



# PLAN STOCKTON



# BASELINE CONDITIONS

A summary description of the Stockton community in 2015 supporting the development of a new General Plan

August 2015

Attachment A



## *City of Stockton General Plan*



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*The Stockton Ballpark and Marina at Sunset*

## **Introduction**

In order to know where we want to go as a community, we need to know what we are. Having a common understanding of Stockton and its citizens allows us to be “on the same page” as we move forward with the formulation of a new General Plan. This Baseline Conditions chapter of the General Plan provides a concise snapshot of what Stockton is today.

As a practical matter, this new General Plan must comply with the requirements of the California Environmental Quality Act and Guidelines, collectively known as CEQA. The information in this chapter helps establish what is known as the “environmental setting”. The environmental setting is the measure by which the physical effects of the proposed General Plan are analyzed in the associated environmental impact report.

## **Location and Geography**

Stockton is sited in San Joaquin County within the Great Central Valley of California, one of the most diverse and productive agricultural areas in the world. The original city was founded on the San Joaquin River, in the northern San Joaquin Valley. The city is located in and along the eastern Sacramento-San Joaquin Delta; the largest estuary on the west coast of the Western Hemisphere with over 700 miles of waterways (State Department of Water Resources). Stockton is located approximately 45 miles south of

Sacramento and 80 miles east of San Francisco. The City currently occupies a total area of 64.8 square miles.

## Climate

Stockton enjoys a Mediterranean climate with hot, dry summers and mild winters. In an average year, about 80 percent of the average 14.06 inches of precipitation falls from October through April. Tule fog blankets the area during some winter days. The highest recorded temperature was 115 degrees Fahrenheit on July 23, 2006. The lowest temperature recorded was 16 degrees Fahrenheit on January 11, 1949.

Source: National Weather Service

Average annual number of clear days = 184 (Stockton ranks 11<sup>th</sup> in the U.S.)

Least number of days with thunderstorms = 3 (Stockton ranks 6<sup>th</sup> in the U.S.)

Source: Western Regional Climate Center

<http://www.wrcc.dri.edu/htmlfiles/state.extremes.html>

Temp (F)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
<b>Max</b>	54.9	60.8	67.7	72.4	82.3	89.4	94.5	93.1	88.8	78.3	64.8	55.7	75.2
<b>Min</b>	38.7	40.2	42.5	45.6	51.6	56.6	59.9	59.0	56.1	48.9	42.7	38.0	48.3
<b>Avg</b>	46.8	50.6	55.1	59.0	67.0	73.0	77.2	76.1	72.5	63.6	53.8	46.8	61.8

Source: Station: Stockton Metro Airport, Climatological Summary Sept. 1996 to Dec. 2008 <http://www.wrcc.dri.edu/summary/sck.ca.html>

## History

The Miwok Indians lived in the Central Valley among the Delta's waterways that were used as a source of food and a means of transportation. The Yokut Indians also lived along the Calaveras River. A significant number of Europeans and Americans began arriving in California in 1848, after gold was discovered in northern California, starting the Gold Rush. A former gold miner by the name of Charles Maria Weber formed a partnership with William Gulnac who had become a Mexican citizen. Gulnac applied in Weber's place for a land grant on the east side of the San Joaquin River. Weber subsequently acquired what became known as the Campos de la Franceses Mexican land grant. Weber built the first permanent residence in the San Joaquin Valley on land adjacent to the San Joaquin River Channel that became known as Weber Point. Stockton boomed as the third-largest city in California, during the years of the Gold Rush and latter 19th century.

## Government



*Stockton City Hall – Built in 1926, is a California Registered Historical Landmark*

Stockton was founded in June 1849 by Captain Charles Weber and was incorporated on July 23, 1850, prior to California being admitted as the 31<sup>st</sup> state in the Union on September 9, 1850. Stockton is a charter city located in and the county seat of San Joaquin County. The Council - Manager form of city government was first established by a vote of the people in November 1922. Under the Council – Manager form of government, policy-making and legislative authority are entrusted to the City Council. The City Manager is appointed by the Council and is responsible for carrying out policy and conducting the day-to-day business of the City.

The City provides a full range of municipal services including: public safety (police and fire), community development, economic development and affordable housing, public works, and street maintenance, parks, recreational services, libraries, and utilities. The Municipal Utilities Department supplies approximately 55% of all water to City residents, while CalWater, an investor-owned utility, and San Joaquin County provide the remaining water service in Stockton.

## People

### City Population, State Ranking, and Housing:

As of January 2015, the City of Stockton had an estimated population of 306,999 (State of California, Department of Finance). Stockton ranks as the 13<sup>th</sup> largest city in California. According to the 2010 U.S. Census, Stockton ranks as the 64<sup>th</sup> largest City in America.

Total Housing Units	Households	Group Quarters	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Occupied	Vacancy Rate	Persons Per Household
100,025	293,963	6,936	64,841	7,058	27,018	1,108	90,958	9.1%	3.23

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014*. Sacramento, California, May 2014.

### Density:

The City's average population density is 4,643 people for each square mile. The average density for all cities the United States is 1,593 people per square mile according to the U.S. Census Bureau (March 2015).

### U.S. Census Bureau Demographics:

Persons under 5 years, percent, 2010	8.4%
Persons under 18 years, percent, 2010	29.9%
Persons 65 years and over, percent, 2010	10.0%
Female persons, percent, 2010	51.0%
White alone, percent, 2010	37.0%
Black or African American alone, percent, 2010	12.2%
American Indian and Alaska Native alone, percent, 2010	1.1%
Asian alone, percent, 2010	21.5%
Native Hawaiian and Other Pacific Islander	0.6%

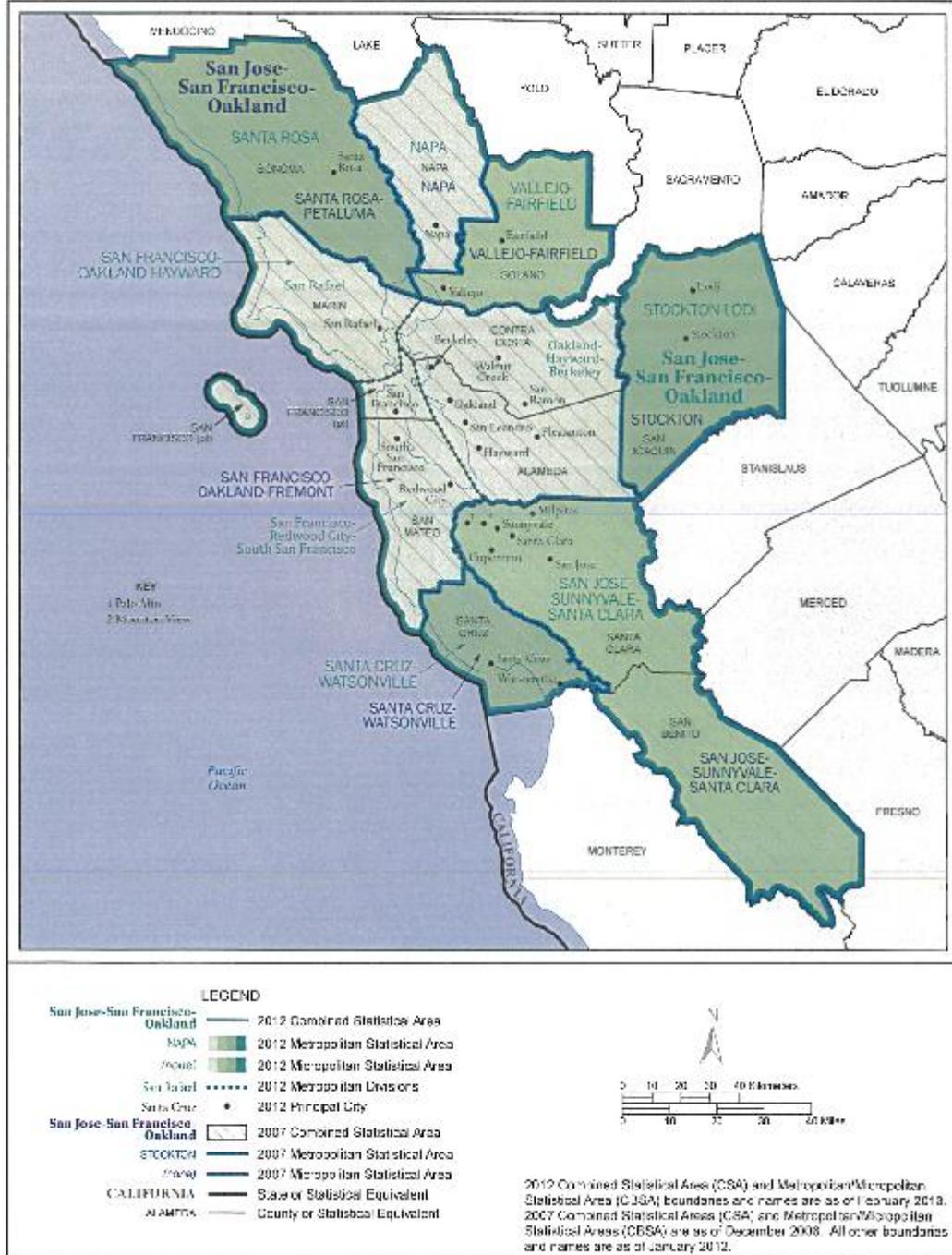
alone, percent, 2010

Two or More Races, percent, 2010	6.9%
Hispanic or Latino, percent, 2010	40.3%
White alone, not Hispanic or Latino, percent, 2010	22.9%
Living in same house 1 year & over, percent, 2009-2013	79.3%
Foreign born persons, percent, 2009-2013	26.2%
Language other than English spoken at home, pct age 5+, 2009-2013	46.0%
High school graduate or higher, percent of persons age 25+, 2009-2013	74.4%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	17.7%
Housing units, 2010	99,637
Homeownership rate, 2009-2013	51.2%
Mean travel time to work (minutes), workers age 16+, 2009-2013	27.0
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$19,896
Persons below poverty level, percent, 2009-2013	24.3%

