City of Stockton

Stockton Planning Commission

Meeting Agenda - Final

Planning Commission

Terry Hull, Chair (At-Large)
Jeff Sanguinetti, Vice Chair (District 3)
Jazmine Hernandez, Commissioner (District 1)
Derek Graves, Commissioner (District 2)
Robert Oakes, Commissioner (District 4)
Pandora Crowder, Commissioner (District 5)
Yolanda Amen, Commissioner (District 6)

Thursday, February 26, 2026 **5:30 PM** **Council Chamber, City Hall, 425 N. El Dorado Street, Stockton CA**

1. CALL TO ORDER/ROLL CALL

2. PLEDGE TO FLAG

3. ADOPTION OF CONSENT CALENDAR

3.1 26-0059 APPROVAL OF PLANNING COMMISSION MINUTES

Recommended Action: RECOMMENDATION

Approval for filing minutes of the October 9, 2025 and November 13, 2025 Planning Commission meetings.

Department: Community Development

Attachments: Attachment A - 2025-10-09 PC Minutes

Attachment B - 2025-11-13 PC Minutes

4. PUBLIC COMMENT*

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-1308 A REQUEST FOR A COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND AN ADMINISTRATIVE USE PERMIT FOR A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52) (APPLICATION NO. P25-0184)

Recommended Action: RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution:

1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), since the project will occupy an existing building and no expansion is proposed.
2. Approving a Commission Use Permit to allow the establishment of a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.
3. Approve an Administrative Use Permit to allow the operation of a retail non-storefront cannabis retail (delivery only) business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

Department: Community Development

Attachments: Attachment A - Evidence for positive findings

Attachment B – Cannabis Lottery Win Letter

Attachment C - Approved Retail Cannabis Locations

Attachment D - Location Map

Attachment E - General Plan Land Use Map

Attachment F - Zoning Map

Attachment G - Project Plans

Proposed Resolution

Exhibit 1

6. NEW BUSINESS*

6.1 26-0209 APPOINTMENT TO FILL A VACANCY ON THE PLANNING COMMISSION AD HOC COMMITTEE FOR THE REVIEW OF THE PENDING DRAFT DEVELOPMENT CODE ORDINANCE

Recommended Action: RECOMMENDATION

It is recommended that the Planning Commission vote to appoint a Commissioner to fill a vacancy on the three-member ad hoc committee, to review the pending draft Development Code Ordinance (Stockton Municipal Code Title 16) for the purpose of streamlining and facilitating future discussion before the full Commission.

Department: Community Development

7. UNFINISHED BUSINESS

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

8.1 25-1399 INFORMATIONAL PRESENTATION ON THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS

Recommended Action: RECOMMENDATION

It is recommended that the City of Stockton Planning Commission receive an informational presentation from City staff on the 2025 Annual Progress Reports (APRs) for the Envision Stockton 2040 General Plan and the 2023-2031 Housing Element.

Department: Community Development

Attachments: Attachment A - 2025 General Plan Annual Progress Report (APR).pdf

Attachment B - 2025 Housing Element Annual Progress Report (APR).pdf

8.2 26-0210 **PLANNING COMMISSION INFORMATIONAL PRESENTATION ON STOCKTON MUNICIPAL CODE SECTION 16.88.030 PUBLIC HEARING NOTICES**

Recommended Action: It is recommended that the Planning Commission receive a follow-up presentation from City staff regarding the public hearing noticing process.

Department: Community Development

8.3 26-0214 **PLANNING COMMISSION INFORMATIONAL PRESENTATION ON ENVISION STOCKTON 2040 GENERAL PLAN ACTION CH-3.2B**

Recommended Action: RECOMMENDATION

It is recommended that the Planning Commission receive a presentation from City staff regarding Envision Stockton 2040 General Plan Action CH-3.2B.

Department: Community Development

9. COMMISSIONERS COMMENTS

10. ADJOURNMENT

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on February 19, 2026 in compliance with the Brown Act.

Katherine Roland, CMC, CPMC
City Clerk

By: Lauren Dumas Digitally signed by Lauren Dumas Date: 2026.02.19 13:26:26 -08'00'

Deputy

A. The meeting will be conducted in accordance with Rosenberg's Rules of Order.

B. Each person wishing to address the Planning Commission is encouraged to fill out a speaker card located at the podium. Each speaker will then be called forward to the podium to speak in the order in which their speaker card was received. Speakers are encouraged but not required to provide their name and address when speaking before the Commission.
The City of Stockton invites public comments in multiple forms. You provide your comments by using one of these methods:
1. Email - you may email your comments to publiccomment@stocktonca.gov
2. Voicemail - you can leave a voice message by dialing (209) 937-8459.
3. In-Person Comments - a) Speakers must submit "request to speak cards" to the Clerk prior to the Public Comment portion of the agenda. No speaker cards will be accepted after the close of Public Comment. . b) Address only issues over which the meeting body has jurisdiction. c)The time limit for public comment is at the discretion of the presiding officer and shall be set at the start of the meeting. Donating time is not authorized. d) Your time will be displayed on the speaker podium for convenience.
**All written and voicemail public comments received by the Clerk's Office 90 minutes prior to the meeting start time will be forwarded to the meeting body members as correspondence and attached the minutes. All comments received after that time will be forwarded as correspondence the following business day.*

C. All questions from members of the audience to the Planning Commission and/or city staff members shall be directed to the Chairperson of the Planning Commission.

All questions from Planning Commission members to staff shall be addressed directly to staff from the member asking the question.

No personal comments and/or exchanges will be permitted between members of the audience and individual staff or Commission members. Rather, direction shall be given to staff to follow-up on any issues brought before the Commission. This rule applies to communications outside of the public hearing process.

D. Information presented to the Commission shall only pertain directly to the item under consideration. Character assassinations, personal feuds, irrelevant data or repetitions of matters already presented shall not be permitted.

E. All rules of Decorum pursuant to Council Policy 4.07- Rules for Conduct of City Council Meetings apply equally to this Commission.

Agendas, staff reports and minutes can be viewed on the City of Stockton web

site http://www.stocktongov.com/government/oMeetings/boardComMeetings.html

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:
State legislation requires disclosure of campaign contributions of $250 or more, made to any Planning Commissioner, by any person who actively supports or opposes any application pending before the Planning Commission, and such person has a financial interest in the decision. Active support or opposition includes lobbying a Commissioner and/or testifying for or against such an application. Any person having made a $250 or larger contribution within the preceding 12 months must disclose that fact during the public hearing or on said application.

The official City Planning Commission policy is that applications pending before this Commission should not be discussed with the Commission members outside of a public hearing. If any representations are made privately, they must be identified and placed in the public record at the time of the hearing.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning

Commission, at, or prior to, the public hearing.

NOTE: All proceedings before this meeting body are conducted in English. The City of Stockton does not furnish language interpreters and, if one is needed, it shall be the responsibility of the person needing one.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Stockton to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are a person with a disability and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the Office of the City Clerk located at 425 North El Dorado Street, Stockton, California 95202 during normal business hours or by calling (209) 937-8458, at least 5 days in advance of the hearing/meeting. Advance notification within this guideline will enable the City/Agency to make reasonable arrangements to ensure accessibility.

Materials related to an item on this agenda submitted to City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 425 North El Dorado Street, Stockton, California 95202, during normal business hours. Such documents are also available on the City's website at www.stocktongov.com subject to staff's ability to post the documents before the meeting.

CONSENT ITEMS: Information concerning the consent items has been forwarded to the Planning Commission prior to the meeting. Unless a Commissioner or member of the audience has questions concerning a particular item and asks that it be removed from the Consent Calendar, the items are approved at one time by a roll call vote. Anyone wishing to speak on a consent item or public hearing item, please complete a "Request to Speak Card" and submit it to the Recording Secretary prior to the meeting.

File #: 26-0059, **Version:** 1

APPROVAL OF PLANNING COMMISSION MINUTES

RECOMMENDATION

Approval for filing minutes of the October 9, 2025 and November 13, 2025 Planning Commission meetings.

Summary

Attachment A - 2025-10-09 PC Minutes
Attachment B - 2025-11-13 PC Minutes

MINUTES
PLANNING COMMISSION
MEETING OF OCTOBER 9, 2025

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:31 PM

Roll Call
Present:
Derek Graves
William Muetzenberg
Yolanda Amen
Jeff Sanguinetti
Pandora Crowder
Jazmine Hernandez
Absent:
Terry Hull.

Commissioner Hull's absence was excused.

2. PLEDGE TO FLAG

The pledge of allegiance was led by Commissioner Hernandez

3. ADOPTION OF CONSENT CALENDAR

None

4. PUBLIC COMMENT

Mary Elizabeth - Stockton dumping grounds, alcohol retailers, alcohol land use map

Commissioner Correspondence - Public Comment

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-1101 ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONE, AND A TENTATIVE MAP REQUEST FOR THE PROPOSED SOUTH STOCKTON COMMERCE CENTER INDUSTRIAL DEVELOPMENT AT MULTIPLE PARCELS ALONG SOUTH AIRPORT WAY (APNS 177-110-04; 177-100-003; 177-110-05; 201-020-01; and 177-050-09) (APPLICATION NO. P20-0024)

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - SSCC RDEIR - Cover

Attachment E - Tentative Map

Attachment F - Public Comments

Proposed Resolution - Recommending Approval of the FEIR

Exhibit 1 - SSCC RFEIR

Exhibit 2 - SSCC FMMRP

Exhibit 3 - SSCC Findings and SOC

Proposed Resolution - General Plan Amendment

Exhibit 1 - GPA Exhibit and Legal Description

Proposed Resolution - Rezone

Exhibit 1 - Ordinance

Exhibit 1a - Rezone Exhibit and Legal Description

Proposed Resolution - Recommending Approval of the Tentative Map

Exhibit 1 - Tentative Map

The following persons spoke to the item: Anthony Carroll, Mary Elizabeth, Julie Dunning, Matthew Lester, Eric Parfrey, Pat Barrett

Commissioner Correspondence - Public Comment

Approve **Motion 2025-10-09-0501** continuing the item to the November 13, 2025 Planning Commission meeting.

Moved by: Jeff Sanguinetti, seconded by William Muetzenberg.

Vote: Motion carried 5-1

Yes: Derek Graves, William Muetzenberg, Jeff Sanguinetti, Pandora Crowder, and Jazmine Hernandez .
No: Yolanda Amen.
Absent: Terry Hull.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

9. COMMISSIONERS COMMENTS

Commissioner Amen - communication notices

Chair Sanguinetti - communication notices, development code discussion

Commissioner Crowder - tobacco and liquor store presentations and licenses

Chair Sanguinetti - revisions to codes

Commissioner Crowder - Ask Stockton app appreciation and expansion

10. ADJOURNMENT - 6:15 PM

Michael McDowell
Assistant Director, Community Development Department

MINUTES
PLANNING COMMISSION
MEETING OF NOVEMBER 13, 2025

425 N. El Dorado St. Stockton, CA

1. CALL TO ORDER/ROLL CALL - 5:32 PM

Roll Call
Present:
Terry Hull
Derek Graves
Yolanda Amen
Jeff Sanguinetti
Jazmine Hernandez
Absent:
William Muetzenberg, and Pandora Crowder.

Note: Vice Chair Muetzenberg and Commissioner Crowders absences were excused

2. PLEDGE TO FLAG

Commissioner Hull led the pledge of allegiance.

3. ADOPTION OF CONSENT CALENDAR

3.1 25-1248 APPROVAL OF PLANNING COMMISSION MINUTES

Legislation Text

Attachment A - 2025-06-26 PC Minutes

Attachment B - 2025-07-10 PC Minutes

Attachment C - 2025-08-28 PC Minutes

Approve **Motion 2025-11-13-0301-01** approving the minutes of the June 26, 2025 Planning Commission meeting

Moved by: Terry Hull, seconded by Yolanda Amen.

Vote: Motion failed 3-0
Yes: Terry Hull, Derek Graves, and Yolanda Amen.
Abstain :Jeff Sanguinetti, and Jazmine Hernandez .
Absent:William Muetzenberg, and Pandora Crowder.

Approve **Motion 2025-11-13-0301-02** approving the minutes of the July 10, 2025 Planning Commission meeting

Moved by: Yolanda Amen, seconded by Derek Graves.

Vote: Motion carried 4-0

Yes: Terry Hull, Derek Graves, Yolanda Amen, and Jeff Sanguinetti.
Abstain: Jazmine Hernandez .
Absent: William Muetzenberg, and Pandora Crowder.

Approve **Motion 2025-11-13-0301-03** approving the minutes of the August 28, 2025 Planning Commission meeting

Moved by: Yolanda Amen, seconded by Terry Hull.

Vote: Motion carried 5-0

Yes: Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, and Jazmine Hernandez .
Absent: William Muetzenberg, and Pandora Crowder.

