AGENDA ITEM: 9.02  FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

DATE: October 28, 2008

PROJECT: Tidewater Crossing Master Development Plan

a) Certify a Final Environmental Impact Report (FEIR2-05);
b) Amend the General Plan designation from Village and Industrial to Low, Medium, High-Density Residential, Commercial, Open Space/Agriculture and Parks and Recreation and relocate a proposed elementary symbol from the north to the south adjacent to a proposed community park in the Master Development Plan project site (GPA 1-05);
c) Approve Development Agreement to facilitate and define the development phasing and financial responsibility of the Tidewater Crossing Master Development Plan Project (DA1-05);
d) Adopt of the Master Development Plan for property located southwest of the Stockton Metropolitan Airport, west of State Route 99, northeast of East French Camp Road (MDP2-05).
e) Prezone to RL, Residential, Low-Density; RM, Residential, Medium-Density; RH, Residential High-Density; CG, Commercial, General; IL, Industrial Limited; PF, Public Facilities and OS, Open Space (Z-1-05);
f) Authorize the City Manager to file an Annexation request with the Local Agency Formation Commission (A-05-1).

APPLICANT: French Camp Investments, LLC, et al.

PRESENTER: CDD Deputy Director, Barbara Berlin, AICP
French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

Stockton City Council
## LAND USE SUMMARY
### PLANNING COMMISSION RECOMMENDATION

<table>
<thead>
<tr>
<th>Type of Land Uses</th>
<th>Gross Acres</th>
<th>No. of Units or Square Footage</th>
<th>Density (Units/Acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>265 Acres</td>
<td>1,670</td>
<td>6.3</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>44 Acres</td>
<td>431</td>
<td>9.8</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>10 Acres</td>
<td>264</td>
<td>26</td>
</tr>
<tr>
<td>Commercial</td>
<td>17 Acres</td>
<td>186,200</td>
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</tr>
<tr>
<td>Industrial</td>
<td>275 Acres</td>
<td>5,821,900</td>
<td></td>
</tr>
<tr>
<td>Community Park</td>
<td>14 Acres</td>
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</tr>
<tr>
<td>Neighborhood Parks</td>
<td>10 Acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space/Existing Slough and Easement</td>
<td>73 Acres</td>
<td></td>
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<tr>
<td>Lakes</td>
<td>8 Acres</td>
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<td></td>
</tr>
<tr>
<td>School</td>
<td>19 Acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood Control Basin</td>
<td>93 Acres</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Site-**  ±909 acres  
**Anticipated residents-**  7,300 people  
**Anticipated employment-**  4,610 jobs
French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL

EXHIBIT 11
PHASING AND LAND USE PLAN – APPLICANT’S PROPOSAL

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1
PROPOSED INDUSTRIAL
LAND USE PLAN – PLANNING COMMISSION RECOMMENDATION

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
CONSISTENT WITH DEIR ALTERNATIVE PLAN 4

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
EXHIBIT 13

ILLUSTRATIVE PLAN

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
PARKS & OPEN SPACE

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
CIRCULATION

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
Industrial Access Exhibit

CIRCULATION
French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
Errata

to

Tidewater Crossing Master Development Plan (TCMDP)

1. Page 6-49, Under “Plan” Section-replaced with the following:

    The Tidewater Crossing Master Development Plan project is required to dedicate 1.3 acres of land in Phase II for a permanent fire station that houses an engine and a truck company. The initial firehouse may be a temporary structure constructed to the satisfaction of the Fire Chief. The exact location will be determined by the Fire Chief. An operational firehouse is required when the amount of occupied residential structures reaches 301. Changes to the current development plan may alter this requirement.

    Adequate staffing of the firehouse will be determined by negotiation between the City and the Professional Firefighter’s Local 456. If a traditional source of funding cannot be identified to fund the operation and staffing of the firehouse, the Project Developer shall identify an alternative funding source, which may include the formation of a Community Facilities District (CFD) to cover operations and staffing. Should the City decide to locate the firehouse in a different location other than the Tidewater Crossing MDP project site, the development must still pay its fair share for PFF and fire service operations.

2. Page 6-49, added the following sentence at the end of No. 3:

    In addition, operational costs are funded through the Measure “W” ¼-cent sales tax that was approved by voters in 2004 to provide revenue for the City’s public safety employees. A Community Facilities District (CFD) may be used as an alternative funding source if Measure W funds are unavailable.