### Metropolitan Statistical Area and Combined Statistical Area Population

The Stockton-Lodi Metropolitan Statistical Area or MSA is inclusive of San Joaquin County and has an estimated 2013 population of 704,379 people. In 2012, the U.S. Department of Commerce's Census Bureau included the Stockton – Lodi MSA into the San Jose-San Francisco-Oakland, CA Combined Statistical Area (CSA).

San Jose-San Francisco-Oakland, CA Combined Statistical Area



U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

2012 Economic Census

The CSA is more extensive than the popular local definition of the Bay Area, which consists of only the nine counties bordering San Francisco and San Pablo Bays: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. In addition to San Joaquin County, the CSA also includes Santa Cruz and San Benito counties. San Joaquin County was included in the CSA because of the significant economic ties that the County has with the Bay Area. The CSA ranks as the fifth most populous metropolitan area in the United States, and second in California. The U.S. Census Bureau estimates the population of the CSA as of July 1, 2013 at 8,469,854 for a 3.88% increase over the 2010 population.

## **Economic Base**

The City has a diversified economic base as a regional center for commerce, both in agricultural and manufacturing export trade activities. This trade activity is supported by the transportation infrastructure including: the Port of Stockton, Stockton Metropolitan Airport, BNSF Intermodal Facility, extensive railroad infrastructure and recent improvements to the I-5 / French Camp, Sperry Road, and Arch-Airport Road corridor.

In January 2014, Stockton officially broke the 300,000 population mark according to the California Department of Finance population estimates. As the 13<sup>th</sup> largest city in California, Stockton is comparable in size to cities like: Pittsburgh, PA; Orlando, FL; Cincinnati, OH; Buffalo, NY; and Salt Lake City, UT.

According to the UOP Business Forecasting Center, Northern California is expected to lead the state's economic recovery primarily from the market rebound in the Silicon Valley and San Francisco. The San Joaquin Valley is expected to continue job growth the range of 2% for 2015 and 2016. Employment in the Stockton Metropolitan Statistical Area (MSA) which includes Stockton and the surrounding area is anticipated to increase 2.5% in 2015 and 2.2% in 2016. Future trends for growth are expected to be gradual with unemployment rates remaining at approximately 50% above the statewide rate and about 150% above San Francisco-Bay Area rates.

### Central Valley Metro Forecast Summary

Metro Area	Nonfarm Payroll Employment (% change)					Unemployment Rate (%)				
	2014	2015	2016	2017	2018	2014	2015	2016	2017	2018
Sacramento	2.3	2.6	2.0	1.8	1.7	7.3	6.3	5.5	5.0	4.9
Stockton	2.4	2.3	1.8	1.6	1.4	11.3	10.2	9.3	8.7	8.5
Modesto	2.1	3.3	1.6	1.6	1.5	11.6	10.4	9.8	9.3	9.1
Merced	1.1	2.7	2.0	2.0	1.7	13.2	12.1	11.3	10.9	10.8
Fresno	3.1	1.6	1.8	1.7	1.5	11.5	10.5	10.1	9.6	9.4
<i>California</i>	<i>2.2</i>	<i>2.3</i>	<i>1.7</i>	<i>1.5</i>	<i>1.1</i>	<i>7.6</i>	<i>6.8</i>	<i>6.4</i>	<i>6.0</i>	<i>5.8</i>

Sacramento MSA includes Sacramento, El Dorado, Placer, and Yolo counties. Stockton, Merced, Fresno and Modesto MSAs correspond to San Joaquin, Merced, Fresno and Stanislaus counties. Source: UOP Business Forecasting Center

According to the UOP research, the on-going drought (currently in its fourth year) caused insignificant loss to California's economic output in 2014. However, should the drought persist into 2015 and beyond, the impacts will be more significant as water supplies from surface storage reservoirs and ground water sources continue to be depleted.

Stockton's advantages in location, markets, and access made the City a magnet for real estate development from 2000 to 2007. These attributes attracted residents who commuted to high-paying jobs in the Bay Area, exposing the local economy and the City to fiscal risks when the housing and financial markets collapsed. In 2008, the City recorded the highest revenue levels in its history. In the preceding years, single-family building permits had increased to a high of nearly 3,000 per year when the historical 10 year average was 800. Population growth had reached a near term high of almost 10,000 a year. However, with the onset of the Great Recession and the housing meltdown, single-family building permits have averaged only 135 per year from FY08/09 to FY11/12, and in FY12/13 and FY13/14 they decreased to 100 and 88 respectively.

Median home prices fell from a peak of \$400,000 in December 2005 to \$118,500 in February 2012, a decline of 70%. By January 2015, the median price of a home sold in Stockton had risen to \$198,300. Community Development Department staff does not expect a normal housing market to become established until 2016 or 2017.

The City is setting the stage for future growth by addressing financial solvency and crime. On November 5, 2013, Stockton voters approved a  $\frac{3}{4}$  cent sales tax increase known as Measure A. Measure A is expected to generate nearly \$28 million in future fiscal years. Most of the revenues from Measure A (approximately 65%) will pay for law enforcement and crime prevention. A total of 120 police officer positions are to be phased in over a three year period. The remainder of the proceeds from Measure A will

be used for funding general government and to restore some services lost in the fiscal downturn.

On February 24, 2015, the City Council approved an Economic Development Strategic Plan with the ultimate goal to expand employment and investment in core local businesses and industry. On February 25, 2015, the City of Stockton successfully emerged from bankruptcy, immediately improving outside perception of the community and enhancing its self-image.

According to the State of California Employment Development Department, the top ten private employers in Stockton are:

1. St. Joseph's Medical Center - 2,500
2. Dameron Hospital - 1,300
3. PG & E - 1,100
4. Kaiser Permanente - 1,065
5. University of the Pacific - 1,000
6. Diamond Walnut of CA – 800
7. O'Reilly Auto Parts – 650
8. AT & T – 600
9. Simpson Strong-Tie – 350
10. Applied Aerospace Structures (Tech Manufacturer) – 350

*Source: California Employment Development Department*

## Culture



*Stockton Buddhist Temple*

The Planning Area is located within an archaeologically rich part of the Central Valley. Within the Planning Area there are 10 State Historic Landmarks, two Historical Points of Interest, and 50 City Historic Landmarks and Sites. Many of the historically significant resources are located in or near the downtown area.

Haggin Museum — the fine arts and history museum displays 19th and 20th-century works of art and houses local historical exhibits and is prominent among the many sources of cultural information in Stockton. The Haggin Museum features collections and exhibits related to local Valley history and California history.

Stockton hosts many annual festivals celebrating the rich cultural heritage of the city, they include:

- San Joaquin International Film Festival (February)
- Chinese New Year's Parade and Festival (February/March)
- St. Patrick's Day and Shamrock Run (March)
- Stockton Asparagus Festival (April)
- Brubeck Jazz Festival (April)
- Earth Day Festival (April)
- Cambodian New Year (April)
- Annual Nagar Kirtan, Sikh Parade (April)

- Cinco de Mayo Parade and Festival (May)
- Jewish Food Fair (June)
- Stockton Obon Bazaar (July)
- Filipino Barrio Fiesta (August)
- Stockton Pride (August)
- The Record's Family Day at the Park (September)
- Greek Festival (September)
- Festa Italiana: Tutti In Piazza (September)
- Stocktoberfest, Beer and Brats Festival on the Waterfront (October)
- Hmong New Year (November)
- Stockton Festival of Lights and Boat Parade (December)

## Education

Four school districts serve K-12 students throughout the City. According to the 2010 census, school-age children (5-17 years) are 21.5% of the City population for a total of 62,700 persons. Languages other than English were spoken by 46% of City residents five years or older. Of Stockton residents 25 years or older, 74.4% have attained at least a high school education compared to 81.2% for California as a whole. 17.7% of City inhabitants have attained at least a bachelor's degree, while 30.7% residents of the state have successfully completed a post-secondary education.



