RESOLUTION APPROVING A PRECISE ROAD PLAN AMENDMENT TO THE
ADOPTED ARCH-AIRPORT/SPERRY ROAD PRECISE ROAD PLAN FOR THE
ARCHTOWN INDUSTRIAL PROJECT (P09-148)

The City of Stockton (City) 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; and

The City has adopted the Arch-Airport/Sperry Road Precise Road Plan to
facilitate implementation of the General Plan; and

An amendment to the Arch-Airport/Sperry Road Precise Road Plan has been
requested by FR Investment Properties, LLC, for the Archtown Industrial Project; and

Following a public hearing on November 8, 2010, the Planning Commission
recommended that the City Council approve the request for an amendment to the
adopted Arch-Airport/Sperry Road Precise Road Plan (Exhibit 1); and

The City Council has reviewed and considered the Planning Commission's
recommendation for the approval of the proposed amendment to the Arch-
Airport/Sperry Road Precise Road Plan (Exhibit 2) at a duly-noticed public hearing on
November 15, 2011; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS
FOLLOWS:

A. The City Council finds as follows:

1. An Initial Study/Final Mitigated Negative Declaration has been
prepared and adopted for the Project. The "Findings and Mitigation
Monitoring/Reporting Program for the Archtown Industrial Project"
has been adopted to ensure the implementation of all applicable
mitigation measures necessary to clearly reduce any potentially
significant impacts to a "less-than-significant" level.

2. The subject Project is consistent with the existing Industrial
designation on the City's 2035 General Plan Land Use and
Circulation Diagram for the area.
3. The subject Precise Road Plan amendment is appropriate and reasonable and will provide for access to the proposed industrial development on the south side of Arch Road, west of Newcastle Road.

B. Based upon the above findings, the City Council upholds the Planning Commission's recommendation and approves the Arch-Airport/Sperry Road Precise Road Plan amendment, subject to the following conditions:

1. Pursuant to Section 15074 of the State CEQA Guidelines, the Project shall be subject to all applicable mitigation measures identified in the City-adopted Initial Study/Mitigated Negative Declaration and the "Findings and Mitigation Monitoring/Reporting Program for the Archtown Industrial Project."

2. Comply with all applicable Federal, State, County, and City codes, regulations, and adopted standards and pay all applicable fees.

3. The owners, developers, and/or successors-in-interest shall be responsible for the dedication of any additional right-of-way necessary to accommodate the proposed amendment.

4. A minimum eight-foot wide sidewalk shall be provided on the south side of Arch Road.

PASSED, APPROVED, and ADOPTED November 15, 2011.

ANN JOHNSTON, Mayor of the City of Stockton

ATTEST:

BONNIE PAIGE, 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 FR INVESTMENT PROPERTIES, LLC, FOR A PRECISE ROAD PLAN AMENDMENT TO THE ARCH- AIRPORT/SPERRY ROAD PRECISE ROAD PLAN (P09-148)

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 Arch-Airport/Sperry Road Precise Road Plan to facilitate implementation of the General Plan; and

An amendment to the Arch-Airport/Sperry Road Precise Road Plan has been requested by FR Investment Properties, LLC, as part of a planned industrial warehouse-type development; and

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

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

That the amendment to the Arch-Airport/Sperry Road Precise Road Plan is recommended for adoption for the following reasons:

1. An Initial Study/Final Mitigated Negative Declaration has been prepared and adopted for the project. The "Findings and Mitigation Monitoring/Reporting Program for the Archtown Industrial Project" has been adopted to ensure the implementation of all applicable mitigation measures necessary to clearly reduce any potentially significant impacts to a "less-than-significant" level.

2. The subject project is consistent with the existing Industrial designation on the City's 2035 General Plan Land Use and Circulation Diagram for the area.

3. The subject Precise Road Plan a

4. Amendment is appropriate and reasonable and will provide for access to the proposed industrial development on the south side of Arch Road, west of Newcastle Road.

That the amendment to the Arch-Airport/Sperry Road Precise Road Plan is recommended for adoption subject to the following conditions of approval:

1. Pursuant to Section 15074 of the State CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the City-adopted Initial Study/Mitigated Negative Declaration and the "Findings and Mitigation Monitoring/Reporting Program for the Archtown Industrial Project."
2. Comply with all applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.

3. The owners, developers and/or successors-in-interest (ODS) shall be responsible for the dedication of any additional right-of-way necessary to accommodate the proposed amendment.

4. A minimum eight-foot wide sidewalk shall be provided on the south side of Arch Road.

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 Arch-Airport/Sperry Road Precise Road Plan amendment be approved.

PASSED, APPROVED, AND ADOPTED this 8th day of November 2010, by the following votes:

AYES: DAVIS, HATCH, SARRANT, FANT, FUGAZI

NOES:

ABSENT: KONTOS, SMITH

ATTEST: 

APPROVED:

MICHAEL M. NIBLOCK, SECRETARY
CITY PLANNING COMMISSION

CHRISTINA FUGAZI, CHAIR
CITY PLANNING COMMISSION
REVISED PRECISE ROAD PLAN

First Industrial Realty Trust
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STOCKTON CITY PLANNING COMMISSION
REVISED PRECISE ROAD PLAN

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