4. PUBLIC COMMENT

None

Commissioner Correspondence - Public Comment

5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS

5.1 25-1112 REQUEST FOR A WAIVER TO INCREASE FENCE HEIGHT TO SEVEN FEET AT 200 NORTH WILSON WAY (APNs 153-030-24; -30) (P25-0169)

Legislation Text

Attachment A - Approved Resolutions

Attachment B - Location Map and Aerial Photo

Attachment C - General Plan Map

Attachment D - Zoning Map

Attachment E - Project Plan

Attachment F - Waiver Justification letter

Proposed Resolution - Approving a Waiver

Exhibit 1 - Project Plan

Approved Resolution 2025-11-13-0501

PowerPoint Presentation

Approve **Resolution 2025-11-13-0501**

1. Finding no further environmental review is necessary as the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) - New Construction or Conversion of a Small Structure; the Project is also exempt pursuant to CEQA Guidelines Section 15311 - Accessory Structures; and CEQA Guidelines Sections 15332 - In-fill Development Projects; and

2. Adopting a Resolution approving a Waiver to increase the height of a fence, subject to conditions.

Moved by: Yolanda Amen, seconded by Jeff Sanguinetti.
Vote: Motion carried 5-0

Yes: Terry Hull, Derek Graves, Yolanda Amen, Jeff Sanguinetti, and Jazmine Hernandez .
Absent: William Muetzenberg, and Pandora Crowder.

6. NEW BUSINESS

None

7. UNFINISHED BUSINESS

None

8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS

Michael McDowell, Assistant Director for Community Development Department - Ad-hoc committee vacancy, resignation process, Jack in the box Council vote, planning commission academy, commerce center project update, housing code amendment

9. COMMISSIONERS COMMENTS

Commissioner Graves - congratulated Caesar Chavez football team

Chair Sanguinetti - resignation of Vice Chair Muetzenberg; development code Ad-Hoc Committee; congratulated commissioner Graves

Commissioner Amen - congratulated Commissioner Graves, thanked staff

Chair Sanguinetti - thanked staff and expressed gratitude

10. ADJOURNMENT - 6:25PM

Michael McDowell
Assistant Director, Community Development Department

File #: 25-1308, **Version:** 1

A REQUEST FOR A COMMISSION USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND AN ADMINISTRATIVE USE PERMIT FOR A NON-STOREFRONT RETAIL (DELIVERY ONLY) BUSINESS AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179 -260-52) (APPLICATION NO. P25-0184)

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution:

1. Finding that the project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities), since the project will occupy an existing building and no expansion is proposed.

2. Approving a Commission Use Permit to allow the establishment of a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

3. Approve an Administrative Use Permit to allow the operation of a retail non-storefront cannabis retail (delivery only) business within an existing building, in accordance with the findings and subject to the conditions found in the Proposed Resolution.

Summary

The applicant, Dustin Moore (Embarc Stockton II LLC), submitted an application for a Commission Use Permit to establish a Cannabis Retail Storefront and an Administrative Use Permit for a non-storefront (delivery only) business in a 1,160± square-foot commercial suite at 4895 South State Route 99 East Frontage Road, Suite C. The project site is located within an established commercial development in the Commercial, General (CG) zoning district.

The applicant was the winner of the 2025 Commercial Cannabis Lottery program and was awarded the opportunity to apply for a Cannabis Retail Storefront Commission Use Permit (CUP) as a general pool applicant (CL25-00002). Participation in the lottery is only required for retail storefronts and not for non-storefront retail (delivery only) land use.

Prior to declaring the applicant as a lottery winner, the applicant was made aware of the denial of a similar project at the same proposed location by the Planning Commission on April 10, 2025. The applicant was offered an opportunity to select another location; however, they chose to continue with the same location. As required by the Stockton Municipal Code (SMC) Section 16.168.050, the applicant is responsible for and has presented in their application compelling evidence in support of

making all required findings of fact for approval of the project, attached to this report as Attachment A.

This application was evaluated for conformance with the City's Cannabis Ordinance under SMC Section 16.80.195 Cannabis business types-Commission use permitting, and with all applicable provisions of the Municipal Code as described in this report. The evaluation included the location requirements mandating separation from residential zones or uses, public parks, schools, and other sensitive uses identified in subsection 16.80.195(A)(6). As further described in this report, staff can confirm that the proposed project meets the location requirements in Subsection 16.80.195(A)(6).

Although the Planning Commission denied a similar proposed use at this same location on April 10, 2025, the Planning Commission must fairly and impartially consider this newly proposed project application based on all information that is provided in this staff report and presented in the public hearing. As mentioned above, the Project is consistent with the City's development standards for Cannabis business types (SMC 16.80.195), meets General Plan policies, and the applicant has submitted evidence demonstrating that all required findings for a Use Permit can be made in the affirmative. Therefore, staff recommends the Planning Commission approve the requested Use Permits, subject to conditions.

DISCUSSION

Background

Pursuant to SMC Section 16.80.195(K)(5), prior to applying for a Commission Use Permit, a Commercial Cannabis retail storefront applicant shall apply for the Lottery System. Lottery applicants can apply as general pool or equity applicants and shall successfully satisfy all applicable requirements in SMC Section 16.80.195(K). Where a general pool applicant is open to any individual, the equity component enables Stockton residents from disadvantaged areas to obtain cannabis business permits.

On July 28, 2025, as shown in Attachment B (Cannabis Lottery win letter), the applicant, Dustin Moore of Embarc Stockton II LLC, was declared a 2025 general pool Commercial Cannabis lottery winner by successfully satisfying the eligibility requirements described in SMC Section 16.80.195(K) for a cannabis retail storefront business at 4895 South State Route 99 East Frontage Road, Suite C, Stockton, CA 95215. Prior to the official lottery award, the applicant was informed that on April 10, 2025, the Planning Commission denied a similar project at the proposed project location and was offered the opportunity to find a different location. The applicant chose to continue with the proposed project site location.

As a winner of the 2025 lottery, the applicant is required to apply for a necessary Commission Use Permit (CUP) within 90-days of lottery award date per SMC 16.80.195.(K)(5)(a), here, by October 28, 2025. The applicant met this requirement through the submission of their application on September 9, 2025. Said submittal also included a proposed Administrative Use Permit for a cannabis non-storefront delivery only use (not subject to a lottery process).

Pursuant to SMC Section 16.80.195(A)(3), and in accordance with SMC Section 5.100.080, the City of Stockton shall not allow the operation of more than 14 storefront retailer cannabis businesses. At the time of writing this report, and as shown in Attachment C (Approved Retail Storefront Cannabis Locations), there are eight (8) approved storefront locations and only six (6) are currently in operation.

For informational purposes, on March 27, 2025, the Planning Commission considered a Commission Use Permit and Administrative Use Permit for a similar, unrelated, Cannabis Retail Storefront and Non-Storefront (delivery only) business request at the proposed project location. Staff proposed a recommendation for approval of the project based on required findings; however, the Planning Commission was unable to make all required findings of fact for approval citing incompatibility with surrounding family oriented uses and proximity to freeway onramps as a potential hazard. The Planning Commission formally denied the project on April 10, 2025.

Present Situation

On September 9, 2025, the applicant, submitted an application for a Commission Use Permit to operate a cannabis retail storefront and an Administrative Use Permit for a cannabis non-storefront delivery business within Suite C (1,160 square-feet) of an existing ±6,707 square-foot commercial building at 4895 South State Route 99 Frontage Road (Attachment D - Location Map). The site has a General Plan designation of Commercial (Attachment E - General Plan Land Use Map) and a zoning designation of Commercial, General (CG) (Attachment F - Zoning Map).

The project will be located in a vacant suite (C) of a five (5) suite commercial building. The building is currently occupied by four (4) food establishments (restaurants): Starbucks, Subway, Fresh Slices Pizza, and Tacos Chapala. The project site is bound to the west by State Route 99, to the south by Highway 99 on-ramp/Arch Road, Burger King (restaurant) and 99 Frontage Road to the east, and a gas station with retail to the north (Attachment G - Project Plans).

The proposed cannabis retail storefront and non-storefront delivery business will operate between 7:00 a.m. to 8:00 p.m. Monday through Sunday, pursuant to SMC Section 5.100.280. The applicant will employ up to 10 employees at full capacity, plus, at minimum, one (1) on-site security guard with additional security guards added as needed. Deliveries of product will be accommodated during low-patron traffic periods on weekdays to reduce public interaction.

The existing commercial development accounts for 52 parking spaces in a single parking lot shared by the existing businesses in the building. The parking spaces on the adjacent parcel containing a quick-service restaurant are not being used in this analysis. Pursuant to Table 3-9 (Parking Requirements by Land Use) in SMC Section 16.64.040, Cannabis retail (storefront and delivery only) uses are required to provide 1 parking space per 250 sf of gross floor area and 1 additional space for every 2,000 sf of ancillary spaces. The proposed project would be responsible for providing 4 parking spaces (3.24 spaces for gross retail area (810 SF) plus 1 (ancillary areas). The existing 6,707 square -foot building would be required to provide 27-34 parking spaces based on a ratio of 1 parking space

per 200 and/or 250 square-feet, depending on the use of each suite; therefore, the existing 52 parking spaces on the subject parcel are more than adequate to serve the proposed and existing businesses, being at minimum 18 spaces more than the requirement.

If the Project is approved, a formal security plan and lighting plan will be submitted and reviewed by the Police Department as part of the required Operators Permit application process to ensure safe operations.

The proposed Project is consistent with all applicable cannabis retail storefront and retail non-storefront delivery requirements in accordance with SMC 16.80.195(A) and (B).

Analysis

A CUP and AUP are required for the proposed cannabis use types. Staff analysis is provided below for the Planning Commission's consideration.

Location Requirements

Per SMC 16.80.195(A)(6) and 16.80.195(B)(4), the following location requirements apply to all cannabis retail storefront and non-storefront (delivery) operations.

a. No retailer operator shall be established or located within 300 feet, measured from the nearest property lines of each of the affected parcels, of any existing residential zone or use.

Staff has confirmed, to the best of their knowledge, that there are no existing residential zones or uses within 300-feet of the Project property lines, as shown in Attachment F.

b. No retailer operator shall be established or located within 600 feet of any of the following: A public or private academic school for students in kindergarten through 12th grade, nursery school, preschool, or childcare facility; A public park, playground, recreational area, or youth facility; Religious facilities; or Drug abuse, or alcohol recovery/treatment facility.

Staff has confirmed that, to the best of their knowledge, none of the uses listed above are within 600 feet of the Project property lines.

c. No retailer operator shall be established or located within 1,000 feet of any of the following: Existing cannabis storefront retailer operator; Existing RDC, RDM, and/or RCM microbusiness operator. The term "Existing" as referenced in the Code indicates the possession of an approved use permit.

Staff has confirmed that none of the above listed cannabis business types are within 1,000 feet of the Project's site property lines. The closest approved cannabis related businesses are at 1137 South Stockton St (P23-0255; retail storefront, not open) and 678 North Wilson Way #A (P11-078; retail storefront, in operation), both are approximately 4.8 miles from the project site (Attachment C)

Use Permits

A Commission Use Permit is required for a cannabis retail storefront business, and an Administrative Use Permit is required for cannabis non-storefront retail (delivery only) business. The operations of the proposed uses would be carried out within the project site. The following analysis addresses the proposed land uses.

SMC Section 16.168.050.A requires seven general findings of fact to grant Use Permit approvals. Staff's analysis of each finding, based on the evidence provided by the applicant (Attachment A), is as follows:

1. Finding: The proposed use is allowed within the subject zoning district with the approval of a use permit and complies with all other applicable provisions of this Development Code and the Municipal Code.

   Analysis: The proposed cannabis retail storefront and non-storefront retail (delivery) uses are conditionally allowed in the CG Zone with approval of Commission and Administrative Use Permits. If approved and conditioned, the cannabis operation will comply with the Development Code (Title 16) of the Stockton Municipal Code. The proposed project meets the location requirements set forth in SMC 16.80.195(A)(6). The project is located more than 2,000 feet away from any existing residential zone or use, complying with the minimum 300 foot requirement. The project is not located within 600 feet of any sensitive uses such as a park, school providing K-12 instruction, day care center, or youth center, childcare center, child care, in-home (family day care home), religious facilities, or drug abuse or alcohol recovery/treatment facility. The nearest park is 1,500 feet away, and nearest school providing K-12 instruction is over 3,000 feet away.

2. Finding: The proposed use would maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located.

   Analysis: The site is a well-trafficked, convenience-oriented corridor that attracts a diverse customer base and is anchored by fast-casual establishments that support the day-to-day needs of community members. The proposed use will strengthen the integrity and vitality of the neighborhood by introducing increased security, safety, and add economic activity, occupying the last remaining suite in the commercial building.

3. Finding: The proposed use would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan.

   Analysis: The General Plan Land Use Map designates the subject site as Commercial that is intended to accommodate a wide variety of commercial uses, including, but not limited to, retail, services, and commercial uses; business, medical, and professional, residential uses, public and quasi-public uses; and other related uses. The proposed use is a cannabis retail

storefront and delivery business, which is consistent with the intent described in the General Plan for the Commercial land use designation and the following General Plan goals and policies:

Goal LU-6: To provide for orderly, well-planned, and balanced development.

Goal CH-3: Expand opportunities for local enterprise, entrepreneurship, and gainful employment.

Policy LU-4.2: Attract employment and tax-generating businesses that support the economic diversity of the city.