*University of the Pacific – Stockton Campus*

**Post-secondary Education:** The University of the Pacific, California State University - Stanislaus, Stockton campus, San Joaquin Delta College, Humphrey's College, and other private institutions operate in Stockton.

## Recreation



*Stockton is located in the Sacramento-San Joaquin River Delta that has over 700 miles of navigable waterways.*

## Recreational Programs

The Community Services Recreation Division offers a wonderful and exciting variety of recreational programs and activities for all ages. The Recreation Division provides affordable, high-quality recreation programming and facilities to the citizens of Stockton. Throughout the Community Service Department's history, their recreation programs have been recognized on both state and national levels. In 2006, Stockton became the first city in California to be nationally accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA), which is endorsed by the National Recreation and Park Association (NRPA).

**City Parks** - The City of Stockton operates and maintains a total of 66 parks that range in size from 2 to 64 acres. Of that total, there are 44 neighborhood parks and 22 community parks. A majority of the parks are concentrated in the northern portion of

Stockton where a relatively greater amount of new residential development is occurring. In the recent past, the City has moved away from the larger community park to the development of an increasing number of smaller neighborhood parks.



*Weber Point Water Feature*

### **Minor League Sports**

Beginning in 2015, Stockton is home to the Stockton Heat (formerly the Stockton Thunder) of the American Hockey League. The Stockton Heat is minor league team owned by the Calgary Flames of the National Hockey League (NHL). Their home ice is the Stockton Arena.

The Stockton Ports are a minor league baseball team in Stockton, California. The Ports play in the North Division of the Class A – Advanced California League and are a minor league affiliate of the Oakland Athletics. Their home field is Banner Island Ballpark.

## Transportation

Stockton is centrally located with access to:

- Port of Stockton: Stockton boasts the largest inland seaport of its kind in California. The Port of Stockton is a fully operating seaport approximately 75 nautical miles (86 miles) east of the Golden Gate Bridge in San Francisco. Set on the San Joaquin River, the port operates a 4,200 acre transportation center with berthing space for 17 vessels up to 900 feet in length.



- Railroad system: Stockton is connected to the rest of the nation through a network of railways. Union Pacific and BNSF Railway, the two largest railroad networks in North America both service Stockton and its port via connections with the Stockton Terminal and Eastern Railroad and Central California Traction Company, who provide local and interconnecting services between the various rail lines. Recently, BNSF Railway opened a \$150 million intermodal freight transport facility in the southeast Stockton area, which satisfies long-haul transportation needs. Passenger rail services Amtrak and Altamont Corridor Express (ACE) both make stops in Stockton, with Amtrak providing access to the rest of the nation. Amtrak operates more than 300 trains each day on 21,300 miles of track with select segments having civil operating speeds of 150 mph and connecting more than 500 destinations in 46 states, in addition to three Canadian provinces. ACE service began in 1998 and currently operates four trains each way, with ten stops along the 86 mile route between Stockton and San Jose.



- Intrastate and interstate freeway systems: Interstate 5 (I-5) and State Route 99 (SR 99), California's major north-south highways run through the City's west and east sides respectively. State Route 4 (SR 4) connects I-5 and SR 99. Stockton is the western terminus of State Route 26 (SR 26) and State Route 88 (SR 88), which extends to the Nevada border. In addition, Stockton is within an hour of Interstate 80 (I 80), Interstate 205 (I 205) and Interstate 580 (I 580).
- Stockton is served by San Joaquin Regional Transit District (SJRTD). SJRTD is the regional transit provider for San Joaquin County, and provides public transit services in the Stockton Metropolitan Area, as well as intercity, interregional, and rural transit services countywide.
- Stockton Metropolitan Airport: The Stockton Metropolitan Airport has an 8,650-foot long, 150-foot wide primary runway, with a take-off distance available of 11,037 feet. The airport also has a 4,458-foot long, 75-foot wide general aviation runway.



## Natural Environment



*San Joaquin River Delta*

Although the City of Stockton is comprised of a largely urban area, its location within the greater San Joaquin Valley and proximity to the Sacramento/San Joaquin Delta allows for the developed portions of the City to interact with a variety of natural environments. The City's planning area contains a variety of biological communities and wildlife habitats that contribute to the overall functionality of the Delta basin's ecosystem. At the national and state level, environmental protections afforded by regulations such as the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA) respectively. Locally, the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) adopted in 2001, provides a strategy for balancing the need to convert open space to other uses while providing for the long-term management of plant, fish, and wildlife species. The SJMSCP is a success due to its advantages of providing certainty and streamlined project review to the development and environmental communities in San Joaquin County. As a result many of those in the development community voluntarily opt-in to the SJMSCP.

### **Agricultural Lands**

Since 2007, the City has had an Agricultural Land Mitigation Program (ALMP) that provides for one-to-one mitigation for each acre of farmland converted to an urban use. Under the ALMP those wishing to develop agricultural land in the City have the choice to either set aside an equivalent amount of land in an agricultural easement or pay an in-lieu fee so the City, through the Central Valley Farmland Trust (CVFT) may purchase an agricultural easement elsewhere in San Joaquin County.

### **Air Quality**

Despite natural challenges such as geography, topography, and meteorology of the San Joaquin Valley air basin, the Valley has improved from non-attainment to attainment of critical health standards. Air quality in the Los Angeles air basin is only marginally worse than the Valley's, despite about 10 times more pollution being emitted in that region. The Bay Area's air quality is much better than the Valley's even though about six times more pollution released there. In 2013, for the first time in recorded history, the Valley had zero violations of the hourly ozone (smog) standard established under the Federal Clean Air Act, down from 281 violations in 1996. This marks the first time that an air basin with an "extreme" non-attainment designation has been re-classified to attainment of an air pollutant. Despite successes, including reduced exceedances, the San Joaquin Valley Air Basin remains in non-attainment for the 8-hour federal ozone standard and small particulate matter known as PM2.5.

