

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO PARCEL MAP COS 18-04 (P12-110) SUBDIVISION AGREEMENT AND APPROVING THE RELINQUISHMENT OF ACCESS RESTRICTION ALONG THE ENTIRE SITE FRONTAGE OF MARIPOSA ROAD AS SHOWN ON PARCEL MAP BOOK 26, PAGE 119, SAN JOAQUIN COUNTY RECORDS

On May 14, 2015, the Stockton Planning Commission approved Vesting Tentative Maps (Tract 3732 and Tract 3733) and approved the certification of the environmental Impact Report for NorCal Logistics Center Project (P12-110); and

On November 27, 2018, the City Engineer approved a Subdivision Agreement, between the City of Stockton and NORCAL LANDCO, LLC outlining conditions for the approval of a parcel map for Norcal Logistics Center, Phase 2 Project; in compliance with Stockton Municipal Code Section 16.192.020A.4; and

On November 29, 2018, the Subdivision Agreement and Parcel Map for the Norcal Logistics Center, Phase 2 Project were recorded (as Parcel Map Book 26, Page 119) by the San Joaquin County Recorder's Office; and

NORCAL LANDCO, LLC. is requesting the first amendment to the recorded Subdivision Agreement for Parcel Map Book 26, Page 119, to revise certain conditions of approval; and

Stockton Municipal Code Section 16.192.050B.2 requires the City Council to consider changes to any tentative map conditions that are part of a subdivision agreement for a recorded parcel map; and

Approval of the requested amendment changes the timing and extent of frontage improvements to be constructed along the project site frontage of Mariposa Road. The developer will be constructing interim frontage improvements including a center turn median and a continuous right turn acceleration/deceleration lane estimated to cost \$6.4 million, when site development occurs; and the developer will be entering into a Deferred Improvement Agreement with the City to agree to construct the ultimate frontage improvements including curb, gutter, sidewalk, street lighting, and pavement lane widening, estimated to cost an additional \$978,000, when adjacent roadway drainage system improvements are constructed by the City or County as a CIP project. Said Agreement will provide an option for the ODS to pay the City \$978,000 for the cost of the ultimate improvements, with an additional construction inflationary adjustment applied, to satisfy the Agreement obligation. The combined Project buildout will consist of approximately 4.75 million square feet of high cube logistics distribution, 100,000 square feet of general office associated with the industrial space, and 65,000 square feet of

4. The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED March 5, 2019.

MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:

CHRISTIAN CLEGG, Deputy City Manager
and Interim City Clerk of the City of Stockton