Policy LU6.5 Improve and maintain the City's Fiscal Health

The proposed use furthers the above goals and policy since it would provide for a business type that generates tax revenue for the City of Stockton's general fund and expands opportunities for employment and entrepreneurship. The introduction of the proposed cannabis businesses diversifies the types of commercial establishments in surrounding area that consisting primarily of service uses such as fueling stations and fast-food restaurants. The proposed location was chosen as it is not located in an area surrounded by sensitive uses identified in SMC 16.80.195(A) and (B).

4. Finding: The subject site would be physically suitable for the type and density/intensity of use being proposed including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.).

   Analysis: The proposed project has been analyzed by all applicable departments, and it has been determined that all existing streets and public accessways are adequate to serve the project. The site will have access to existing City utility services, which are presently available at the site. Further, a Building Permit for a tenant improvement is required for the proposed cannabis facility, and the project will be required to comply with all applicable Building and Fire Code standards.

5. Finding: The establishment, maintenance, or operation of the proposed use at the location proposed and for the time period(s) identified, if applicable, would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, peace, or general welfare of persons residing or working in the neighborhood of the proposed use.

   Analysis: The project will require the applicant to adhere to all applicable local and state Building and Fire Codes, and additional requirements established by the State of California, Department of Cannabis Control. The applicant or operator will also be required to obtain and maintain an Operator's Permit from the City that requires the business owner to develop and maintain a security and lighting plan that is reviewed annually by the Police Department. Increased security is expected to improve overall safety and stability as it will introduce a well-regulated and secured business. All cannabis activity will occur entirely indoors, and the

premises will be designed with multiple layers of physical security and operational controls that far exceed those required of traditional retail businesses. During operating hours, professional security guards will be on-site, monitoring customer activity, enforcing age restrictions, and performing regular checks throughout the property, including youth deterrence patrols and observation for potential diversions.

6. Finding: The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property.

Analysis: The project is consistent with location characteristics of other similar cannabis retailers operating in the City of Stockton that are surrounded by retail establishments without negative community impacts. The proposed business itself will operate within the same parameters as other commercial tenants in the center-adhering to a standardized schedule, providing off-street parking, and generating consistent foot traffic-and will integrate seamlessly into the site without the need for exterior modifications or expansions.

7. Finding: The proposed action would be in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

Staff Analysis: The proposed project will occupy an existing building. The project is categorically exempt from the CEQA, pursuant to CEQA Guidelines Section 15301(a) (Existing Facilities) since the project will occupy an existing facility and no expansion of use is proposed.

PUBLIC COMMENT

On January 26, 2026, the applicant team sent invite notices to property owners within 300 feet of the site, using a mailing list provided by staff, and held a neighborhood meeting to present and receive comments on the proposed project. The meeting was held at the Hampton Inn (3651 Arch Road) and was attended by eight (8) community members in addition to a City staff person. All attendees expressed support for the project, because the applicant stated, in their presentation, that they will be a unionized business, will hire local, and will provide additional security to the shopping center.

On February 16, 2026, a public notice of the item and meeting was mailed to all property owners within a 300-foot radius of the project parcel. A notice was also published in The Record Newspaper. At the time of writing this report, no public comments were received.

ATTACHMENTS

Attachment A - Applicant's evidence in support of positive findings
Attachment B - Cannabis Lottery Win Letter
Attachment C - Approved Retail Cannabis Locations
Attachment D - Location Map
Attachment E - General Plan Land Use Map

Attachment F - Zoning Map
Attachment G - Project Plans

This report was prepared by Arturo Carrasco, Senior Planner, (209) 937-8955 or Arturo.Carrasco@stocktonca.gov.

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Following appropriate review, the applicable Review Authority shall provide the decision with the findings of fact on which the decision is based in writing. It is the responsibility of the applicant to establish evidence in support of the required findings. The use permit (Commission or administrative) shall be approved, with or without conditions, only if all of the following findings of fact can be made:

A. General Findings. The following findings shall be made for all use permits:

1. The proposed use is allowed within the subject zoning district with the approval of a use permit and complies with all other applicable provisions of this Development Code and the Municipal Code;

RESPONSE:
The proposed cannabis retail storefront is permitted within the Commercial General (CG) zoning district with approval of a use permit and complies with all applicable provisions of the Stockton Municipal Code and Development Code. The site also carries a General Plan designation of Commercial (C), which supports the proposed land use. The project involves the use of an existing commercial suite in a developed shopping center and does not include any expansion of the building footprint.

The project fully complies with the location requirements set forth in SMC §16.80.195(A)(6) and exceeds the minimum required separation from sensitive uses by a significant margin. Specifically:

- No cannabis business operator may be located within 300 feet of a residential zone or use, measured from the nearest property lines.
    - The subject site is located more than 2,000 feet away from the nearest residential zone, which is over six times the minimum required distance.
- Cannabis businesses may also not be located within 600 feet of sensitive uses at the time the land use permit is issued. The subject site far exceeds this requirement:
    - The nearest K–12 school is over 3,000 feet away—more than five times the minimum required distance.
    - The nearest public park is over 1,500 feet away—more than 2.5 times the minimum.
    - The nearest religious facility is located over 5,000 feet away—more than eight times the requirement.
    - The nearest drug abuse or alcohol recovery/treatment facility is more than 16,000 feet away, which is over 26 times the minimum required buffer.

This substantial separation ensures that the proposed use is not only compliant with the specific distance requirements outlined in the Stockton Municipal Code, but also appropriate in context, demonstrating alignment with the City's intent when implementing such zoning requirements.

2. The proposed use would maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located;

RESPONSE:
The proposed cannabis retail storefront will operate within an active, neighborhood-serving commercial center that includes Starbucks, Subway, FreshSlice Pizza, and Tacos Chapala, with nearby businesses such as

Burger King, ARCO, and AMPM. This well-trafficked, convenience-oriented corridor attracts a diverse customer base and is anchored by fast-casual establishments that support the day-to-day needs of community members. Importantly, while some nearby businesses may serve families, they are not classified as "sensitive uses" under the Stockton Municipal Code. The presence of a professionally operated, highly regulated cannabis business will not detract from the family-serving nature of the area. On the contrary, it will strengthen the integrity and vitality of the neighborhood by introducing increased oversight, safety, and economic activity.

Embarc operates in 17 communities throughout California and has demonstrated consistent success integrating into neighborhood-serving shopping centers without incidents or concerns related to youth access, community compatibility, or co-tenancy. These retail environments share many similarities with the proposed Stockton location. For example:

- Embarc Fairfield (opened February 2022) — Located in a shopping center anchored by the local DMV, smog shop, and auto insurance provider.
- Embarc Sacramento (opened November 2022) — Part of a shopping plaza with Carl's Jr., Big 5 Sporting Goods, a dental office, karaoke bar, nail salon, and several small eateries.
- Embarc Tracy (opened December 2023) — Co-located with a martial arts studio, spa, furniture store, and nail salon.
- Embarc Martinez (opened March 2021) — Although housed in a standalone building, the store is located directly next to a Dutch Bros coffee shop.
- Embarc Woodland (opened August 2025) — Situated within a center near a beauty salon, barber shop, spa, jewelry store, clothing stores, and various eateries.

This track record proves Embarc's ability to seamlessly integrate into mixed-use, family-oriented commercial centers without disruption, enhancing neighborhood character through security, professionalism, and thoughtful operations.

The Stockton location is also consistent with the siting of other cannabis businesses approved and operating in the City of Stockton, many of which are located in busy commercial corridors with similar nearby uses frequented by families and minors. Coastal Dispensary, Connected Cannabis, Zen Garden Wellness, Packs, Off the Charts, and Vibe by California all operate in centers that include fast-casual dining, salons, and other convenience retail. This precedent underscores that the City has historically found cannabis uses compatible with vibrant, mixed-use commercial environments. Embarc's proposed location upholds this same standard.

This project will activate the last remaining vacant suite in the center—contributing to the site's vibrancy, improving foot traffic to surrounding businesses, and strengthening the commercial fabric of the property. Embarc's retail model reflects modern consumer expectations, where cannabis is increasingly integrated into normalized commercial environments. This integration supports a thriving, mixed-use landscape that enhances the area's appeal and functionality for the broader community.

Embarc is led by a Stockton-born policy and compliance professional and supported by a team with deep expertise in cannabis regulation, safety, and community engagement. The company's business model

prioritizes responsible operations, education, and public safety. A comprehensive Youth Prevention Plan will be implemented to ensure that no cannabis products are accessed by minors. This plan includes:

- Controlled entry protocols and security checkpoints monitored by trained professionals;
- A neutral, discreet exterior aesthetic with no cannabis imagery or youth appeal;
- Detailed employee training on diversion prevention and youth engagement protocols;
- Ongoing community engagement, including a 24-hour hotline and proactive outreach to neighboring businesses and schools.

To further strengthen the character of the neighborhood, Embarc will implement its proven Community Benefits Program, through which 1% of gross receipts will be invested directly back into the local community. Funds will be allocated by a Community Advisory Board composed of volunteer local stakeholders, ensuring that reinvestments reflect the priorities of the neighborhood, including support of youth and arts programming and neighborhood-serving nonprofits. This ensures that local commerce directly impacts the local community in positive ways.

Embarc recognizes that the surrounding area has experienced some challenges related to unhoused individuals in nearby parcels. While we understand this is a broader community issue that extends beyond the scope of one business, the project's operations are expected to contribute positively to neighborhood conditions. Through continuous on-site security, comprehensive video surveillance, and regular perimeter patrols, Embarc will help discourage nuisance activity and promote a sense of safety and stability. In addition, the company's commitment to routine maintenance, clean-up efforts, and collaboration with neighboring tenants will ensure the property remains orderly, well-kept, and welcoming for all visitors.

Embarc has a long-standing practice of supporting and cross-promoting nearby businesses, organizing beautification efforts, and hosting regular employee volunteer clean-up events to improve public spaces and enhance the surrounding environment. These proactive commitments to public safety, economic development, and neighborhood partnerships ensure the proposed use will not only align with, but meaningfully improve, the area's character and long-term success.

Embarc's presence will not just meet, but exceed, expectations for a responsible cannabis retailer. Its robust operations plan, community-first approach, and track record of thoughtful integration will deter nuisance activity, increase security, and contribute positively to the integrity and sustainability of the commercial district.

3. The proposed use would be consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan or master development plan;

The subject site has a General Plan Land Use designation of Commercial (C), which is intended to accommodate a broad range of commercial activities, including retail, services, professional, and public-oriented uses. The proposed cannabis retail storefront and delivery business is fully consistent with the intent of this land use designation and will enhance the area's commercial viability while aligning with several key goals and policies of the Envision Stockton 2040 General Plan.

Specifically, the proposed use supports the following General Plan objectives:

- Goal LU-6: To provide for orderly, well-planned, and balanced development.
    - The project activates the last remaining vacant suite within an established commercial center, contributing to the long-term success and efficient use of the site.
    - The location also supports the City's goal of balanced and orderly cannabis retail distribution. The nearest operational cannabis retailer, Connected Cannabis, is located over 24,000 feet (approximately 4.5 miles) from the proposed site. This significant distance ensures compliance with the City's 1,000-foot buffer requirement between cannabis storefront retailers and contributes to the geographic dispersion of cannabis businesses throughout the city.
    - By expanding access in a new part of the city, this project improves equitable service coverage, reduces unnecessary travel, and supports a diversified and thoughtfully planned commercial cannabis ecosystem.
- Goal CH-3: Expand opportunities for local enterprise, entrepreneurship, and gainful employment.
    - Embarc prioritizes hiring within the community, pays competitive wages, and offers comprehensive benefits. Embarc employees are represented by the United Food and Commercial Workers (UFCW) union, ensuring workplace protections and economic mobility. We believe this would make Embarc the first unionized cannabis operator in the City of Stockton—an important partnership for the continued maturation of employment practices within a nascent industry. These practices align with the City's goals of creating high-quality employment opportunities and supporting local economic growth.
    - The proposed use supports local enterprise and entrepreneurship because Embarc Stockton's owner was born in Stockton, raised in the San Joaquin Valley, and currently owns a home in Stockton. His deep roots in the region reflect a long-standing and personal commitment to upholding the integrity of the community through responsible business operations.
- Policy LU-4.2: Attract employment and tax-generating businesses that support the economic diversity of the city.
    - As a cannabis business, Embarc contributes directly to the City of Stockton's General Fund through the City's cannabis tax of 5% on gross receipts. This creates a sustainable source of local revenue while diversifying the types of commercial tenants within the center, which is otherwise composed primarily of food establishments.
- Policy LU-6.5: Improve and maintain the City's fiscal health.
    - The cannabis industry is a proven source of economic activity, and Embarc's compliance-forward, efficient operations are expected to generate substantial ongoing taxable revenue, strengthening the City's financial position.
    - As detailed above, Embarc also demonstrates a long-term commitment to community reinvestment through its Community Benefits Program, under which 1% of gross receipts are allocated to local initiatives. In Stockton, this will include a specific emphasis on supporting youth and partnering with local nonprofits to uplift community priorities. This proven model has already directed approximately $2 million to community organizations in other California cities where Embarc operates, ensuring that the financial benefits of legal cannabis are meaningfully invested in the neighborhoods that host its operations.