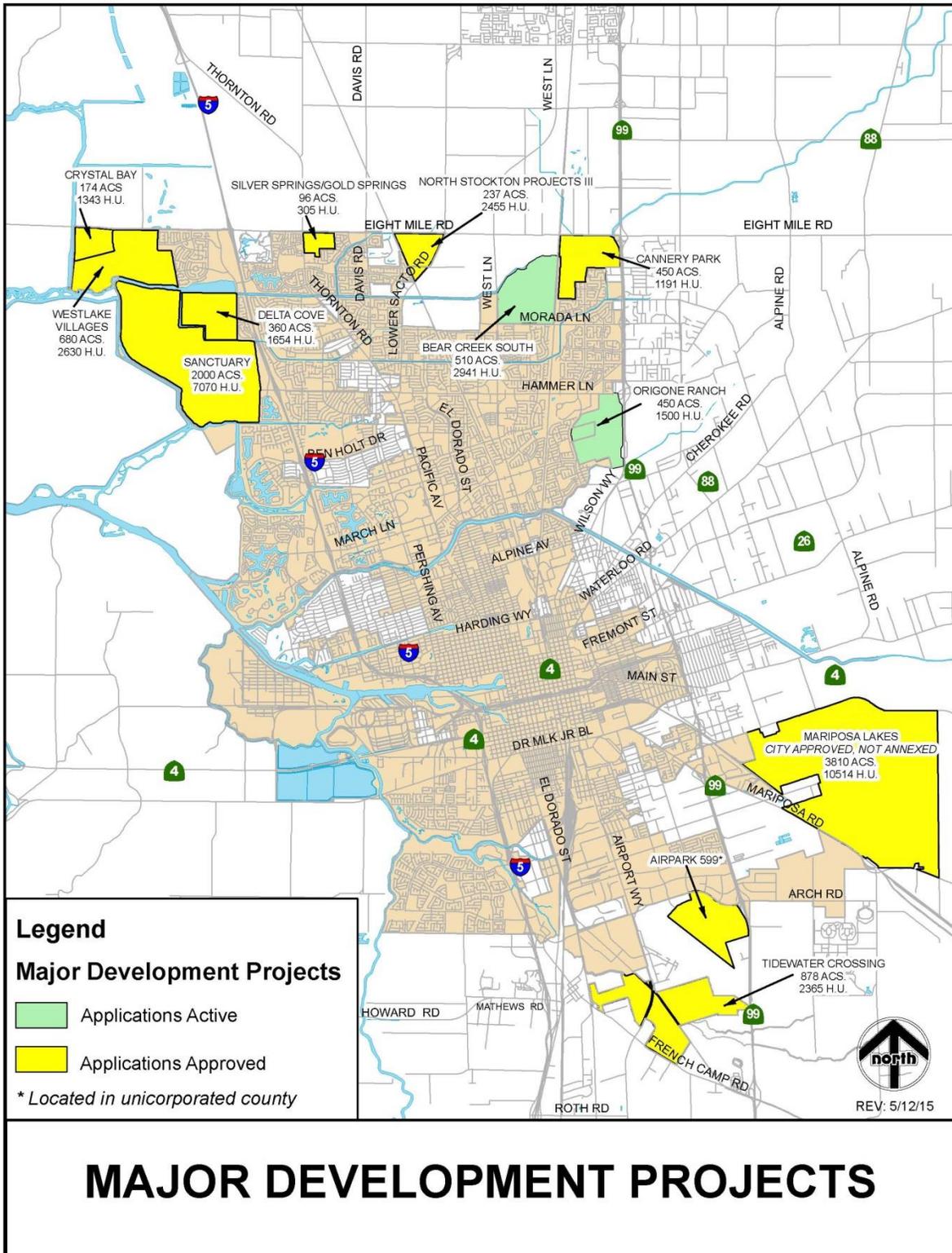
### **Water Resources and Quality**

Water resources in the Stockton area include rivers, streams, sloughs, marshes, wetlands, channels, harbors, and underground aquifers. The extensive Delta Basin waterway system is one of San Joaquin County's most valuable water resources. Over 700,000 acres of agricultural land and 700 miles of interlacing waterways form the Sacramento-San Joaquin Delta. The San Joaquin River and its tributaries (e.g. Calaveras River) provide for a unique area of beauty that sustains many species of flora and fauna supporting commercial and recreational uses in the Delta.

The City sources its water supply from underground and surface resources. Stockton's own Delta Water Supply Project has allowed the community greater flexibility, enabling increased use of surface water, while shifting away from its historic reliance on ground water. An expanding population, ensuing economic development, and the multi-year drought are all facets of a complex water supply and quality picture in Stockton and San Joaquin County. The various waterways in the Stockton area are used extensively for boating, water-skiing, swimming, hunting and fishing. At the same time, water quality is being threatened by commercial and domestic waste, agricultural discharges, and recreational uses. Groundwater overdraft is causing salt water intrusion and

subsidence in some areas. Locally water quality maintenance is under the jurisdiction of the City's Municipal Utilities District (MUD) and at the state level, the State Regional Water Resources Control Board and Central Valley Regional Water Quality Control Board.

Major Projects



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Sanctuary



**Sanctuary**

Annexation Date: January 28, 2009

Acres: 1,967

Housing Units: 7,070

Commercial acreage: 35 acres

Mixed Use: 30 acres

Industrial acreage/sq. ft.: N/A

Extent of Build-out: Development has not yet been initiated.

Development Agreement Effective Date: December 18, 2008

Development Agreement Term: 20 years from the date that the City issues the first Building Permit or, 25 years plus one day from December 1, 2008.

This project is subject to SB 5, which requires a 200-year flood plain protection standard. Prior to SB 5, the Developer had already planned on improving the existing levees to 300-year protection, which exceeds the SB 5 urban level of flood protection requirement. In order to accomplish this, significant upgrades are needed to the existing agricultural levees. The developer of the Sanctuary project has informed the City that, "a flood control engineer has been engaged and necessary approvals have been obtained in order to complete \$2,000,000 of levee improvements in 2015 to enhance the integrity and functionality of the existing levees."

### Westlake Villages

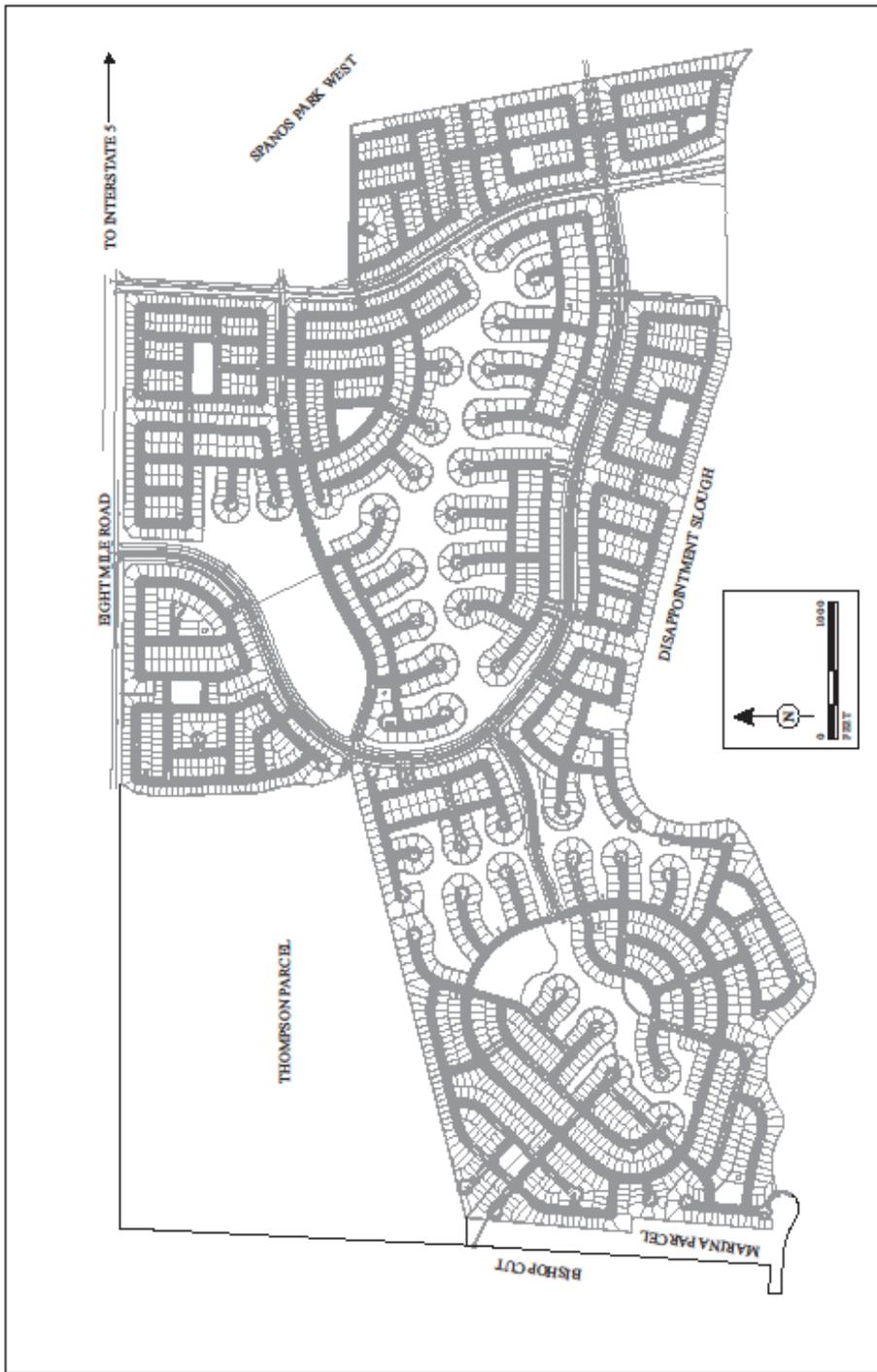


FIGURE 2

Westlake Villages  
Site Plan

LSA

SOURCE: DAVID EVANS & ASSOCIATES  
P:\UGS21\Comp\stg\077\site\_plan.cad (4/2/04)

**Westlake Villages**

Annexation Date: January 10, 2005

Acres: 680

Housing Units: 2,630

Commercial acreage/sq. ft.: Existing Paradise Marina = 13 acres

Industrial acreage/sq. ft.: N/A

Extent of Build-out: 12%

Development Agreement Effective Date: October 14, 2004

Development Agreement Term: 15 years

This project is currently under construction with the developer estimating that full build out will occur in 5-8 years excluding the active adult (Del Webb) component. This project is subject to SB 5, which requires a 200-year flood plain protection standard.

## Crystal Bay



### Crystal Bay

Annexation Date: June 17, 2008

Acres: 173

Housing Units: 1,343

Commercial acreage/sq. ft.: N/A

Extent of Build-out to Date: Development has not yet been initiated.

Development Agreement: N/A

As of April 2015, the developer estimates full project build-out in approximately 9-12 years. This project is subject to SB 5, which requires a 200-year flood plain protection standard.

## Delta Cove



### Delta Cove

Annexation Date: May 2, 1989

Acres: 360

Housing Units: 1,545

Commercial acreage: 3

Extent of Build-out: Development has not yet been initiated.