3. Page 9-22, Section 9.7.3- added the following sentence at the end of Policy 2:

    ...Or a green building program of comparable effectiveness at the time building permits are approved.

4. Page 6-50-revised No. 2 regarding the security plan:

    The Owner, Developer and/or successors-in-interest (ODS) shall prepare a detailed security plan for each tentative map and/or development area and submit same for the approval of the Police Department. The security plan shall provide for an on-site full time (24/7) security patrol service funded by the Homeowners Association and shall also include video surveillance equipment with 14-day continuous recording capability and 30 day archival capacity subject to the approval of the Police Department at strategic locations in the community without violating private property rights.

5. Page 11-25, revised the following policy:
Policy 11.2: The requisite backbone and arterial infrastructure for approximately 8± acres of commercial land use shall be constructed upon build-out of 50% of the residential units associated with the development of Villages A, B, C, D, E and F (i.e., approximately 550 dwelling units). The backbone and arterial infrastructure for the remaining 8± acres of commercial land use shall be constructed prior to the build-out of 30% of the dwelling units associated with Villages I, J, K, L, M & N (i.e., approximately 270 dwelling units). The requisite backbone and arterial infrastructure for approximately 150 acres of industrial use shall be constructed prior to build-out of 50% of all residential units (i.e., approximately 1330 dwelling units). For all commercial and industrial uses, the project developer shall use all reasonable efforts to market such land uses and shall report such marketing activity on an annual basis to the City.

In any event, the owner, developer, and/or successors-in-interest shall be entitled to a revision to the development plan if a high employment land use application is made for any future development.

If the City Council approves the Planning Commission recommendation to change Neighborhood “C” from Medium-Density Residential to Industrial and prezone to IL, Industrial, Limited. The requisite of backbone and arterial infrastructure for the TCMDP would be revised as follows:

Policy 11.2: The requisite backbone and arterial infrastructure for approximately 8± acres of commercial land use shall be constructed upon build-out of 50% of the residential units associated with the development of Villages B, C, D, E and F (i.e., approximately 438 dwelling units). The backbone and arterial infrastructure for the remaining 8± acres of commercial land use shall be constructed prior to the build-out of 30% of the dwelling units associated with Villages I, J, K, L, M & N (i.e., approximately 270 dwelling units). The requisite backbone and arterial infrastructure for approximately 150 acres of industrial use shall be constructed prior to build-out of 50% of all residential units (i.e., approximately 1218 dwelling units). For all commercial and industrial uses, the project developer shall use all reasonable efforts to market such land uses and shall report such marketing activity on an annual basis to the City.

In any event, the owner, developer, and/or successors-in-interest shall be entitled to a revision to the development plan if a high employment land use application is made for any future development.

6. Page 11-25-added the following at the end of Section 11.3.8, Policies:

In the event that the TCMDP Development Agreement (DA) defaults, all financing mechanisms associated with impacts fees and processing fees stated on Section 2.04 (a), (b), (c), (d), (e) and (f) of DA is still applicable for this development.

7. Added a General Plan designation for “Parks and Recreation” and Zoning District for “PF, Public Facilities” in Figures 3-4 and 3-5.
- FISCAL IMPACT ANALYSIS
- PRELIMINARY FEASIBILITY ANALYSIS
- ERRATA DOCUMENTS
- DEVELOPMENT AGREEMENT
Recommended Actions

Item 9.02

Final Environmental Impact Report (FEIR2-05) - Certification
General Plan Amendment (GPA1-05) - Approval
Development Agreement (DA1-05) – Approval
Master Development Plan (MDP2-05 with ERRATA) – Approval
Prezoning (Z-1-05) - Approval
Annexation (A-05-1) – Authorize filing with LAFCO

ACTION DATE: OCTOBER 28, 2008
MASTER DEVELOPMENT PLAN

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
Pedestrian & Bike Path Diagram

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

CIRCULATION

STOCKTON CITY COUNCIL
STREET CROSSING SECTION
French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1
STREET CROSSING SECTION
French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1
STREET CROSSING SECTION
French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
EXHIBIT 21

STOCKTON CITY COUNCIL

STOCKTON CITY COUNCIL

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
NON-POTABLE MAP
French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
FLOOD CONTROL MAP

French Camp Investments, LLC, et al.

Tidewater Crossing Master Development Project

FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL
PHASING PLAN A

French Camp Investments, LLC, et al.
Tidewater Crossing Master Development Project
FEIR2-05, GPA 1-05, DA1-05, MDP2-05, Z-1-05, A-05-1

STOCKTON CITY COUNCIL