- Policy SAF-1.2 & Action SAF-1.2D: Reduce community violence and crime by fostering community connectivity, creating a sense of place, and encouraging social interactions between residents, employees, and business owners.
    - Cannabis businesses are permitted to operate between 7:00 a.m. and 8:00 p.m., creating steady foot traffic throughout the day and encouraging activity at times when other businesses may be less active. Embarc's presence will deter loitering and vacancy-related nuisances while providing a safe, well-lit, and secure environment that invites lawful community engagement.

Furthermore, the project aligns with the Community Vision set forth in the General Plan, which emphasizes improving community health and safety, enhancing neighborhood character, and promoting economic opportunity. Embarc's operating model supports this vision through its commitment to transparency, youth prevention, and ongoing local engagement.

In summary, the proposed use is not only consistent with but actively furthers the goals and policies of the General Plan by introducing a safe, union-supported, tax-generating business that activates a currently vacant commercial space and strengthens the surrounding neighborhood.

4. The subject site would be physically suitable for the type and density/intensity of use being proposed including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.);

RESPONSE:
The proposed site is located within an existing developed commercial center and is already served by essential infrastructure, including sanitation, water, stormwater drainage, and public access roads. The building is easily accessible from State Route 99 Frontage Road, and the parking lot provides adequate on-site vehicle access.

There are no known physical constraints at the site that would limit its suitability for the proposed cannabis retail use. The site is not located within a flood zone or area subject to known geological instability. Utility services, including electricity, water, and wastewater, are already available at the property and will continue to serve the proposed use.

The project will require a Building Permit for interior tenant improvements, during which compliance with applicable California Building Code and Fire Code standards will be reviewed and verified by City staff. The proposed use is commercial in nature and consistent with both the building's design and its surrounding uses, making the subject site physically appropriate for the type and scale of activity proposed.

5. The establishment, maintenance, or operation of the proposed use at the location proposed and for the time period(s) identified, if applicable, would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, peace, or general welfare of persons residing or working in the neighborhood of the proposed use;

RESPONSE:

The establishment, maintenance, and operation of the proposed cannabis retail storefront will not pose a hazard to the public convenience, health, safety, or general welfare. In fact, its introduction is expected to improve overall safety and stability at the site by replacing a vacant suite with a well-regulated, secured business. All cannabis activity will occur entirely indoors, and the premises will be designed with multiple layers of physical security and operational controls that far exceed those required of traditional retail businesses.

The storefront will incorporate a highly secure infrastructure, including heavy-duty steel scissor gates, reinforced commercial-grade doors with multi-point locking systems, and access control systems at all entry points. The facility will be equipped with high-resolution surveillance cameras covering all interior areas as well as the entire building exterior and parking lot, with analytics-enabled cameras that include real-time talk-down capabilities to deter loitering or unwanted activity. The site will also feature a centrally monitored alarm system and panic buttons to ensure rapid response in the event of an emergency. Cannabis inventory will be securely stored in a locked storage room with restricted access and monitored continuously. During operating hours, professional security guards will be on-site, monitoring customer activity, enforcing age restrictions, and performing regular checks throughout the property, including youth deterrence patrols and observation for potential diversions.

The safety and professionalism of the operation extend beyond hardware. Embarc employs management personnel with security certifications and implements rigorous employee training focused on access control, emergency response, and youth prevention. Every member of the team is trained to ensure that the site is safe for employees, customers, and neighboring businesses alike.

Concerns that cannabis retailers may attract crime are not supported by empirical data. A peer-reviewed study published in the Journal of Studies on Alcohol and Drugs found no association between the presence of dispensaries and increased violent or property crime[1]. In fact, a study published in Regional Science and Urban Economics found that the presence of dispensaries correlated with a 19% reduction in neighborhood crime[2]. Further, research from the IZA Institute of Labor Economics concluded that regulated dispensaries do not contribute to higher incidences of burglary, robbery, or assault[3]. These findings reflect Embarc's own experience operating in numerous communities across California, where its facilities have consistently operated without incident and with strong community support.

This is consistent with the perspective shared by the Stockton Police Department during the March 27, 2025, Planning Commission hearing for this site.
"We don't see—when we have a dispensary in an area—any specific increase in any type of crime in those areas. And as mentioned before, it's generally because they're better secured and bring a better security element generally than some other uses… The cannabis dispensaries do not bring the same call load for us or crimes that some of those other locations do."
— Captain Jonathan Swan, Investigations Division, Stockton Police Department

[1] https://pmc.ncbi.nlm.nih.gov/articles/PMC3364319/
[2] https://www.sciencedirect.com/science/article/abs/pii/S016604621830293X
[3] https://docs.iza.org/dp11567.pdf

The City of Stockton has already approved and permitted multiple cannabis retailers located in similar commercial corridors with comparable adjacencies. These include Vibe by California, located directly off I-5, as well as Coastal Dispensary, Connected Cannabis, Zen Garden Wellness, Packs Dispensary, and Off the Charts—all of which share proximity to fast-casual eateries, salons, retail shops, and other family-serving businesses. For example, Coastal Dispensary operates next to a taqueria, Bonchon Korean restaurant, tea house, and nail salon, while Connected Cannabis is adjacent to a Hawaiian BBQ, T-Mobile store, and Dollar Tree. These examples demonstrate a consistent pattern in the City's land use decisions, validating that cannabis storefronts can operate safely and compatibly within high-traffic retail centers.

The proposed location within a developed commercial center with shared parking, lighting, and surveillance infrastructure further enhances site safety. Embarc's proposed use introduces a visible, staffed presence in a space that would otherwise remain vacant, and through this increased activity and security, the business will contribute positively to the area's sense of safety and order.

Embarc is also aware of ongoing community concerns related to unhoused individuals in the immediate vicinity, particularly in adjacent or nearby parcels. While we recognize that this is a complex social issue that extends beyond the scope of a single business, our presence is expected to help mitigate potential impacts at and around the project site. Through continuous on-site security, full-property surveillance, regular patrols, and close collaboration with neighboring tenants, we will maintain a clean, safe, and welcoming environment for all customers and nearby businesses. These measures are designed not only to improve site aesthetics, but also to discourage loitering and reinforce a broader sense of safety and stewardship.

In addition to maintaining a well-managed storefront, Embarc has a long-standing commitment to neighborhood beautification and maintenance. Across its operating locations, the company organizes regular employee-led clean-up days, partners with local groups for street and sidewalk beautification, and proactively addresses litter and blight around its stores. These efforts not only improve aesthetics but foster local pride and ownership of the space. Through this integrated approach to safety, stewardship, and activation, the project is positioned to elevate the physical environment and quality of life in the surrounding area.

Through thoughtful design, proven operational standards, and a demonstrated commitment to community wellbeing, the proposed use will not endanger or negatively impact the surrounding neighborhood. Rather, it will introduce a highly controlled, safety-conscious business that adds value to the broader commercial environment and supports the general welfare of those who live and work nearby.

6. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property;

RESPONSE:
The design, location, size, and operating characteristics of the proposed cannabis retail storefront are fully compatible with the existing and future land uses on-site and in the surrounding vicinity. The project is located within a multi-tenant commercial center that includes fast-casual and convenience-oriented

businesses such as Starbucks, Subway, FreshSlice Pizza, and Tacos Chapala, with additional neighboring establishments like Burger King, ARCO, and AMPM. This retail environment is characterized by high visibility, steady customer traffic, and a mix of service-oriented uses that cater to a broad demographic, including working adults, commuters, and residents.

During preliminary outreach, Embarc met with neighboring tenants to share details about the business model and address any concerns. Tenants welcomed the additional security, increased customer traffic, and opportunities for cross-promotion that Embarc's operations are expected to bring to the center.

The proposed business will occupy the last remaining vacant suite in the shopping center, contributing to the site's long-term commercial success and eliminating a previously inactive frontage. The business itself will operate within the same parameters as other commercial tenants in the center—adhering to a standardized schedule, providing off-street parking, and generating consistent foot traffic—and will integrate seamlessly into the site without the need for exterior modifications or expansions.

What distinguishes this project is not only its physical compatibility but also the elevated operating standards that Embarc brings as an experienced, compliance-driven cannabis operator. The storefront has been carefully designed to ensure that it remains visually discreet, free from cannabis imagery, and respectful of neighboring uses. Security measures—including on-site professional guards, full-site surveillance, access control systems, and reinforced physical infrastructure—ensure that the operation will maintain a high degree of safety and oversight without disrupting or detracting from the customer experience of nearby tenants.

Embarc has successfully operated in 17 communities across California, including in several shopping centers with similar retail characteristics. These locations include co-tenants such as martial arts studios, fast-casual dining, salons, and other family-serving businesses. These experiences underscore Embarc's ability to integrate seamlessly into mixed-use, neighborhood-focused commercial environments without incident or disruption to surrounding businesses.

The proposed project is also consistent with the location characteristics of other cannabis retailers currently approved and operating in the City of Stockton. Each of the following dispensaries is located in or near a vibrant commercial corridor, family-serving retail establishments with similar types of neighboring businesses:

- Vibe by California — Located just off I-5 (Exit 473 for Fremont St), this dispensary is adjacent to major roadways and operates successfully in a highly visible area.
- Coastal Dispensary — Situated in a shopping center that includes a taqueria, Bonchon Korean restaurant, Szechuan restaurant, tea house, and nail salon, with additional nearby tenants such as El Pollo Loco, Walgreens, and Starbucks.
- Connected Cannabis — Located in a plaza with a Hawaiian BBQ restaurant, T-Mobile, and Dollar Tree. Panda Express and a shoe store are located directly across the street.
- Zen Garden Wellness — Surrounded by a pizzeria, a Mexican restaurant, a Cajun restaurant, an Indian restaurant, a Japanese restaurant, a dental office, and a nail spa.

- Packs Dispensary — Located next to an ice cream shop, Subway sandwich shop, Dunn-Edwards paint store, and a threading studio. A Taco Bell is across the street.
- Off the Charts — Neighbors include a donut shop, hair salon, spa, Mexican restaurant, and nail salon.

These sites demonstrate the City's longstanding approach of situating cannabis retailers in accessible, commercially active zones—often adjacent to food, beauty, and convenience-oriented services—without negative community impacts. Embarc's proposed location follows this precedent and is clearly aligned with both past City approvals and the evolving vision for compatible commercial land uses.

In Stockton, Embarc's presence will support the center's overall vitality by adding a new category of legal retail, one that is increasingly common in modern commercial developments throughout California. Its customer base overlaps significantly with that of neighboring tenants, and the project is expected to enhance economic synergy by drawing additional customers to the site—many of whom will patronize multiple businesses in a single visit. As cannabis becomes normalized within the regulated marketplace, well-managed dispensaries like Embarc's are being thoughtfully integrated into diverse commercial corridors, especially where their presence adds value without displacing more traditional uses.

Additionally, Embarc's commitment to youth protection, community engagement, and secure operations reinforces the business's long-term compatibility with future land uses that may emerge in the area. These features ensure that the use will not only function harmoniously with current tenants but also set a precedent for responsible commercial development going forward.

In summary, the proposed use is a natural and appropriate addition to the center's mix of retail offerings. Its design and operating characteristics reflect a high standard of care, safety, and professionalism, making it fully compatible with both existing and anticipated future uses in this location.

7. The proposed action would be in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines.

RESPONSE:
The proposed action complies with the provisions of the California Environmental Quality Act (CEQA) and the City of Stockton's CEQA Guidelines. The project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15301(a) – Existing Facilities, as it involves the occupancy and interior improvement of an existing commercial building with no expansion of the structure or change to its existing footprint. The proposed use will not result in any significant environmental impacts and does not trigger any of the exceptions to the exemption.

5. Thank you for the detailed context map.

CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

Permit Center • 345 N. El Dorado Street • Stockton, CA 95202 • (209) 937-8561 • Fax (209) 937-8893

www.stocktonca.gov

July 28, 2025

Embarc Stockton II
Dustin Moore
1616 Webster Street
Alameda, CA 94501
dustin@goembarc.com
(831) 917-2533

Hello,

Congratulations! Your 2025 Commercial Cannabis Lottery Application was automatically declared a lottery winner due to the minimal number of eligible applications received. This formal notification letter serves to advise you of the **winning status** and provides guidance on the next steps of the process.

Application Details

Commercial Cannabis Business Category	Retail (Storefront)
Applicant Name	Dustin Moore
Business Name	Embarc Stockton II
Business Structure Type	Sole Proprietor
Cannabis Business Location	4895 S State Route 99 East Frontage Road Suite C Stockton, CA 95215
Application/Record Number	CL25-00002

Next Steps

The winning status of the commercial cannabis lottery entitles you to begin the process for a Commission Use Permit (CUP). A complete CUP application, with all the applicable application fees paid, must be submitted to the Current Planning Division within ninety (90) days (by **October 27, 2025**) of the date of this official correspondence. Non-submittal within the 90-day timeframe shall be grounds for revocation of lottery winner status per Stockton Municipal Code 16.80.195 (K)(5)(a)(iv).

Instructions:

1. Confirm acceptance of this formal notification email and application details shown above. Confirmation can be emailed to CannabisLottery@stocktonca.gov.

2. Apply for Commission Use Permit
    a. All information, including the Planning Application, Electronic Planning Submittal Guide, and Applicable Fees, can be found on the Planning website: https://www.stocktonca.gov/business/planning___engineering/planning.php.

    b. If you have any questions regarding your Planning Application, please contact the Current Planning Division at (209) 937-8266 | Planning@Stocktonca.gov.

If you would like to withdraw the opportunity to submit for a proposed project, provide written notification to the city at CannabisLottery@stocktonca.gov.

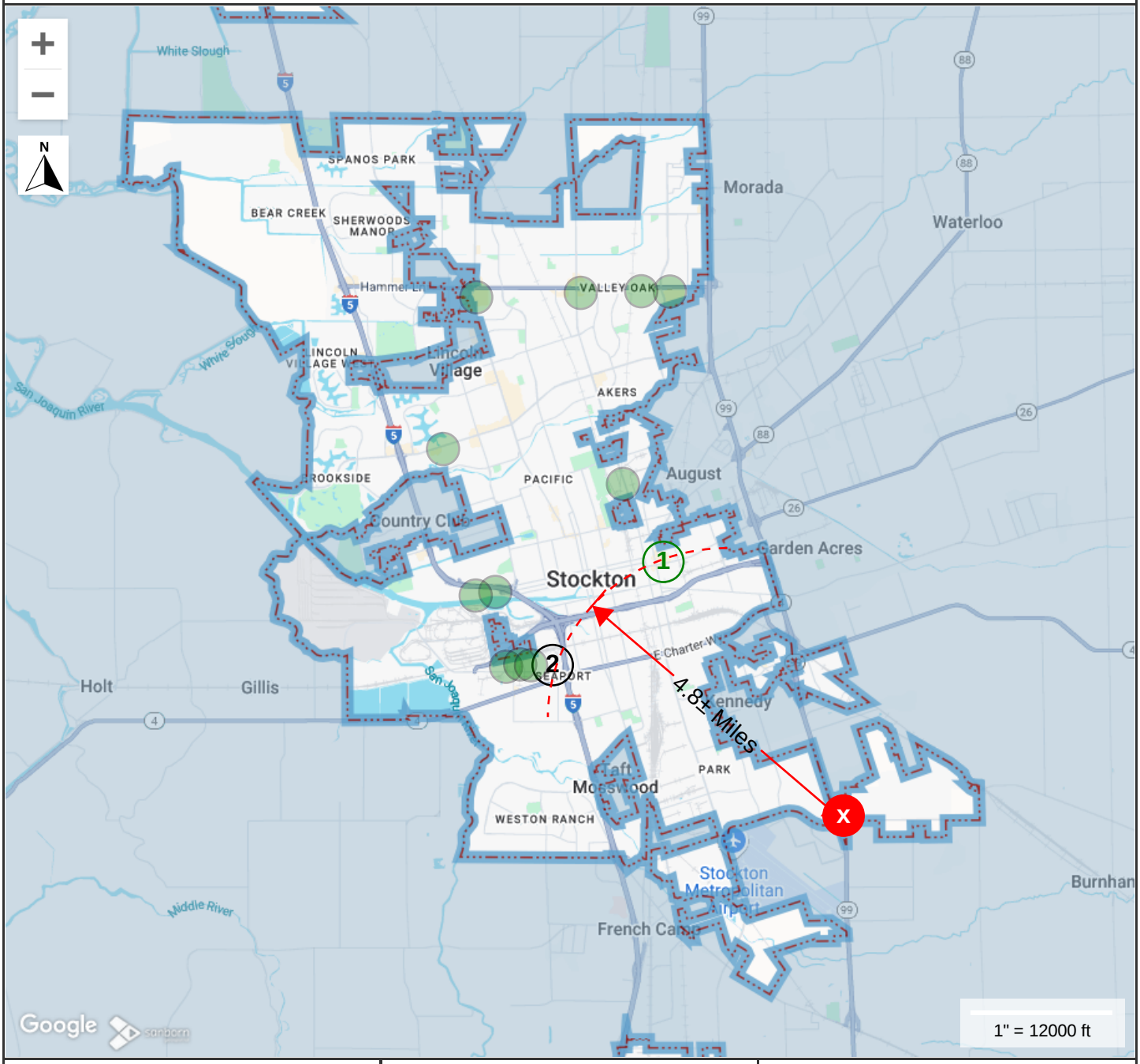
Thank you,
City of Stockton
Community Development Department

TABLE 1

APPROVED CANNABIS LOCATIONS (as of 1/30/2025)

Address	P #	Lottery Recipient	Business type	Current Phase
678 N Wilson Way	**P11-078**	**N**	**Retail Storefront**	**Permitted/Open**
1550 w Fremont St	P11-080	N	Retail Storefront	Permitted/Open
633 San Juan Ave	P17-0710; P19-0170	N	Cultivation/Delivery/ Manufacturing/Distribution	Permitted/Open
7632 Pacific Avenue	P17-0020	N	Retail Storefront	Permitted/Open
1903 Navy Drive	P17-0159	N	Cultivation	Permitted/Not Open
3706 E Hammer Lane	P17-0262	N	Retail Storefront	Permitted/Open
3008 E Hammer Ln #108	P20-0038	Y - Equity (2019)	Retail Storefront & Delivery	Permitted/Open
1901 Navy Dr	P21-0626; P24-0126	Y - Equity (2020)	Cultivation	Permitted/Not Open
7840 West Ln, Suite F	P20-0673	Y (2020)	Retail Storefront & Delivery	Permitted/Open
2521 West Ln	P21-0602; P23-0228 (ext); P24-0210 (ext)	Y (2021)	Retail Storefront	Permitted/Not Open
1137 S Stockton St	**CL23-00009, P23-0255**	**Y (2023)**	**Retail Storefront**	**Permitted/Not Open**
1621 Navy Drive, Building 1	P19-0642	N/A	Non-Storefront (Delivery only)	Permitted/Open
2233 Grand Canal Blvd, #208	P19-0854; P20-0554	N/A	Non-Storefront (Delivery only)	Permitted/Open

Approved Cannabis Locations Map



Legend

- Outside City Limits
- X — Project location
- 1 — 678 N Wilson Wy (P11-078) Open - retail storefront
- 2 — 1137 S Stockton St (P23-0255) Not open - retail storefront
- Other approved locations

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/03/2023
Data updated 05/01/2023

This map is intended to be visually representation of the approved cannabis business locations listed in the Table 1 above, as they compare to the project site.

VICINITY MAP



Property Information

Property ID	17926052-107708
Location	4895 S STATE ROUTE 99 E FR RD
Owner	DS & G ARCH ROAD LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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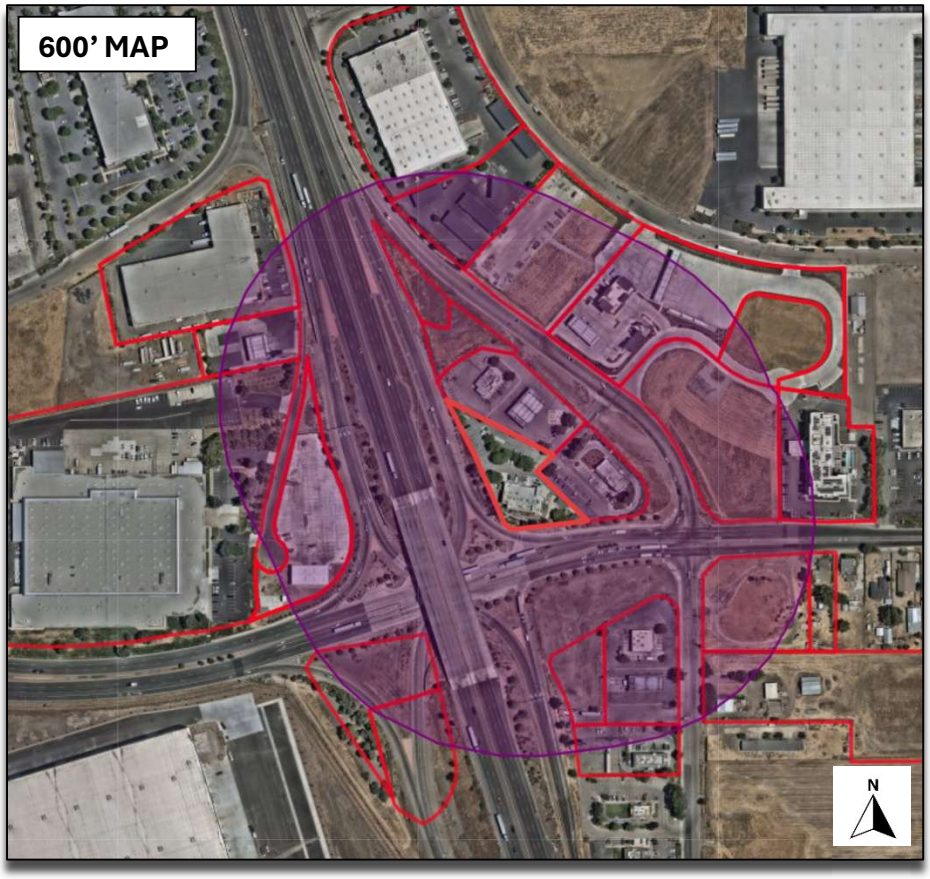
Geometry updated 05/03/2023
Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.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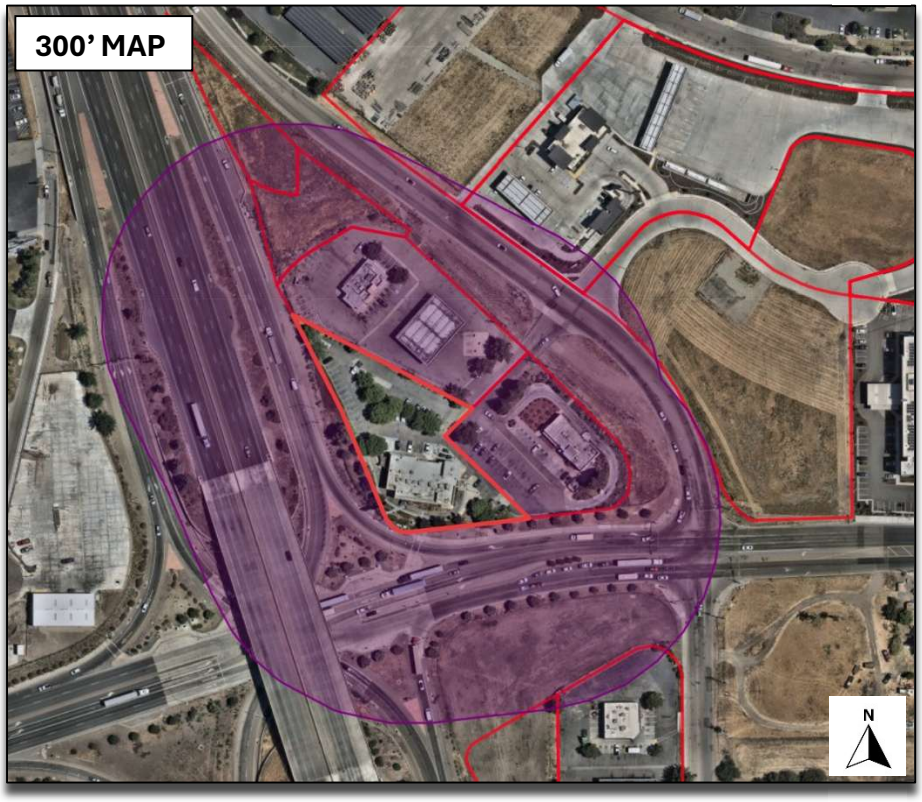
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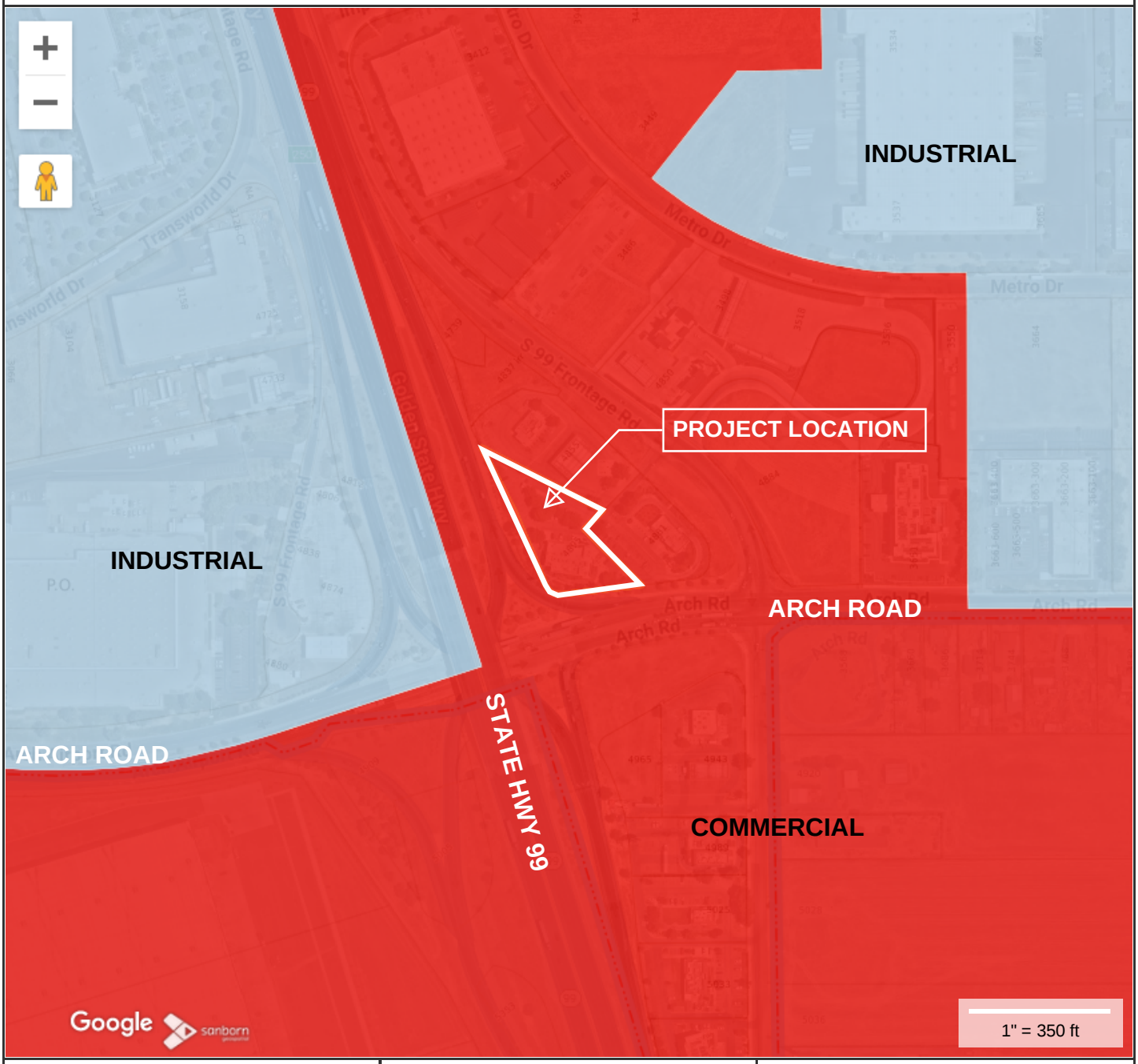
N

