

First Amendment to the Redevelopment Plan of the North Stockton
Redevelopment Project Area

Preliminary Plan

Approved by Planning Commission on _____

Approved By Redevelopment Agency on _____

Redevelopment Agency of the City of Stockton
425 N. El Dorado Street, 3rd Floor
Stockton, CA 95202



Preliminary Plan

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Table of Contents

Introduction.....	1
Added Area Location and Description	1
General Statement of Proposed Planning Elements.....	2
Land Uses.....	2
General Statement of Proposed Layout of Principal Streets.....	2
General Statement of Proposed Population Densities.....	2
General Statement of Proposed Building Intensities.....	3
General Statement of Proposed Building Standards.....	3
Attainment of the Purposes of the Redevelopment Law	3
Consistency with the General Plan of the City	4
General Impact of the Proposed Project upon the Residents of the Added Area and Surrounding Neighborhoods	4
Exhibit A – Map of Added Area	5
Exhibit B - Legal Description of Added Area.....	6

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Introduction

In an effort to expand its efforts to revitalize the North Stockton Redevelopment Project Area, the Redevelopment Agency of the City of Stockton ("Agency") has proposed an amendment to the Redevelopment Plan ("Plan") for the North Stockton Redevelopment Project Area ("Amendment") to add approximately 92 acres property along Eight Mile Road ("Added Area"). If adopted by the City Council in December 2005, the Amendment would permit the Agency to undertake certain redevelopment actions over a 30-year period within the Added Area. This Plan incorporates an Added Area map and legal description.

In accordance with Section 33324 of the California Community Redevelopment Law ("Law"), this Plan must:

- Describe the boundaries of the Added Area;
- Contain a general statement of land uses to be permitted within the Added Area and of the layout of principal streets, population densities, building intensities and standards proposed as the basis for the redevelopment of the Added Area;
- Show how the purposes of the Law would be attained by redevelopment of the Added Area;
- Show how the proposed redevelopment of the Added Area is consistent with the community's general plan; and
- Describe, generally, the impact of the project upon residents of the Added Area and surrounding neighborhoods.

Added Area Location and Description

The existing North Stockton Redevelopment Project Area ("Existing Area") contains most of the City located north of Harding Way between Interstate 5 and Highway 99. Adopted on July 13, 2004, the existing Redevelopment Plan provides the Agency the authority to undertake a comprehensive redevelopment program within the 3,822-acre Existing Area.

The Added Area is located in a recently annexed area in the northernmost portion of the City along the south side of Eight Mile Road, immediately east of the Union

Pacific Railroad right of way. The Added Area is located approximately .9 miles from the northern portions of the Existing Area. The Added Area contains a former cannery operation which has been closed for several years. Redevelopment is being sought to help facilitate reuse of this property. If adopted, the Amendment would enlarge the Existing Area by 92 acres, and increase the size of the total North Stockton Redevelopment Project Area by approximately 2.3 percent to 3,914 acres.

A map and legal description depicting the boundaries of the proposed Added Area are contained in Exhibits A and B of this Plan, respectively.

General Statement of Proposed Planning Elements

This Plan envisions that planning elements to be contained in the redevelopment plan will be identical to the applicable provisions of the City's General Plan and all other state and local codes and guidelines, as they may be amended from time to time.

Land Uses

Within the proposed Project Area, land uses shall be those permitted by the General Plan, as they exist today or are hereafter amended. Currently, the General Plan permits the following use(s) in the Added Area:

- Industrial
- Open Space
- Low-Medium Residential

General Statement of Proposed Layout of Principal Streets

The map in Exhibit A presents the principal streets within the Added Area. These include Eight Mile Road. These and other streets within the Existing Area may be widened or otherwise modified and additional streets may only be created as necessary for proper pedestrian and/or vehicular circulation in a manner consistent with the General Plan.

