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 Industrial. 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.

CITY MANAGER
Dated: OCT 22, 2008
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 \text{OCT 28 2008}

EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

\text{KATHERINE GONG MEISSNER}
City Clerk of the City of Stockton