GENERAL PLAN MAP



Property Information

Property ID	17926052-107704
Location	4895 S STATE ROUTE 99 E FR RD A
Owner	DS & G ARCH ROAD LLC

Map Theme Legends

General Plan Map

- COMMERCIAL
- INDUSTRIAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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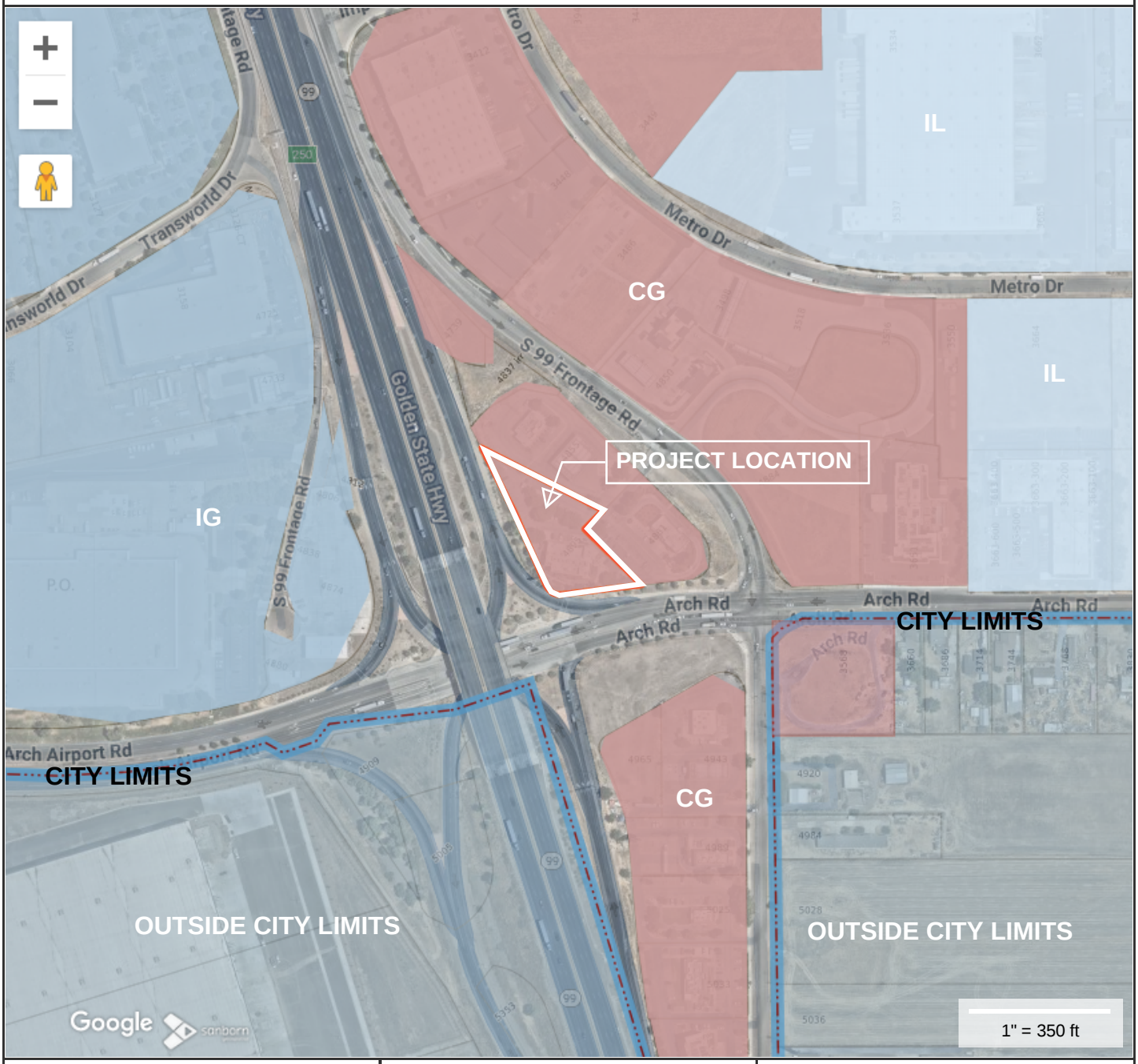
Geometry updated 05/03/2023
Data updated 05/01/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING MAP



Property Information

Property ID	17926052-107704
Location	4895 S STATE ROUTE 99 E FR RD A
Owner	DS & G ARCH ROAD LLC

Map Theme Legends

Zoning

- GENERAL COMMERCIAL (CG)
- GENERAL INDUSTRIAL(IG)
- LIMITED INDUSTRIAL (IL)

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Geometry updated 05/03/2023
Data updated 05/01/2023

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CANNABIS BUSINESS ACTIVITY NOTE:

1. NO CANNABIS CULTIVATION WILL BE CONDUCTED
2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.

NOTE:

SITE FULLY COMPLIES WITH T-24, ACCESSIBILITY STANDARDS: AND SUBJECT TO FIELD VERIFICATION.

SITE PLAN DISCLAIMER:

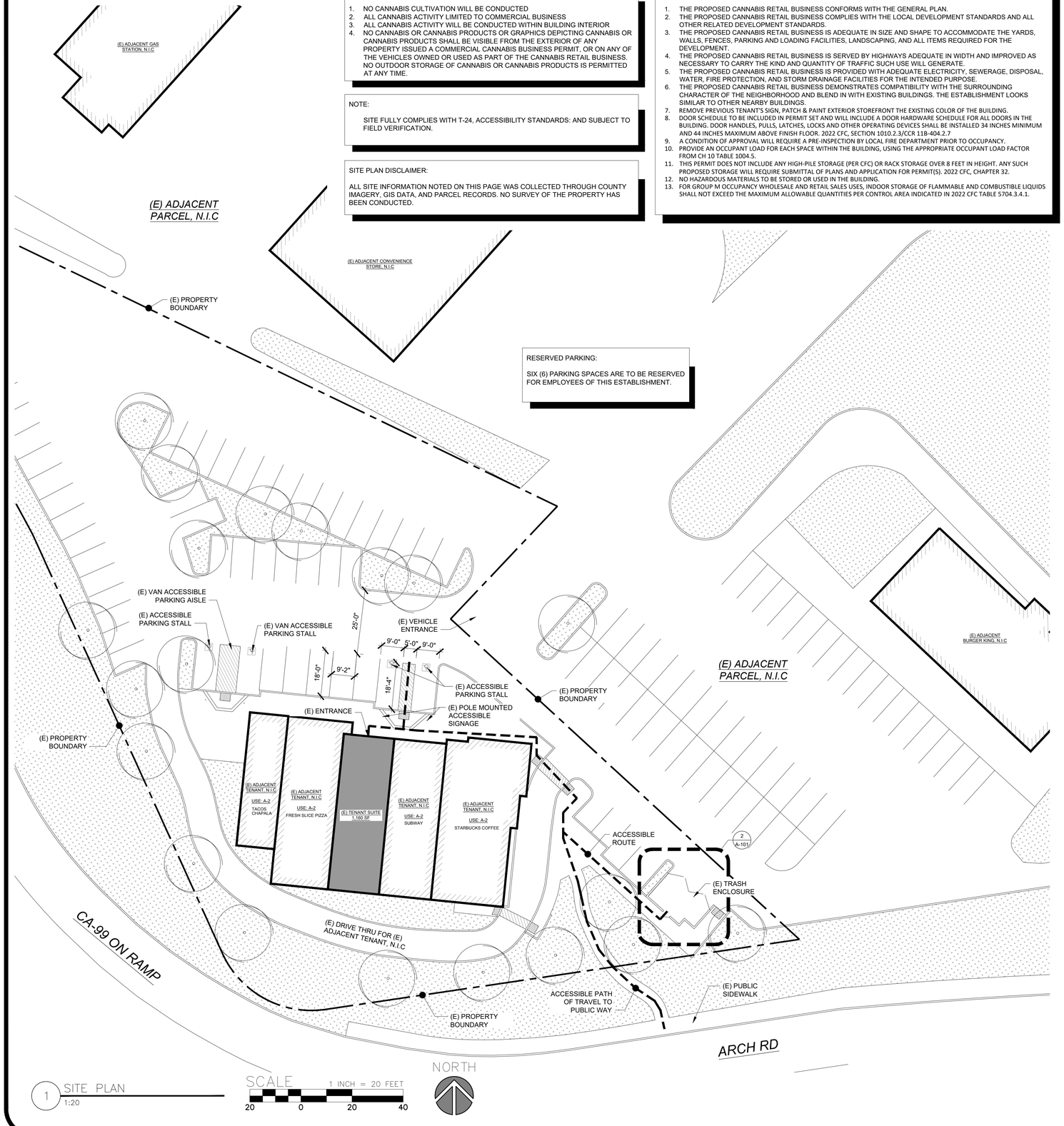
ALL SITE INFORMATION NOTED ON THIS PAGE WAS COLLECTED THROUGH COUNTY IMAGERY, GIS DATA, AND PARCEL RECORDS. NO SURVEY OF THE PROPERTY HAS BEEN CONDUCTED.

DEVELOPMENT NOTES:

1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN.
2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH THE LOCAL DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
3. THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
4. THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
5. THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
6. THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.
7. REMOVE PREVIOUS TENANT'S SIGN, PATCH & PAINT EXTERIOR STOREFRONT THE EXISTING COLOR OF THE BUILDING.
8. DOOR SCHEDULE TO BE INCLUDED IN PERMIT SET AND WILL INCLUDE A DOOR HARDWARE SCHEDULE FOR ALL DOORS IN THE BUILDING. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE FINISH FLOOR. 2022 CFC, SECTION 1010.2.3/CCR 11B-404.2.7
9. A CONDITION OF APPROVAL WILL REQUIRE A PRE-INSPECTION BY LOCAL FIRE DEPARTMENT PRIOR TO OCCUPANCY.
10. PROVIDE AN OCCUPANT LOAD FOR EACH SPACE WITHIN THE BUILDING, USING THE APPROPRIATE OCCUPANT LOAD FACTOR FROM CH 10 TABLE 1004.5.
11. THIS PERMIT DOES NOT INCLUDE ANY HIGH-PILE STORAGE (PER CFC) OR RACK STORAGE OVER 8 FEET IN HEIGHT. ANY SUCH PROPOSED STORAGE WILL REQUIRE SUBMITTAL OF PLANS AND APPLICATION FOR PERMIT(S). 2022 CFC, CHAPTER 32.
12. NO HAZARDOUS MATERIALS TO BE STORED OR USED IN THE BUILDING.
13. FOR GROUP M OCCUPANCY WHOLESALE AND RETAIL SALES USES, INDOOR STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE QUANTITIES PER CONTROL AREA INDICATED IN 2022 CFC TABLE 5704.3.4.1.