Development Agreement: N/A

As of April 2015, the project developer estimates full build out in 7-10 years. Developer submitted environmental and plan documents state that levee improvements around the project will provide a 300-year level of flood protection, which is beyond the minimum SB 5 200-year requirement.

### North Stockton Projects – Phase III

Annexation Date: February 11, 1999

Acres: 393

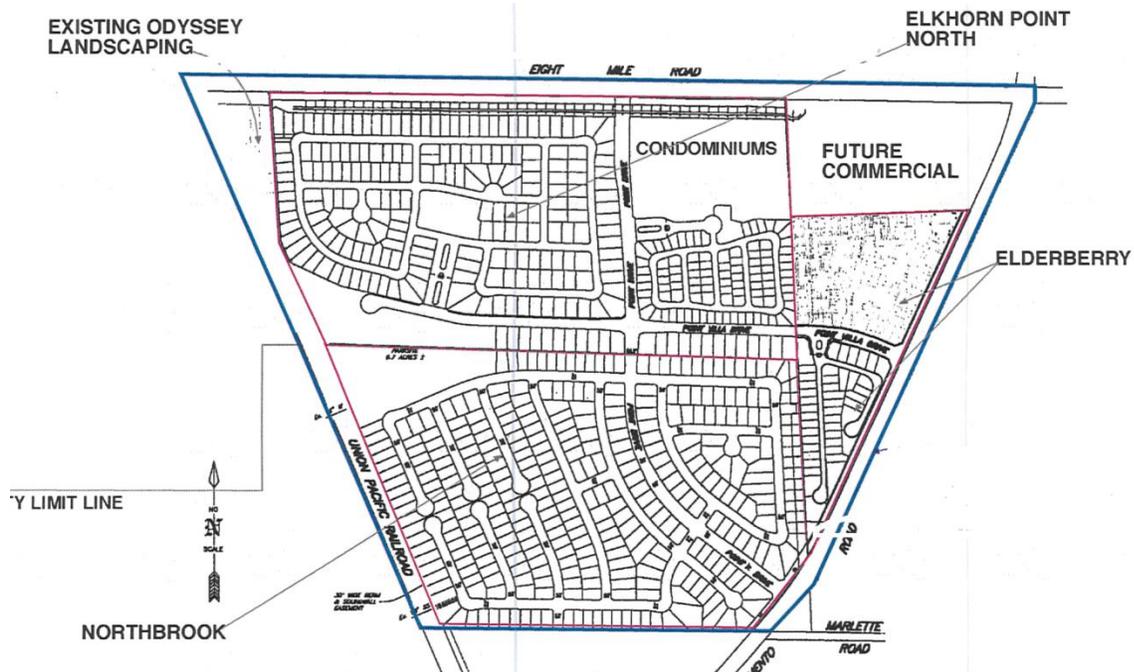
Housing Units: 2,455

Commercial acreage/sq. ft.: N/A

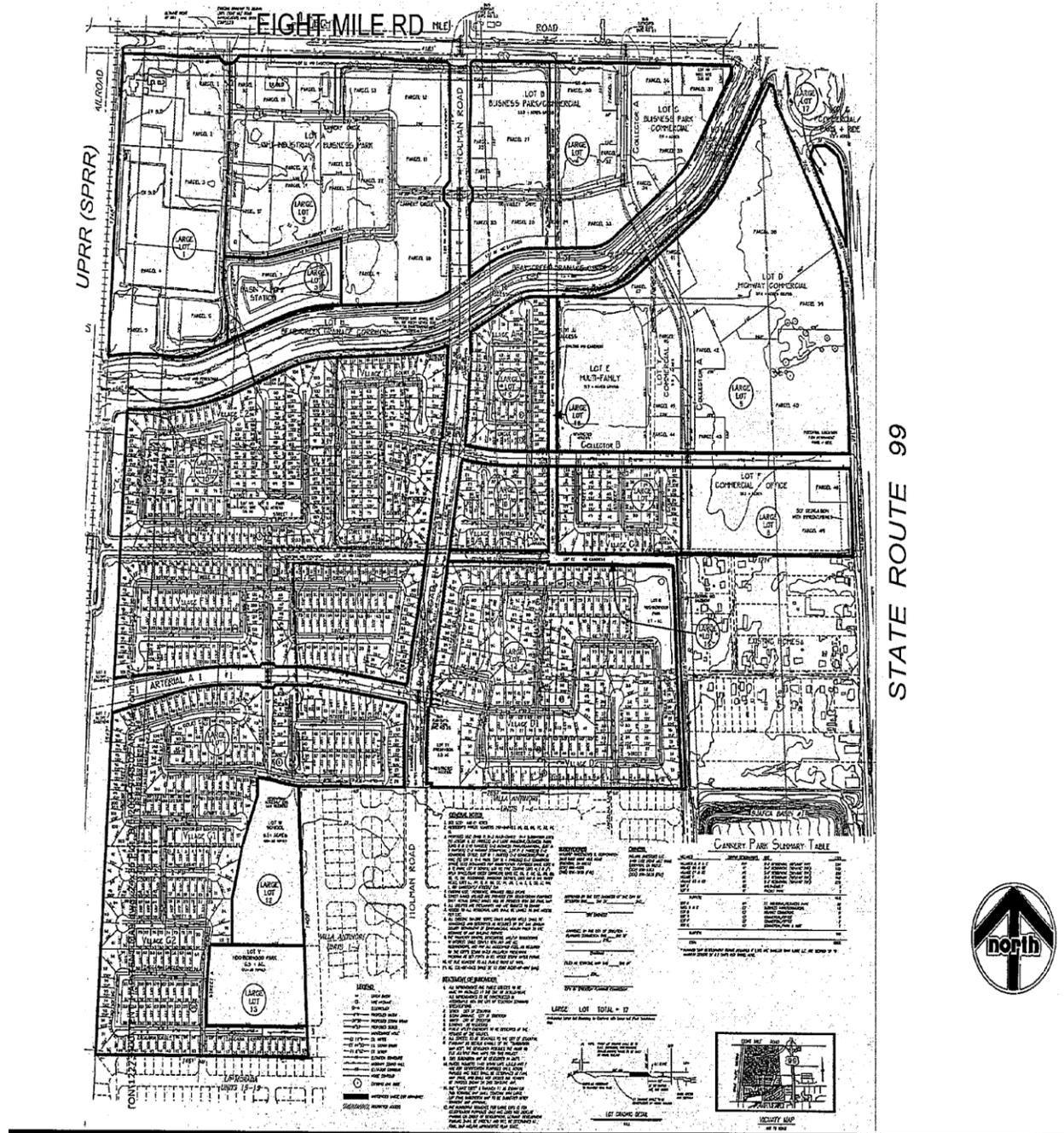
Industrial acreage/sq. ft.: N/A

Extent of Build-out: 81%

Development Agreement: N/A



### Cannery Park



REVISED TM8-04 A & B

PH: 8-12-04

**Cannery Park**

Annexation Date: November 1, 2004

Acres: 450

Housing Units: 1,191

Commercial: 104 acres

Industrial: 58 acres

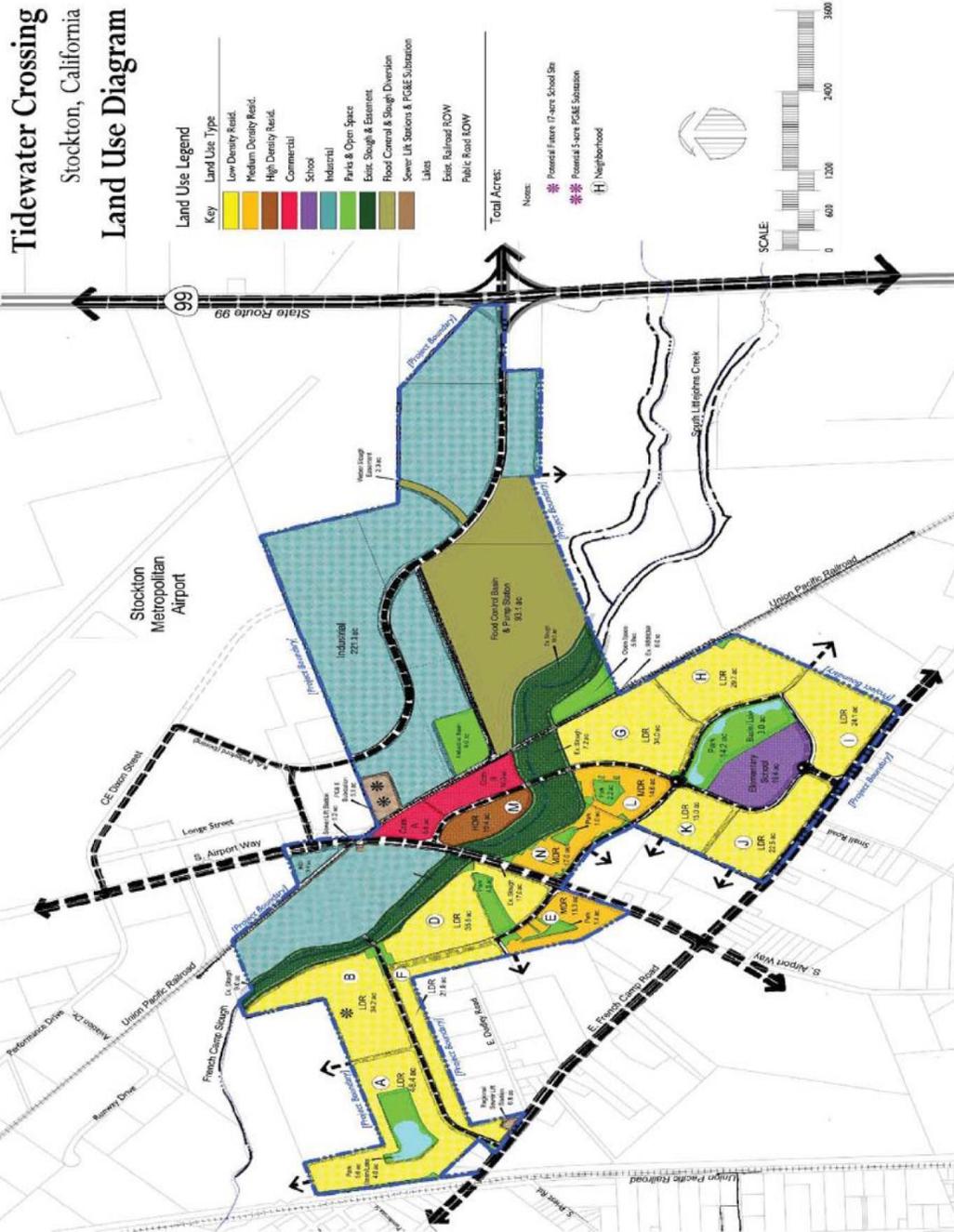
Extent of Build-out: 3% (Residential)

Development Agreement Effective Date: October 14, 2004

Development Agreement Term: 20 years

Project has been substantially delayed by the housing downturn and regulatory delays associated with the construction of the bridge and utility infrastructure over Bear Creek. There is backbone infrastructure constructed to accommodate development of 422 lots with approved improvement plans