RESOLUTION APPROVING A PRECISE ROAD PLAN AMENDMENT TO THE ADOPTED EIGHT MILE ROAD PRECISE ROAD PLAN TO ALLOW RELOCATION OF A ROADWAY ACCESS, SIGNATURE DRIVE, EAST OF THE UNION PACIFIC RAIL ROAD AND FURTHER ALLOW FOR SIGNALIZATION OF THIS ACCESS WITH FUTURE DEVELOPMENT OF THE CANNERY PARK PROJECT, ALONG A SEGMENT OF ROADWAY GENERALLY BEGINNING EAST OF ITS INTERSECTION WITH LEACH ROAD AND ENDING EAST OF GOLFVIEW ROAD (P11-023)

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; and

The City of Stockton has adopted an Eight Mile Road Precise Road Plan to facilitate implementation of the General Plan; and

An amendment to the adopted Eight Mile Road Precise Road Plan has been requested by the Department of Public Works to allow relocation of a roadway access, Signature Drive, to serve the Cannery Park property and further allow for signalization of this access with future development of the Cannery Park project; and

Following a public hearing on October 13, 2011, the Planning Commission recommended that the City Council approve the request of the Department of Public Works to amend the adopted Eight Mile Road Precise Road Plan to allow the construction of a new roadway access, Signature Drive, on the south side of Eight Mile Road, east of Golfview Road, as a replacement for the two existing driveways that will be removed by the North Stockton Railroad Grade Separation Project; and

The City Council has reviewed and considered the Planning Commission's recommendation for approval of the proposed amendment to the adopted Eight Mile Road Precise Road Plan (Exhibit 1) at a duly noticed public hearing on December 13, 2011; now, therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Council finds as follows:
   a. The proposed project is consistent with the City’s 2035 General Plan Land Use and Circulation Diagram for the area.
   b. The proposed Precise Road Plan amendment is appropriate and reasonable and will improve access along the Eight Mile Road corridor.
   c. A Final Initial Study/Mitigated Negative Declaration (Final IS/MND) has been prepared and approved for the project. This Final IS/MND addresses the environmental impacts of the proposed Eight Mile Road/Signature Drive Signalization and Precise Road Plan Amendment Project. In addition, pursuant to Sections 15071 and 15074 of the State CEQA Guidelines, the Initial Study/Proposed Mitigated Negative Declaration must be adopted prior to any approval for the proposed project. In addition, the “Findings and Mitigation Monitoring/Reporting Program for the Eight Mile Road/Signature Drive Signalization and Precise Road Plan Amendment Project” has been adopted;

2. Based upon the above findings, the City Council upholds the Planning Commission’s recommendation and approves the proposed Eight Mile Road Precise Road Plan amendment which allows for relocation of a roadway access, Signature Drive, to serve the Cannery Park property and further allow signalization of this access with future development of the Cannery Park project, as shown on Exhibit 2. The plan is subject to the following conditions:
   a. Signature Drive shall be designed and constructed to prevent on-site cross traffic for a minimum of 200 feet from the ultimate right-of-way location along Eight Mile Road. A maintenance easement shall be dedicated to the City of Stockton extending back a minimum of 100 feet from the crosswalk line to allow for City maintenance of the vehicle detection system and traffic signal equipment.
   b. The owners, developers, and/or successor’s-in-interest (ODS) of Assessors Parcels Numbers 122-020-18 and 122-020-19 shall be responsible for 100% of the cost of design and construction of the Signature Drive traffic signalization improvements. Further, the ODS shall dedicate at no cost any additional right-of-way
necessary to accommodate the proposed Signature Drive traffic signalization improvements.

c. If the Signature Drive traffic signalization improvements allowed by this Precise Road Plan Amendment (P11-023) are not constructed within ten years of the effective date of the amendment, the allowance for full intersection access shall be null and void and a right turn in/right turn out access only shall remain in effect.

3. The City Manager is authorized to take whatever action is necessary to carry out the purpose and intent of this resolution.

4. Pursuant to Stockton Municipal Code section 16.148.080, this Precise Road Plan Amendment shall become effective on the 31st day following adoption of this resolution.

PASSED, APPROVED, and ADOPTED December 13, 2011

ANN JOHNSTON, Mayor
of the City of Stockton

ATTEST:

BONNIE PAGE, City Clerk
of the City of Stockton
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STOCKTON TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE REQUEST OF THE DEPARTMENT OF PUBLIC WORKS, FOR A PRECISE ROAD PLAN AMENDMENT TO THE ADOPTED EIGHT MILE ROAD PRECISE ROAD PLAN, TO ALLOW A RELOCATION OF A ROADWAY ACCESS, SIGNATURE DRIVE, EAST OF THE UNION PACIFIC RAILROAD, AND FURTHER ALLOW FOR SIGNALIZATION OF THIS ACCESS WITH FUTURE DEVELOPMENT OF THE CANNERY PARK PROJECT, ALONG A SEGMENT OF ROADWAY GENERALLY BEGINNING EAST OF ITS INTERSECTION WITH LEACH ROAD AND ENDING EAST OF GOLFVIEW ROAD (P11-023)

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 a part of it;

The City of Stockton has adopted an Eight Mile Road Precise Road Plan to facilitate implementation of the General Plan; and

An amendment to the Eight Mile Road Precise Road Plan has been requested by the Department of Public Works to permit the construction of a new roadway access, Signature Drive, on the south side of Eight Mile Road, east of Golfview Road, as a replacement for the two existing driveways that will be removed by the North Stockton Railroad Grade Separation Project; and

Said area is bounded by a variety of residential, commercial, and industrial uses.

The Planning Commission of the City of Stockton finds and determines as follows:

That the amendment to the Eight Mile Road Precise Road Plan is recommended for adoption for the following reasons:

1. A Final Initial Study/Mitigated Negative Declaration (Final IS/MND) has been prepared and approved for the project. This Final IS/MND addresses the environmental impacts of the proposed Eight Mile Road/Signature Drive Signalization and Precise Road Plan Amendment Project. In addition, pursuant to Sections 15071 and 15074 of the State CEQA Guidelines, the Initial Study/Proposed Mitigated Negative Declaration (P11-023) must be adopted prior to any approval for the proposed project. In addition, the “Findings and Mitigation Monitoring/Reporting Program for the Eight Mile Road/Signature Drive Signalization and Precise Road Plan Amendment Project” has been adopted;

2. The proposed project is consistent with the City’s 2035 General Plan Land Use and Circulation Diagram for the area; and

3. The proposed Precise Road Plan Amendment is appropriate and reasonable and will improve circulation throughout the Eight Mile Road corridor.
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION
OF THE CITY OF STOCKTON AS FOLLOWS:

That the Planning Commission does hereby recommend to the City Council that the
proposed Eight Mile Road Precise Road Plan Amendment, which would allow relocation of
a roadway access, Signature Drive, east of the Union Pacific Railroad to serve the Cannery
Park property and allow for signalization of this access with future development of the
Cannery Park project, be approved (P11-023).

PASSED, APPROVED, AND ADOPTED this 13th day of October 2011, by the
following votes:

AYES: Commissioner Davis, Commissioner Fugazi, Commissioner Lopez,
Commissioner Surritt, Vice Chair Hatch, and Chair Fant

NOES:

ABSENT: Commissioner Garcia

ATTEST: 

MICHAEL M. NIBLOCK, SECRETARY
CITY PLANNING COMMISSION

APPROVED:

SAMUEL E. FANT, JR., CHAIR
CITY PLANNING COMMISSION