RESERVED PARKING:

SIX (6) PARKING SPACES ARE TO BE RESERVED FOR EMPLOYEES OF THIS ESTABLISHMENT.



1 SITE PLAN
1:20

SCALE 1 INCH = 20 FEET
20 0 20 40

INDEX OF DRAWINGS

ARCHITECTURAL

AS-101	SITE PLAN
A-101	FLOOR PLAN

SITE ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL (POT), AS INDICATED SHALL COMPLY WITH 11B-402 OF THE CALIFORNIA BUILDING CODE. POT SHALL BE AN IDENTIFIABLE ACCESSIBLE ROUTE WITHIN AN EXISTING SITE, BUILDING OR FACILITY BY MEANS OF WHICH A PARTICULAR AREA MAY BE APPROACHED, ENTERED AND EXITED, AND WHICH CONNECTS A PARTICULAR AREA WITH AN EXTERIOR APPROACH (INCLUDING SIDEWALKS, STREETS AND PARKING AREAS), AN ENTRANCE TO THE FACILITY, AND OTHER PARTS OF THE FACILITY. ACCESSIBLE PATH SHALL BE:
   - 1.1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 1:20 EXCEPT FOR SIDEWALKS, WHICH SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY)
   - 1.2. CROSS SLOPE SHALL NOT EXCEED 1:48 (PER 11B-403.3).
   - 1.3. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" WIDE MINIMUM (PER 11B-403.5.1).
   - 1.4. VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.2 AND SHALL NOT EXCEED ¼" MAXIMUM.
   - 1.5. BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED ½" MAXIMUM, TO INCLUDE A ¼" VERTICAL AND ¼" BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
2. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404, INCLUDING ALL GROUND LEVEL ENTRANCES AND EXITS.
3. PER 11B-203.5 MACHINERY SPACES, SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.

PROJECT SUMMARY

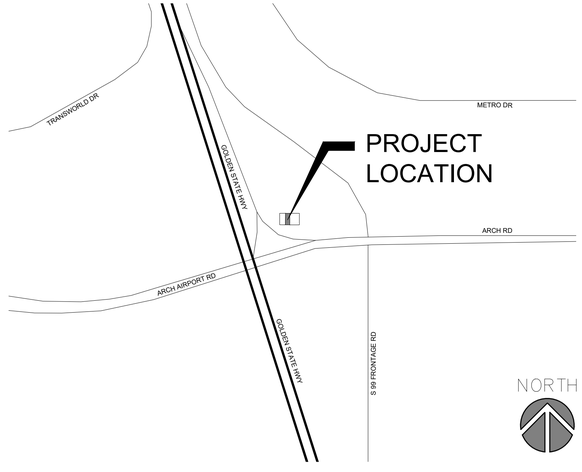
PARKING SUMMARY

REQUIRED PARKING FOR SUITE C @1/300	4 *(1,160 TOTAL SF)*
PROVIDED PARKING	50 *(SHARED)*, 6 *(RESERVED FOR TENANT)*
EXISTING AVAILABLE ACCESSIBLE PARKING	4 *(1 VAN ACCESSIBLE)*

BUILDING DATA

APN	17926052
JURISDICTION	CITY OF STOCKTON
ZONING	GENERAL COMMERCIAL
CLIMATE ZONE	12
SITE AREA	49,367 SF (1.13 ACRES)
OCCUPANCY CLASSIFICATION	M (1,020 FT^2), S-1 (140 FT^2)
PREVIOUS OCCUPANCY CLASSIFICATION	M
TYPE OF CONSTRUCTION	VB
SPRINKLERED	NO
OCCUPANCY SEPARATIONS	NO, NON-SEPARATED OCCUPANCIES
TOTAL EXISTING BUILDING AREA	6,707 FT^2
TENANT IMPROVEMENT AREA OF WORK	1,160 FT^2 ±
EXISTING TENANT AREA	1,160 FT^2 ±
PROPOSED NEW AREA	NO ADDED AREA - TENANT IMPROVEMENTS ONLY

VICINITY MAP



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EMBARC STOCKTON

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STOCKTON, CA 95215

CONDITIONAL USE PERMIT

APN:
17926052

Drawn By	A. ICMAT
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	08/06/2025
Project Number	20112.35

This drawing is not final, or to be used for construction until the Architect's or Engineer's seal and signature appear above.

SHEET TITLE

SITE PLAN

MARK	DESCRIPTION	DATE
	CUP SUBMISSION	

SHEET NO.

AS-101

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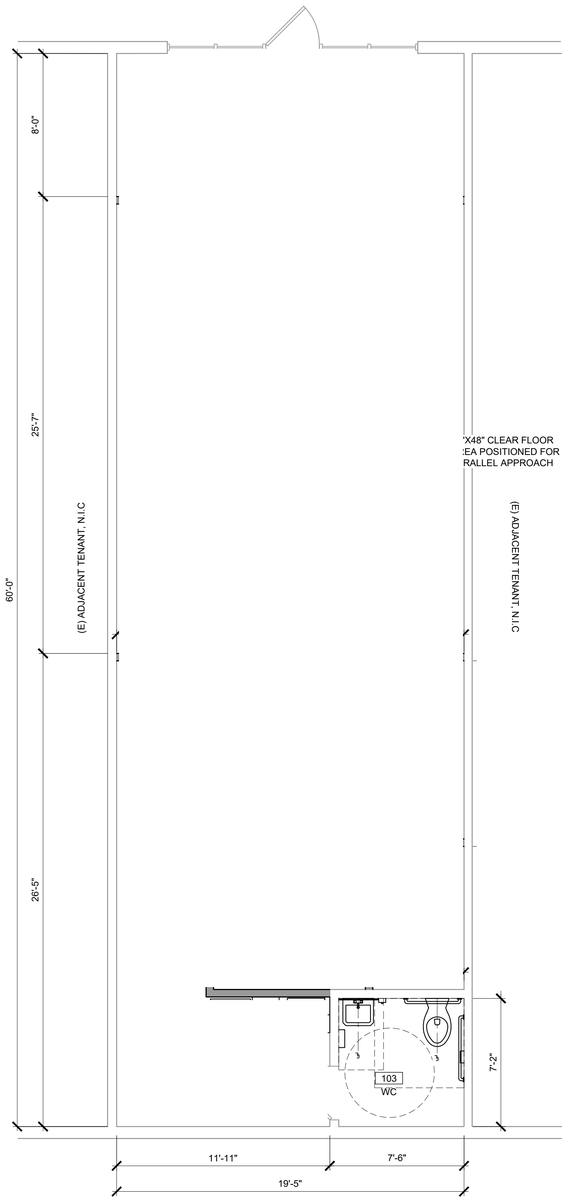

1 FLOOR PLAN
1/4"=1'-0"

NORTH

KEYED NOTES

01 CASEWORK PER OWNER

02 PROVIDE (N) WALL INFILL TO EXTEND TOP OF (E) WALL TO ROOF DECK, SEE NOTED PARTITION TYP.

03 REVIEW (E) THRESHOLD AND CLOSER FOR COMPLIANCE WITH OPERABLE PARTS NOTES SHEET G-002, ADJUST OR PROVIDE (N) AS REQUIRED

04 PROVIDE FIELD APPLIED PRIVACY FILM AT ALL EXTERIOR SALES AREA WINDOWS. BASIS OF DESIGN: ASWF SAFETY REFLECTION 20 8MIL ON GLASS, WHITE FROSTED ON TOP TO COMPLETELY OBSCURE SALES FLOOR FROM EXTERIOR VIEW, COORDINATE WITH OWNER

05 (N) 3'-0" X 7'-0" CASED OPENING

06 (E) WINDOW/DOOR TO REMAIN

07 PROVIDE (N) RESTROOM IDENTIFICATION SIGNAGE PER 'RESTROOM SIGNAGE' DETAILS, SHEET G-002

08 REVIEW AND ADJUST WHERE REQUIRED (E) TOILET ROOM ACCESSORIES, REFER TO MOUNTING HEIGHTS AND CLEARANCES, SHEET G-004

09 PROVIDE (N) RESTROOM FINISHES PER FINISH NOTES, THIS SHEET

10 ENTRY DOOR ELECTRONIC ACCESS "BUZZ-IN" CONTROL LOCATED IN RECEPTION 101, COORDINATE WITH OWNER ON FINAL LOCATION OF BUTTON

11 REFER TO EGRESS DOOR NOTES, THIS SHEET FOR EGRESS DOOR REQUIREMENTS.

12 PROVIDE (N) SURFACE MOUNTED KNOX BOX MOUNTED 60" AFF. KNOX BOX SHALL BE LISTED IN ACCORDANCE WITH UL1037 *ANTI-THEFT ALARMS AND DEVICES*; OWNER SHALL PROVIDE (4) SETS OF KEYS WITH EACH SET CONTAINING KEYS TO: BUILDING ACCESS, UTILITY ROOM, AND OTHER KEYS ESSENTIAL FOR EMERGENCY OPERATIONS; COORDINATE FINAL INSTALLATION LOCATION WITH THE LOCAL JURISDICTION

13 (E) ELECTRICAL EQUIPMENT

14 RENDER DOOR INOPERABLE, PROVIDE PERMANENT, ALL-WEATHER SIGNAGE W/ CONTRASTING LETTERING AT EXTERIOR, MIN. 4" IN HEIGHT. SIGN TO READ:"NOT A DOOR". COORDINATE W/ LOCAL JURISDICTION.

FINISH SCHEDULE

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.1., CLASS A

OFFICE, IT, RECEPTION, & AREAS NOT INDICATED BELOW:
1. GWB WALLS TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
3. 4" BLACK RUBBER BASE
4. OPTION 1: PROVIDE OPTION AT VENDOR ENTRANCE, PROCESSING, & CORRIDORS TO POLISH (E) CONCRETE FLOORING
5. OPTION 2: PROVIDE OPTION AT OFFICE FOR LOW MAINTENANCE COMMERCIAL CARPET TILE BY ARMSTRONG FLOORING, OR EQUAL

SECURE STORAGE ROOM:
1. GWB WALLS TO BE PRIMED AND PAINTEDTO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE,
2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
3. 4" BLACK RUBBER BASE

BREAK ROOM:
1. GWB WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
3. 4" BLACK RUBBER BASE
7. OPTION 1: PROVIDE OPTION TO POLISH (E) CONCRETE FLOORING

RETAIL AREA, LOBBY, AND INTAKE.
1. PROVIDE LEVEL 4 FINISH AT ALL NEW SALES FLOOR WALLS, PATCH AND PAINT (E) WALLS WHERE REQUIRED
2. GWB WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
3. COORDINATE WITH OWNER ON THE USE OF WALL DECALS/ MURALS/ WALLPAPER - WHERE REQUIRED, PROVIDE SUITABLE SUBSTRATE FOR MOUNTING
4. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES. PRIME & PAINT FULL CEILING (GRID AND TILES) TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
5. 4" BLACK VINYL COVE BASE
6. OPTION 1: PROVIDE OPTION TO POLISH (E) CONCRETE FLOORING

RESTROOM / JANITOR:
1. WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE. PROVIDE SMOOTH FINISH FRP TO 48" AFF ON WALLS, COLOR AS SELECTED BY OWNER
2. EXISTING RESILIENT FLOOR AND COVE BASE TO REMAIN

GENERAL:
1. PRIME & PAINT ALL SIDES OF EXPOSED WOOD FINISHES
2. UNLESS OTHERWISE NOTED, PROVIDE 4" BLACK VINYL COVE BASE AT ALL WALLS TO RECEIVE GWB FINISH
3. ALL HM DOOR TRIM TO BE PAINTED BLACK SEMI-GLOSS
4. PROVIDE SCHLUTER SCHIENE TRANSITION STRIPS, 304 STAINLESS STEEL FINISH, AT ALL SAME-HEIGHT MATERIAL TRANSITIONS AND TERMINATIONS, PROVIDE SLOPED TRANSITIONS, 304 STAINLESS STEEL FINISH, WHERE CHANGE IN LEVEL IS REQUIRED (REFER TO SHEET T02 FOR THRESHOLD & CHANGE IN LEVEL REQUIREMENTS).

