RESOLUTION APPROVING THE REQUEST OF PCCP MARIPOSA LAKES, LLC, ET AL FOR A MARIPOSA LAKES SPECIFIC PLAN FOR A PROPOSED ±3,723 ACRE PROJECT TO INCLUDE RESIDENTIAL, COMMERCIAL, OFFICE, INDUSTRIAL, OPEN SPACES, PARKS, SCHOOL AND OTHER PUBLIC FACILITY USES, FOR PROPERTY NORTH AND EAST OF MARIPOSA ROAD, SOUTH OF FARMINGTON ROAD, AND WEST OF KAISER ROAD (SPA4-03)

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 Specific Plan has been requested relative to the area north and east of Mariposa Road, south of Farmington Road, and west of Kaiser Road; and

Said areas are bounded to the west by agricultural and industrial properties, portions of which are within San Joaquin County; north by agricultural uses within San Joaquin County; east by agricultural uses within San Joaquin County; and south by agricultural-residential lands consisting of limited agricultural parcels with residences; 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 Mariposa Lakes Specific 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 (FEIR11-03) 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 Specific 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.

City Atty Review Date October 22, 2008
3. The Specific Plan proposes development patterns that comply with the criteria established by both the General Plan and the City's Zoning District Standards.

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

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

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

7. The Specific Plan will provide areas that will serve as local community marketplaces and provide sites for five K-8 elementary schools and one high school.

8. The Specific 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 Specific Plan will provide a necessary and logical link in the orderly, phased extension of sewer, water and stormwater systems to the southeast side of Stockton.

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

PASSED, APPROVED and ADOPTED OCT 28 2008

EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton