Findings of Approval for Vesting Tentative Maps and Environmental Determination

General Findings for Vesting Tentative Maps (Stockton Municipal Code (SMC) 16.188.060)

1. Both Vesting Tentative Maps, as proposed, are consistent with the City zoning district regulations and standards for Industrial, Limited zoning, where the proposed project site is situated. (SMC 16.24.130) Further, it has been determined that both proposed Vesting Tentative Maps are consistent with the subdivision regulations in the City's zoning ordinance. (SMC 16.188)

2. Both Vesting Tentative Maps, as conditioned, are consistent with the City's General Plan land use, goals, policies and programs. The stated purpose of the proposed Vesting Tentative Maps is to subdivide the project site for development of industrial land uses which conforms to the General Plan land use designation of Industrial. Both Vesting Tentative Maps would be consistent with the following General Plan Policies:

   - LU-5.2 Clustering of Uses – The City shall encourage the clustering of industrial uses into areas that have common needs and are compatible in order to maximize their efficiency.

   - LU-5.3 The City shall support of the assembly of land for new industrial growth where the fragmentation of parcels and/or the limited size of existing parcels act as a deterrent to the new industrial development.

3. Both Vesting Tentative Maps, as conditioned, are consistent with the City Council adopted Arch-Sperry Road Precise Road Plan. The project is required to design and construct its off-site improvements along Arch Road to conform with the Precise Road Plan, which will guide the design and construction of off-site improvements when adjacent properties are developed.

General Findings for Environmental Determination (SMC 16.88.040)

4. The Planning Commission has independently reviewed and considered the environmental documentation for the proposed project and found it to be adequate for the following reasons:

   a. A Final Environmental Impact Report was completed in compliance with the California Environmental Quality Act (CEQA), State Guidelines, and City Guidelines for the Implementation of CEQA.

   b. The Final Environmental Impact Report was reviewed and considered prior to any related project approvals, reflects the City's independent judgment, and has been found to be adequate for said approvals.

c. Based on the review of the Final Environmental Impact Report, it has been determined that, subject to any modifications and mitigation measures identified in the Final Environmental Impact Report, the project will have a significant effect on the environment.

d. Pursuant to Sections 15091 and 15093 of the CEQA Guidelines, all project approvals shall be based on and subject to CEQA findings and mitigation measures as specified in the "Findings and Statement of Overriding Considerations for the Norcal Logistics Center" and the "Mitigation Monitoring and Reporting Program contained in Chapter 4 of the Final Environmental Impact Report for the Norcal Logistics Center" dated February 2015.

5. Pursuant to Sections 15091 and 15093 of the State CEQA Guidelines (California Code of Regulations), the Planning Commission hereby determines that any related project approval(s) shall be based on and subject to the implementation of all applicable mitigation measures for each significant adverse environmental effect, as identified in the Final Environmental Impact Report and to the associated findings as specified in the report entitled "Findings and Statement of Overriding Considerations for the Norcal Logistics Center " and the "Mitigation Monitoring and Reporting Program contained in Chapter 4 of the Final Environmental Impact Report for the Norcal Logistics Center" dated February 2015, which is hereby certified and is on file at the City of Stockton Community Development Department, and is also available, on this date, on the City of Stockton website at: http://www.stocktongov.com/government/departments/communityDevelop/cdPlanEnv.html