The layout of principal streets and those that may be developed in the future shall conform to the General Plan as currently adopted or hereafter amended.

General Statement of Proposed Population Densities

If the redevelopment plan is amended, permitted densities within the Added Area will conform to the General Plan and Zoning Code, as currently adopted or as hereafter amended, and other applicable codes and ordinances. This Plan and the Amendment do not propose any changes to population densities, development densities, or land use designations.

General Statement of Proposed Building Intensities

Building intensity shall be controlled by limits on the:

- Percentage of the building site covered by the building (land coverage);
- Size and location of the buildable area on the building site; and
- Height of the building.

The limits on building intensity shall be established in accordance with the provisions of the General Plan and Zoning Code, as they now exist or are hereafter amended. This Plan and the Amendment do not propose any changes to population densities, land use designations, or building intensities.

General Statement of Proposed Building Standards

Building standards shall conform to the building requirements of applicable codes and ordinances.

Attainment of the Purposes of the Redevelopment Law

The properties included in the proposed Added Area were selected because a preliminary review of these properties in the feasibility analysis preliminarily indicated the existence of blight, as defined by the Law. These physical and economic blighting conditions include high business vacancies, factors hindering economically viable use, unsafe and unhealthy buildings, and impaired investments. These conditions will be more extensively evaluated and documented during the redevelopment plan adoption process.

Redevelopment of the Added Area would attain the purposes of the Law by alleviating blighting conditions that the private sector, acting alone, has not remedied. The purposes of the Law would be attained by the proposed Amendment through the:

- Participation of owners and tenants in the revitalization of their properties;
- Replanning, redesign and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized; and
- Encouragement of modern, integrated development with improved pedestrian and vehicular circulation.

Consistency with the General Plan of the City

Because land uses, transportation, and other development standards proposed for the Added Area incorporate existing General Plan policies, this Plan is consistent with the General Plan. This Plan does not propose to institute additional land use policies not otherwise permitted by the General Plan, or other applicable codes and guidelines.

General Impact of the Proposed Project upon the Residents of the Added Area and Surrounding Neighborhoods