and final maps (Villages F & G). Developer is anticipating the possibility of developing approximately 100 of the Village G lots in 2015. Developer is continuing to work on obtaining permits from the Army Corps of Engineers to construct the Holman Road Bridge at Bear Creek.

# Tidewater Crossing



**Tidewater Crossing**

Annexation Date: July 28, 2009

Acres: 909

Housing Units: 2,365

Commercial acreage: 16

Industrial acreage: 224

Extent of Build-out: Development has not yet been initiated.

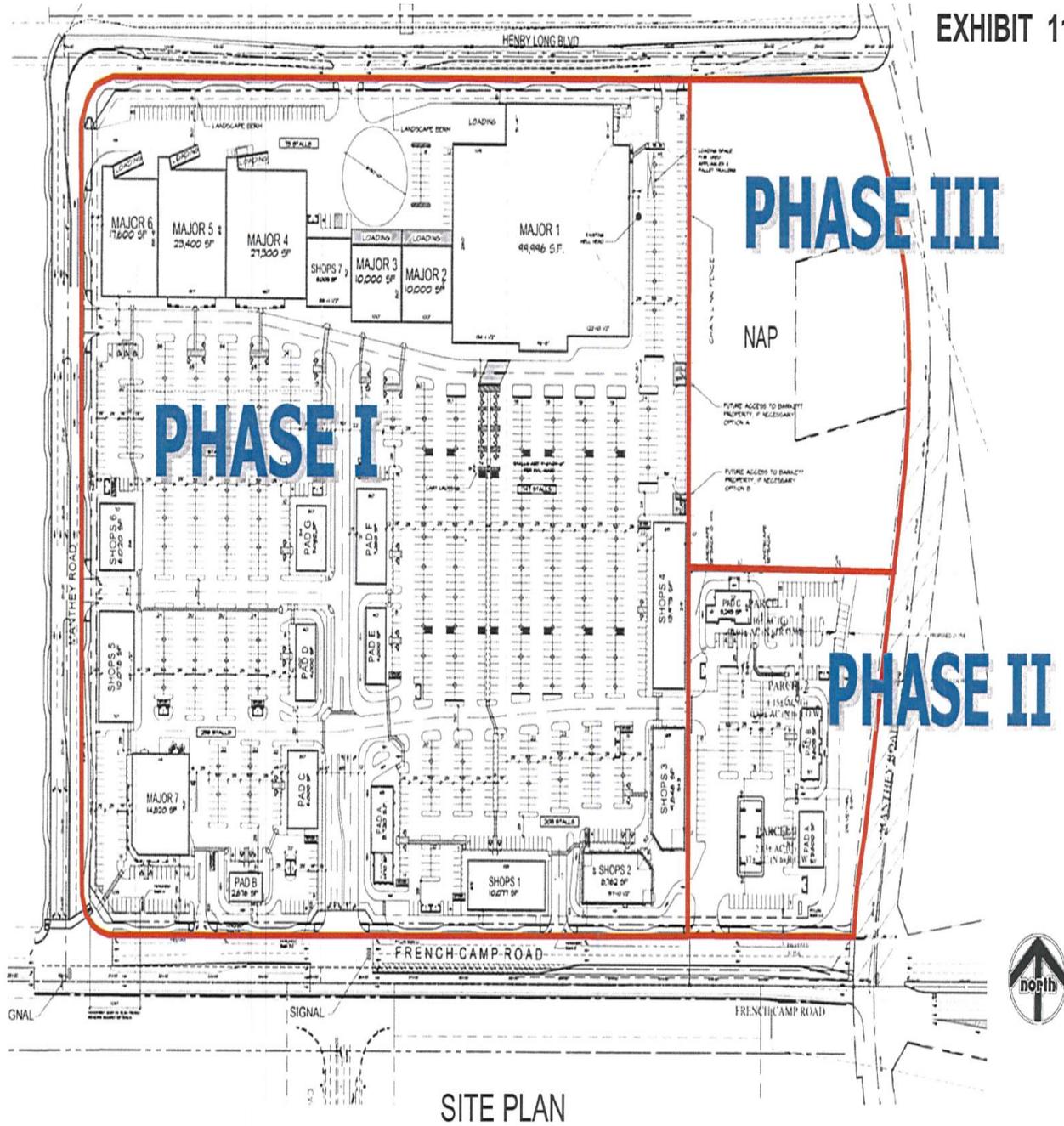
Development Agreement Effective Date: November 27, 2008

Development Agreement Term: 20 years from the date that the City issues the first Building Permit **or**, 25 years plus one day from December 1, 2008.

Applicant has submitted applications to the City requesting to change the General Plan designation and zoning to industrial from low and medium density residential. High density residential land use within the project area is proposed to remain.

Weston Ranch Towne Center

EXHIBIT 11



**Weston Ranch Towne Center**

Annexation Date: Weston Ranch area was annexed on July 25, 1988

Housing Units: N/A

Commercial square footage: Shopping Center maximum: 481,000 sq. ft., inclusive of a proposed Wal-Mart – maximum 99,996 sq.ft.,

