and 4,500 square feet in size.
Typical House Types
Multi-Family Dwelling

Front doors in these townhomes are visible from the common open space.
Public Spaces in Commercial Areas
PUBLIC CONTACT WITH LITTLE JOHN'S CREEK

CROSS SECTIONS
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

EXHIBIT 17
CROSS SECTIONS
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
COMMUNITY ENTRY MONUMENTS

Mariposa Lakes Project

EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
STOCKTON CITY COUNCIL

PROPERTY OWNERS

Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL
FEMA FLOOD PLAIN BOUNDARIES
Mariposa Lakes Project
EIR11-03, GPA12-03, DA7-05, Z-17-03, SPA4-03

STOCKTON CITY COUNCIL