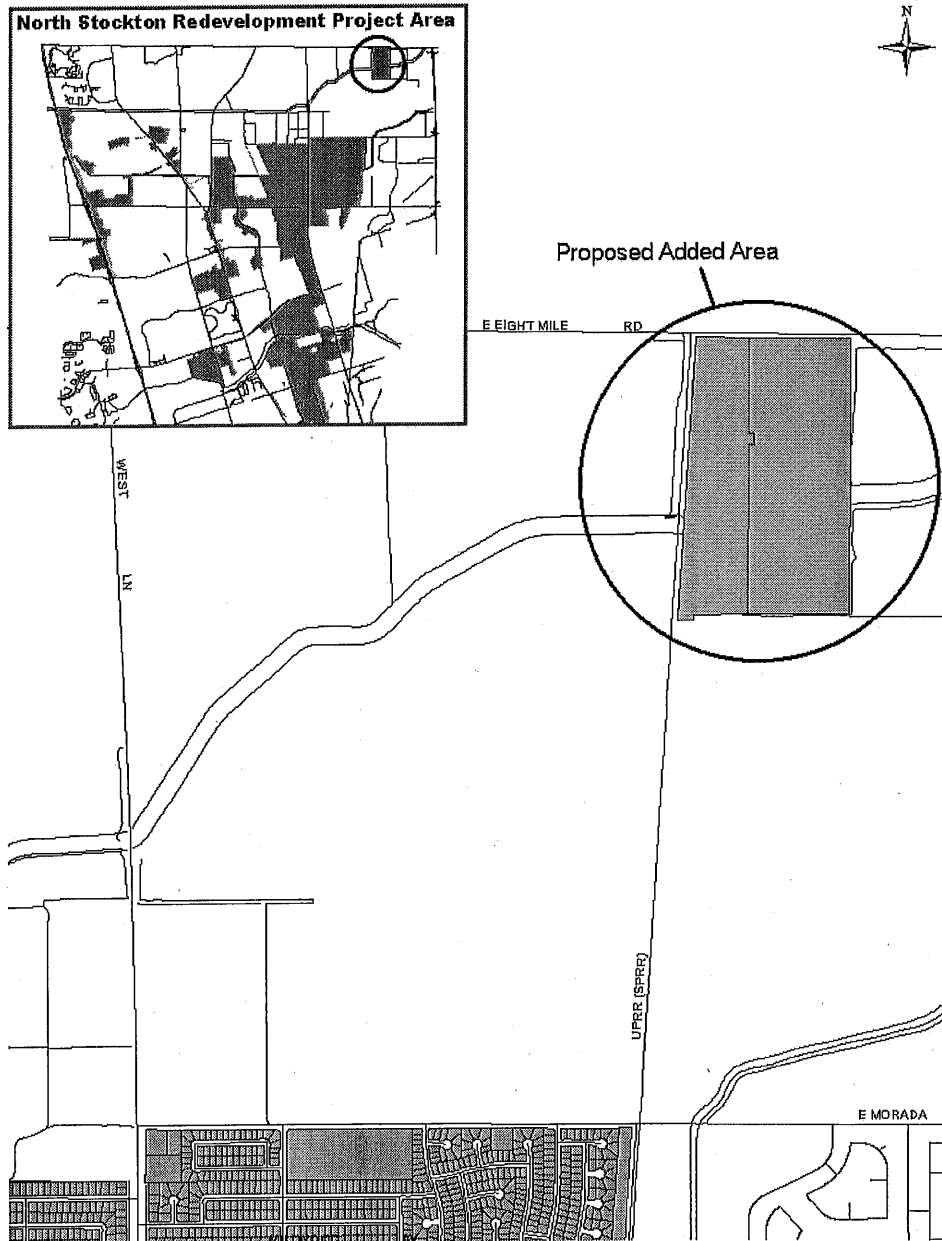
Project impacts on residents within, and adjacent to, the proposed Added Area will generally be improved economic and physical conditions. Through the Amendment and implementation of redevelopment projects in the Added Area, the Agency desires to facilitate the redevelopment of existing uses to better suit surrounding areas.

In addition to the Agency, project development and implementation will be subject to further review and approval by the City Council, Planning Commission, Redevelopment Commission, and other non-City environmental and taxing agencies. Further, the Agency will conduct a community outreach process during the Amendment formation and implementation phases to gain the continued insight and perspectives of affected property owners, business owners, residents, and other interested parties.

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Exhibit A – Map of Added Area



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Exhibit B - Legal Description of Added Area

TOGETHER WITH A PARCEL OF LAND LYING WITHIN THE CITY OF STOCKTON, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE EASTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY AND THE SOUTH LINE OF THE NORTH HALF OF SECTION ONE (1) OF TOWNSHIP TWO NORTH (2N), RANGE SIX EAST (6E); SAID POINT HAVING COORDINATES 2,205,715.75 FEET NORTH AND 6,337,804.00 FEET EAST; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 03° 42' 39" EAST 2,673.10 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF EIGHT MILE ROAD AND THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE ALONG THE SOUTHERLY LINE OF EIGHT MILE ROAD SOUTH 89° 24' 42" EAST 1,461.08 FEET; THENCE LEAVING SAID SOUTHERLY LINE ALONG THE FOLLOWING FOUR (4) COURSES;

SOUTH 00° 23' 16" WEST 2,586.56 FEET;

SOUTH 89° 26' 01" WEST 1,466.57 FEET;

SOUTH 00° 00' 00" WEST 50.00 FEET;

SOUTH 89° 25' 37" WEST 150.01 FEET;

TO THE POINT OF BEGINNING.

CONTAINING 92 ACRES MORE OR LESS.