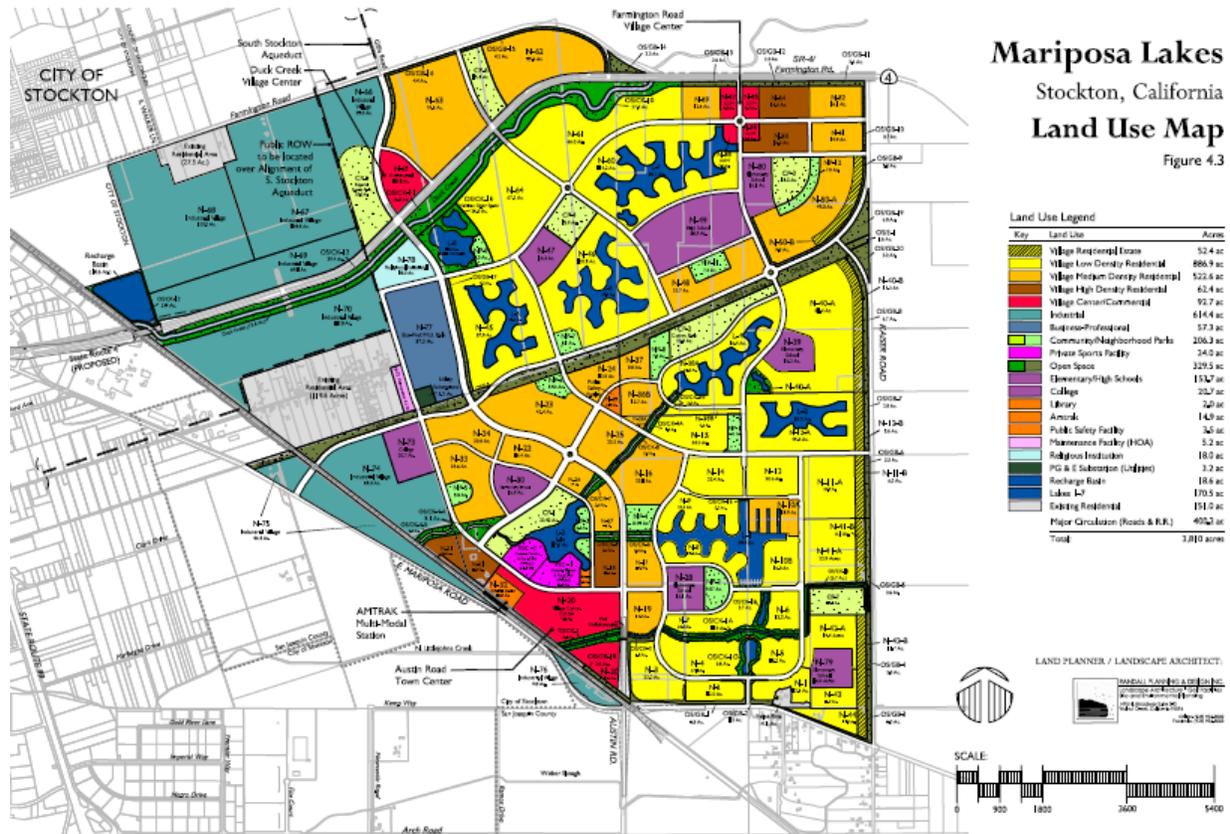
Industrial acreage/sq. ft.: N/A

Extent of Build-out to Date: Development has not yet been initiated.

Development Agreement: N/A

Project has been delayed due to the Great Recession, continued weakness in the economy, and construction of the French Camp / I-5 Interchange Improvement Project (recently completed). The project as redesigned, complies with City's "big box" ordinance that prohibits retail stores larger than 100,000 square feet having 10 percent or more of floor space devoted to the sale of groceries. The developer has indicated that economic conditions need to improve to make it feasible to build the project. They have further stated that they are looking for commitments from anchor tenants and financing to move forward. In addition, the developer has indicated to the Economic Development Department that if the "big box" ordinance were rescinded, it may be more feasible for them to proceed.

# Mariposa Lakes



Annexation Date: N/A. See notes section below.

Location/Size: The site is comprised of approximately 3,810 acres of unincorporated lands located four miles southeast of downtown Stockton and 3.5 miles northeast of the Stockton Metropolitan Airport. The site is bounded by State Route 4 or Farmington Road on the north, Kaiser Road on the east and Mariposa Road and the Burlington Northern Santa Fe (BNSF) Railroad on the south and the west.

Housing Units: 10,514

Commercial development: 1 million sq. ft.

Industrial development: 11.5 million sq. ft. of industrial and business/professional development.

Extent of Build-out: Development has not yet been initiated.

Development Agreement: Yes - Duration 20 years

Notes: Council approved project October 28, 2008. Annexation was not subsequently pursued by the project applicants. Project site remains in County jurisdiction.

## Airpark 599



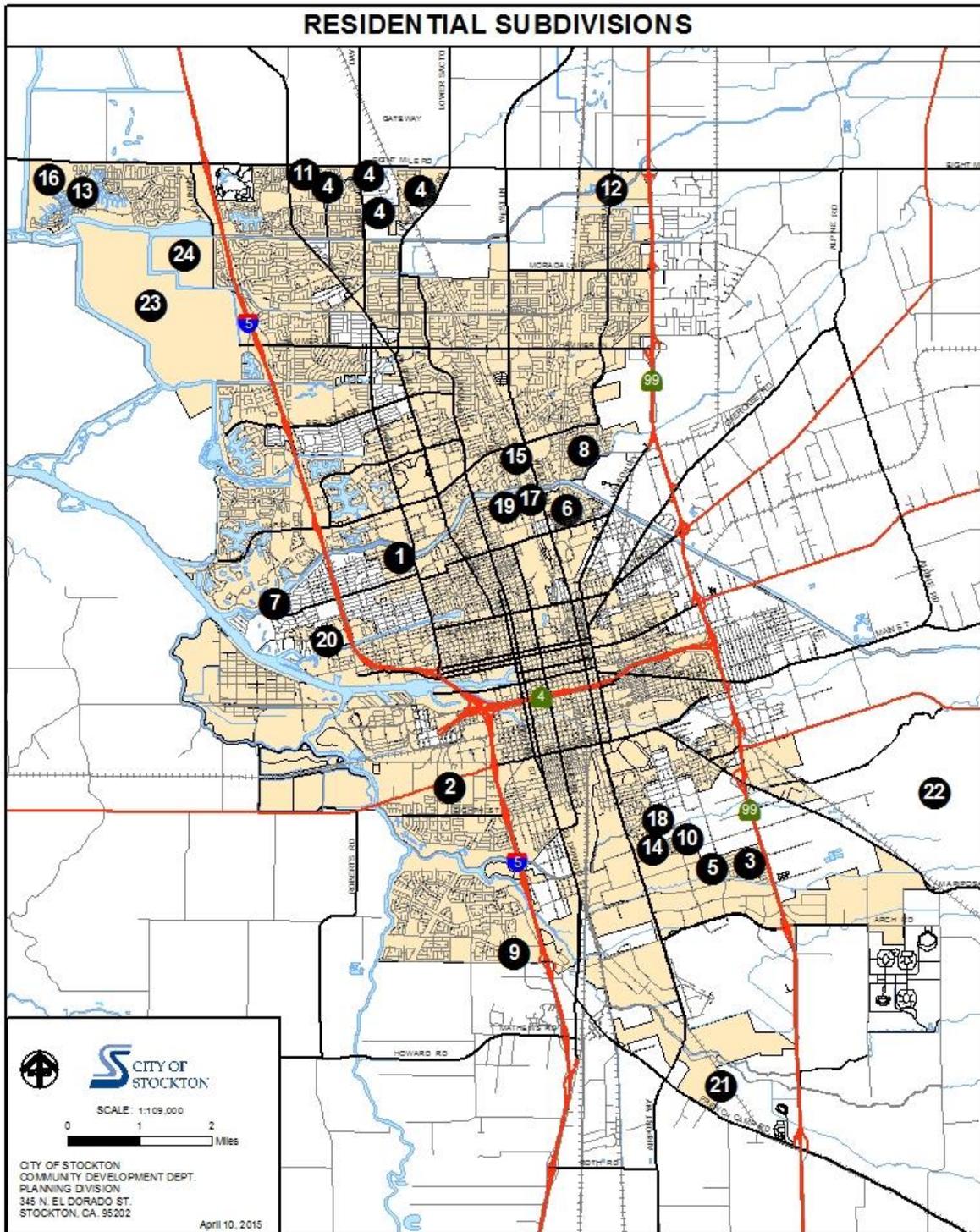
Location/Size: The site is comprised of approximately 550 acres of unincorporated land located adjacent to State Route 99, Arch-Airport Road and the Stockton Metropolitan Airport on property owned by San Joaquin County.

Airpark 599 is a master-planned business park developed in partnership with San Joaquin County and Catellus Development Group. The project has nearby access to railroad, intermodals, the Port of Stockton and air transport. The site has direct runway access to Stockton Metropolitan Airport, which provides all forms of air travel including regional service, air cargo and private aircraft.

As a mixed-use development, Airpark 599 is entitled for a variety of land uses. Plans for 5 million square feet of development include:

- Industrial and light manufacturing uses - 1.2 million square feet
- Flex industrial and research and development facilities - 1 million square feet
- Air cargo and airport-related services - 1.3 million square feet
- Office space and corporate headquarters facilities - 1.5 million square feet
- Retail and hospitality services, including restaurants and a hotel - 206,000 square feet

[LINK TO SUBDIVISION LIST](#)



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**Residential Subdivision Matrix**

Map #	Residential Subdivision Project Name	Tentative Map #	TM Acres SF	TM Acres MF	Map Units SF Lots	SF Bdg Permits Issued	SF Lots Remain	MF Units	MF Bdg Permits Issued	MF Units Remain	% Project Completion
1	Riverwalk	TM13-05	10		102	65	37				64%
2	Moss Garden: Moss Garden East, Moss Garden West	TM24-05	50		359	97	262				27%
3	Little John Creek, Little Johns Creek North and South	TM13-90, TM14-05 and TM26-05	151		743	702	41				94%
4	North Stockton Projects (Phase 3): Elkhorn Country Club, Waterford Estates West and East, Beck Ranch, Beck Estates, Fairway Greens, Windmill Park, Meadowlands, Destinations, Northbrook	TM1-98, TM2-98, TM3-98, TM4-98, TM14-98, TM5-98, TM15-03, TM6-03, TM24-04	393		2,455	1,983	472				81%
5	Seabreeze I and II	TM5-03 & TM21-03	50		249	166	83				67%
6	Montego I & II	TM9-03, TM7-04	82		389	177	212				46%
7	Mariana Estates	TM33-03, SU01-03 (County TM#)	25		73	0	73				0%
8	Riverbend & Riverbend West	TM14-04 & TM15-04	168		583	583	0				100%
9	Cornerstone II	TM25-03	23		186	4	182				2%
10	Simbad Estates	TM9-04	5		28	8	20				29%
11	Silver Springs / Gold Springs	TM28-03 & TM10-04	96		305	271	34				89%
12	Cannery Park	TM8-04	438	12	981	34	947	210	0	210	3%
13	Westlake Villages (MDP)	TM18-04	680		2,630	322	2,308				12%
14	Malisa Manor	TM25-04	4		16	6	10				38%
15	Charlotte's Oaks	TM6-05	15		105	43	62				41%
16	Crystal Bay	TM17-05	156	18	951	0	951	392	0	392	0%
17	Dama Estates	TM87-04	3		18	5	13				28%
18	Old Oak Estates	TM23-04	14		62	7	55				11%
19	Calaveras Estates #3	TM36-04	13		77	29	48				38%
20	Tuscany Cove	TM2-04	4		14	0	14				0%
21	Tidewater Crossing	MDP2-05	255	10	2,101	0	2,101	264	0	264	0%
22	*Mariposa Lakes	DA7-05	1,453	57	8,958	0	8,958	1,556	0	1,556	0%
23	Sanctuary	MDP1-05 VTM16-07A & B	1,026	67	5,452	0	5,452	1,618	0	1,618	0%
24	Delta Cove (Atlas Tract)	PD3-08, VTM7-08, and VTM28-05	342	18	1,164	0	1,164	381	0	381	0%
<b>SINGLE FAMILY LOTS TOTAL:</b>			<b>5,456</b>		<b>28,001</b>	<b>4,502</b>	<b>23,499</b>				<b>16%</b>
<b>MULTIFAMILY UNITS TOTAL:</b>				<b>182</b>				<b>4,421</b>	<b>0</b>	<b>4,421</b>	<b>0%</b>

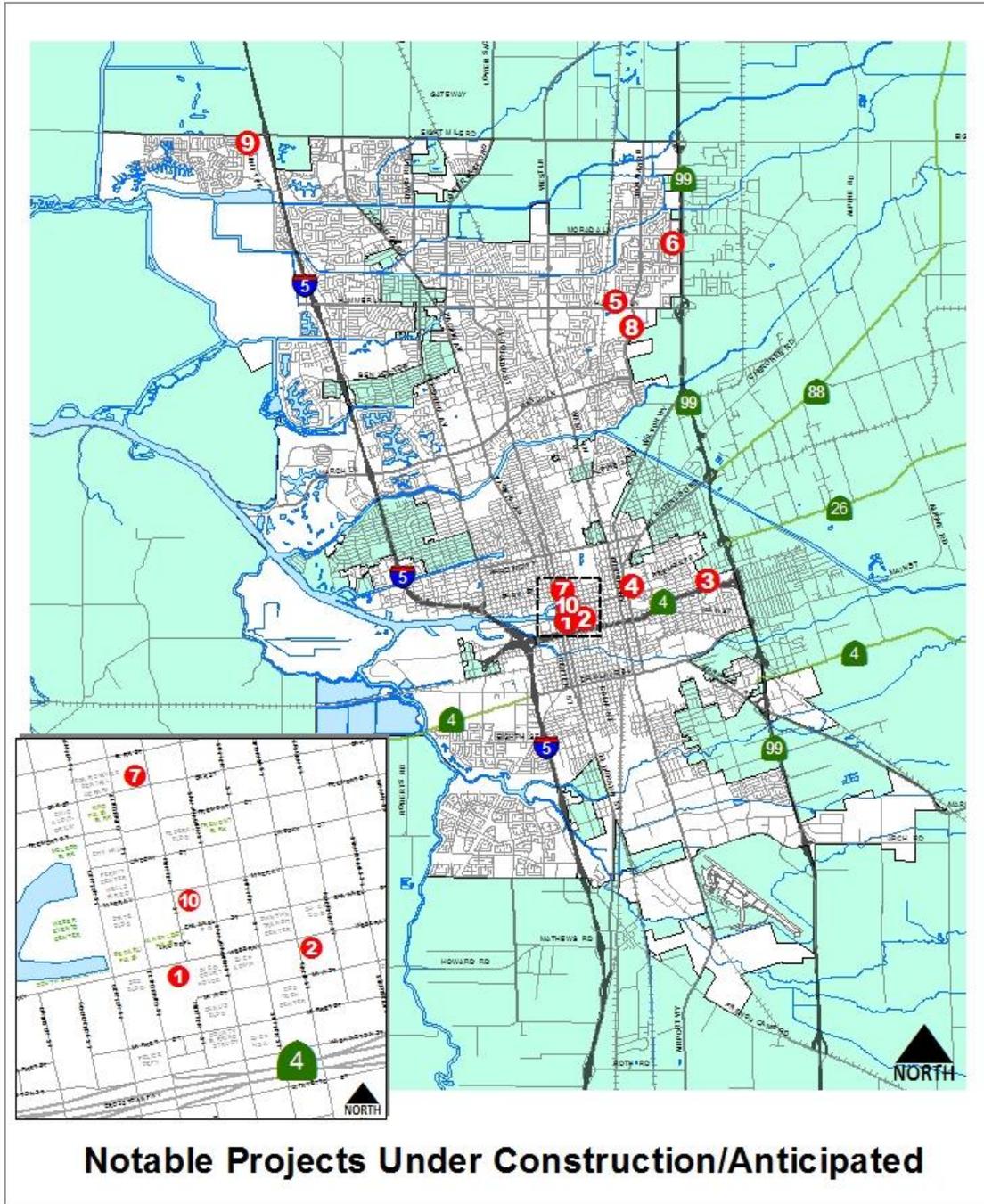
"Lots Remaining" are the lots without building permits issued in that project  
Based on Tentative Map of 15 parcels or more

"Multi Family Projects (MF)" are four attached units or more

Updated: 04/22/2015

TM Acres refers to the gross acreage listed in the approved Tentative Map

\* The project area has not been annexed to the City



## **Notable Projects Under Construction**

### **1. San Joaquin County Courthouse**

Project Characteristics:

310,000 sq. ft., 13 stories above ground, two below ground levels, 30 courtrooms.

Location: Weber Avenue at Hunter Square

Cost: \$273 million

Completion: Fourth quarter 2016

### **2. CalWeber40 Project**

Project Characteristics:

40 unit affordable multi-family

Location: Southeast corner of California Street and Weber Avenue

Cost: \$12 million

Completion: Summer 2016

### **3. San Joaquin Regional Transit District Operations and Maintenance Facility**

Project Characteristics:

100,000 sq. ft., Multiple buildings in three phases. 250 bus parking stalls.

Location: Myrtle Street and Filbert Street

Cost: \$67 million

Expected completion - 2016

**Notable Projects Under Construction, continued****4. East Fremont Retail Center**

Project Characteristics:

Anchor tenant – Walgreens completed fourth quarter 2014,

Panda Express, WSS Shoes, and pad tenants to be constructed in 2015

Location: 1528 East Fremont Street

**5. Volkswagen Auto Dealership**

Project Characteristics:

13,220 sq.ft. Showroom, Service Area. 3.42 acre site

Location: 3031 E Hammer Lane

Expected Completion: 2016

**Notable Projects Anticipated in 2015****6. Legacy Park Apartments**

Project Characteristics:

233 Market rate multi-family units

Location: Southwest quadrant of Morada Lane and State Route 99

Expected completion: 2016

**7. Hunter Street Veterans Housing Project**

Project Characteristics:

51 affordable multi-family units

Location: 601 N. Hunter Street

Expected Completion: 2016

Project proponents have applied for state and federal funding.

**Notable Projects Anticipated in 2015, continued****8. Kia Dealership**

Project Characteristics:

13,340 sq. ft. Showroom, Service Area. 3 acre site.

Location: 6215 Holman Road

Expected Completion: 2016

**9. Mercedes Dealership**

Project Characteristics:

45,609 sq. ft. of showrooms and service areas on a 12 acre site.

Location: 10849 Trinity Parkway

Expected Completion: 2016

**10. Grand View Village**

Project Characteristics:

108 affordable multi-family units

28,000 sq. ft. of ground floor retail

Location: 228 and 240 N. Hunter Street

Expected Completion: 2017

Project proponents have applied for state and federal funding.