PAINT SCHEDULE:

1. DOORS AND FRAMES: CHANTILLY LACE DOORS, EBONY KING FRAMES
2. ALL INTERIOR WALLS: BENJAMIN MOORE CHANTILY LACE OC-65 EGGSHELL
3. RESTROOM / JANITOR: BENJAMIN MOORE CHANTILY LACE OC-65 SEMI GLOSS
4. EXTERIOR TRIM: BENJAMIN MOORE EBONY KING
5. EXTERIOR BUILDING: BENJAMIN MOORE ICE MIST

NOTES:

1. SALES AREA COUNTERS TO BE A DEFERRED SUBMITTAL BY OWNER/CONTRACTOR
2. SALES AREA COUNTERS (SERVICE COUNTERS) SHALL COMPLY WITH CBC 11B-904 AND SHALL BE LOCATED ADJACENT A WALKING SURFACE COMPLYING WITH 11B-403
3. SALES AREA COUNTERS SHALL BE PROVIDED WITH AN ACCESSIBLE COUNTER WITH A 30"x48" CLEAR FLOOR AREA ARRANGED FOR PARALLEL APPROACH PER CBC 11B-305.5(B)
4. MAXIMUM HEIGHT OF THE ACCESSIBLE COUNTER IS 34" AFF
5. THE ACCESSIBLE COUNTER SHALL EXTEND THE FULL DEPTH OF THE SERVICE COUNTER AND SHALL BE A MINIMUM LENGTH OF 36" WITH 30"x48" CLEAR FLOOR AREA PER CBC 11B-305.5(B)
6. THE MEANS OF EGRESS SERVING A ROOM OR SPACE, SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THIS APPLIES TO LIGHTING OTHER THAN THE EXIT SIGNS. 2022 CFC, SECTION 1008.2.
7. PROVIDE EMERGENCY LIGHTING ON EXTERIOR LANDINGS AS REQUIRED BY 2022 CFC, SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. 2022 CFC, SECTION 1008.3.2
8. PROVIDE ILLUMINATED EMERGENCY POWER PER CFC, SECTION 1008.3.2
9. A SMOKE DETECTOR SHALL BE PROVIDED IN THE MAIN SUPPLY AIR DUCT OF EACH HVAC UNIT TO SHUT OFF THE POWER SOURCE OF THE UNIT UPON THE DETECTION OF SMOKE WHEN THE TOTAL CFM IN EXCESS OF 2000. 2022 CMC 608, 608.1.
10. INCLUDE NOTE ON STORE FRONT WITH EMPLOYEE NAME AND 24 HOUR PHONE NUMBER

CANNABIS BUSINESS ACTIVITY NOTE:

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2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.

FIRE EXTINGUISHER NOTE:

CONTRACTOR SHALL PROVIDE & LOCATE FIRE EXTINGUISHERS PER EXIT PLAN, SHEET LS-101.

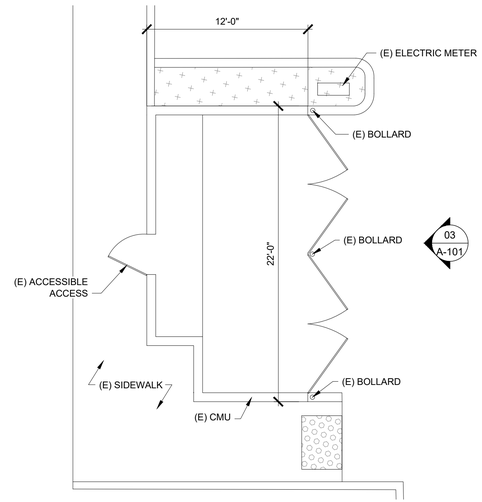
EGRESS DOOR NOTE:

REFER TO NOTES 6-8 ON THIS SHEET FOR EGRESS DOOR REQUIREMENTS.

LEGEND

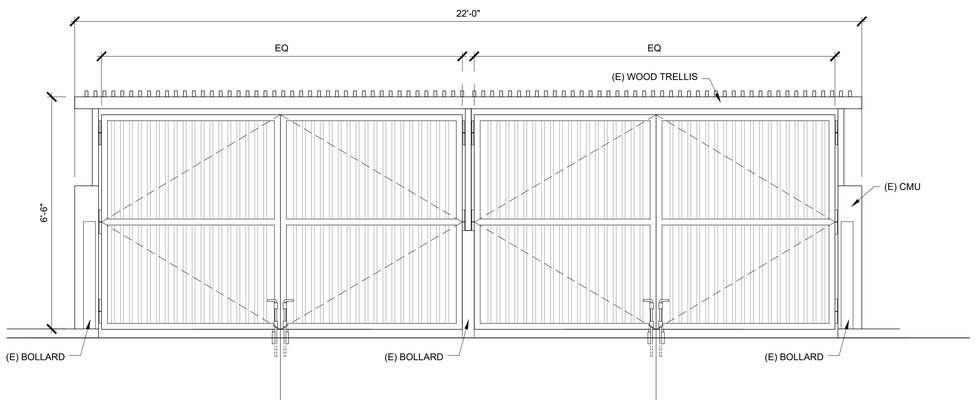
(E) WALL

(N) WALL



2 EXISTING TRASH ENCLOSURE ENLARGED PLAN
3/16"=1'-0"

NORTH



3 EXISTING TRASH ENCLOSURE ELEVATION
1/2"=1'-0"

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EMBARC STOCKTON

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CONDITIONAL USE PERMIT

APN:
17926052

Drawn By	A. ICMAT
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	08/06/2025
Project Number	20112.35

This drawing is not final, or to be used for construction until the Architects or Engineer's seal and signature appear above.

SHEET TITLE

FLOOR PLAN

MARK	DESCRIPTION	DATE
	CUP SUBMISSION	

SHEET NO.

A-101

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Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A COMMISSION USE PERMIT AND ADMINISTRATIVE USE PERMIT TO ESTABLISH A CANNABIS RETAIL STOREFRONT AND NON-STOREFRONT RETAIL (DELIVERY) BUSINESSES AT 4895 STATE ROUTE 99 FRONTAGE ROAD, SUITE C (APN 179-260-52) (APPLICATION NO. P25-0184)

The applicant, Dustin Moore/Embarc Stockton II LLC, submitted an application for a Commission Use Permit and Administrative Use Permit to establish a cannabis retail storefront and non-storefront retail (delivery) businesses within a ±1,160 square-foot suite in a commercial building, on a parcel zoned Commercial, General (CG), located at 4895 South State Route 99 Frontage Road, APN 179-260-52, herein referred to as the "Project"; and

The applicant is a general pool applicant winner of the City's 2025 Commercial Cannabis Lottery, used to designate how many applicants are allowed to apply for certain commercial cannabis types; and

On February 26, 2026, the Planning Commission opened a duly noticed public hearing on the application, in compliance with Stockton Municipal Code (SMC) Chapter 16.88, and on February 26, 2026, the Planning Commission conducted a public hearing, at which point all persons wishing to be heard were provided such opportunity, and prior to acting on the requested actions, the Planning Commission considered the California Environmental Quality Act (CEQA) determination reflected in the findings below; now, therefore,

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

A. The foregoing recitals are true and correct and incorporated by reference.

B. Based on the staff report, staff presentation, comments received, and the public hearing, the Planning Commission makes the following findings based on substantial evidence in the record:

USE PERMIT FINDINGS

1. The proposed use is allowed within the subject zoning district with the approval of a use permit and complies with all other applicable provisions of this Development Code and the SMC. The proposed Project meets the location requirements set forth in SMC 16.80.195(A)(6). The Project is not located within 300-feet of any existing residential zone or use. The Project is not located within 600-feet of any park, school providing K-12 instruction, day care center, or youth center, childcare center, child care,

in-home (family day care home), religious facilities, or drug abuse or alcohol recovery/treatment facility.

2. The proposed use would maintain or strengthen the integrity and character of the neighborhood and zoning district in which it is to be located. The proposed cannabis business would operate within an established commercial development. The business will occupy the last remaining vacant suite in the building which would strenghten the site's commercial character. The business would also help strengthen the integrity and security of the area by providing added security due to the nature of the land use. The proposed use would also align with the intent of the general plan to attract employment and tax-generating businesses that support the economic diversity of the city.

3. The General Plan Land Use Map designates the subject site as Commercial. The Commercial designation is intended to accommodate a wide variety of commercial uses, including, but not limited to, retail, services, and commercial uses; business, medical, and profesional, residential uses, public and quasi-public uses; and other related uses. The proposed use is a cannabis retail storefront and retail delivery business, which is consistent with the intent described in the General Plan for the Commercial land use designation and the following General Plan goals and policies:

- Goal LU-6: To provide for orderly, well-planned, and balanced development.
- Goal CH-3: Expand opportunities for local enterprise, entrepreneurship, and gainful employment.
- Policy LU-4.2: Attract employment and tax-generating businesses that support the economic diversity of the city.
- Policy LU-6.5: Improve and maintain the City's Fiscal Health.

The proposed use furthers the above goals and policies since it would provide for a business type that generates tax revenue for the City of Stockton's general fund and expands opportunities for employment and entrepreneurship. The introduction of the cannabis businesses diversify the types of commercial establishments in surrounding area that consist primarily of service uses such as fueling stations and fast-food restaurants. The proposed location was chosen by the applicant in part because it is not located in an area surrounded by sensitive uses identified in SMC 16.80.195(A) and (B).

4. The subject site would be physically suitable for the type and density/intensity of use being proposed including the provision of services (e.g., sanitation and water), public access, and the absence of physical constraints (e.g., earth movement, flooding, etc.). The proposed Project has been analyzed by all applicable departments, and it has been determined that all existing streets and public accessways are adequate to serve the Project. The site will have access to existing City utility services, which are presently available at the site. Further, a Building Permit for a tenant improvement is required for the proposed cannabis facility, and the Project will be required to comply with all applicable Building Code standards.

5. The establishment, maintenance, or operation of the proposed use at the location proposed and for the time period(s) identified, if applicable, would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, peace, or general welfare of persons residing or working in the neighborhood of the proposed use. The proposed land use will require the applicant to adhere to all applicable Building and Fire Codes, and additional requirements established by the State of California, Department of Cannabis Control. The Department of Cannabis Control issues annual licenses and regulates cannabis retail storefront to ensure safe practices. The applicant will also be required to obtain and maintain an Operator's Permit from the City that requires the business owner to develop and maintain a security and lighting plan that is reviewed annually by the Police Department.

All cannabis activity will occur entirely indoors, and the premises will be designed with multiple layers of physical security and operational controls that far exceed those required of traditional retail businesses. During operating hours, professional security guards will be on-site, monitoring customer activity, enforcing age restrictions, and performing regular checks throughout the property, including youth deterrence patrols and observation for potential diversions.

For the above reasons, the establishment, maintenance, or operation of the proposed land use activity would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

6. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses on-site and in the vicinity of the subject property. The proposed cannabis retail storefront business would be located in an existing vacant suite in an commercial development and does not raise any potential issues related to parking, as the commercial development has adequate shared parking facilities. The proposed use is commercial and raises no potential issues related to compatibility with the existing and future land uses on-site and in the vicinity of the subject property and is consistent with location characteristics of other similar cannabis retailers operating in the City of Stockton that are surrounded by retail establishments without negative community impacts.

7. The proposed action is in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The Project will occupy an existing building in a commercial development center. The Project is categorically exempt from the CEQA, pursuant to CEQA Guidelines section 15301(a) (Existing Facilities) since the Project will occupy an existing building facility and no expansion of the use is proposed.

CONDITIONS OF APPROVAL

The Planning Commission hereby approves the Project, based on the incorporated Conditions of approval, listed below.

1. This approval authorizes the operation of cannabis retail storefront and non-storefront retail (delivery) business within an existing commercial development identified in Exhibit 1, attached and incorporated by this reference.

2. The Project shall comply with all applicable State, County, and City codes, regulations, and adopted policies and standards, and pay all applicable fees.

3. In the event the operation of this use should prove to be detrimental to the health, safety, peace, or general welfare of the surrounding neighborhood, this Use Permit will be subject to revocation or modification, as required by the Development Code.

4. The Use Permit shall become effective following the completion of a ten (10) day appeal period following approval of the application.

5. The Use Permit shall be posted in a conspicuous place and be made available immediately to City personnel upon inspection of the premises.

6. The owners, developers and/or successors-in-interest (ODS) shall post a sign at the entrance to the location containing the name and functioning telephone number of a 24-hour on-call person engaged in the management of the cannabis business who shall receive, log, and respond to complaints and other inquiries. This data shall be made available upon request by the Police Department and other Community Development Departments on a yearly basis, in accordance with SMC section 5.100.250.

7. The ODS shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this Project or its related environmental document, if any.

8. Prior to commencing operations, the ODS or business owner shall submit a complete security plan, subject to review and approval by the Police Department. The Chief of Police or designee may impose additional security and safety conditions upon receipt of the security plan before the facility can begin operations. All employees at the cannabis retail storefront business shall be approved by the Police Department prior to the start of their employment.

9. The Fire Department shall be allowed to inspect the cannabis business at any reasonable time to ensure compliance with all applicable provisions of the Fire Code, as well as other applicable codes, laws, and provisions, and is authorized to enforce those standards, as necessary.

10. Prior to commencing operations, a Cannabis Operations Permit shall be obtained in accordance with SMC Chapter 5.100 (Commercial Cannabis Activity Permits).

11. All cannabis retail operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m., per SMC section 5.100.280 (Retailer operator permit – Hours of operation).

12. The Project is required to obtain a Building Permit from the Building Department for any building modifications or new building construction. Plans submitted for building permit(s) shall reflect compliance with the conditions outlined in this approval and Title 16 (Development Code) of the SMC.

PASSED, APPROVED, and ADOPTED: February 26, 2026.

TERRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Community Development

CANNABIS BUSINESS ACTIVITY NOTE:

1. NO CANNABIS CULTIVATION WILL BE CONDUCTED
2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.

NOTE:

SITE FULLY COMPLIES WITH T-24, ACCESSIBILITY STANDARDS: AND SUBJECT TO FIELD VERIFICATION.

SITE PLAN DISCLAIMER:

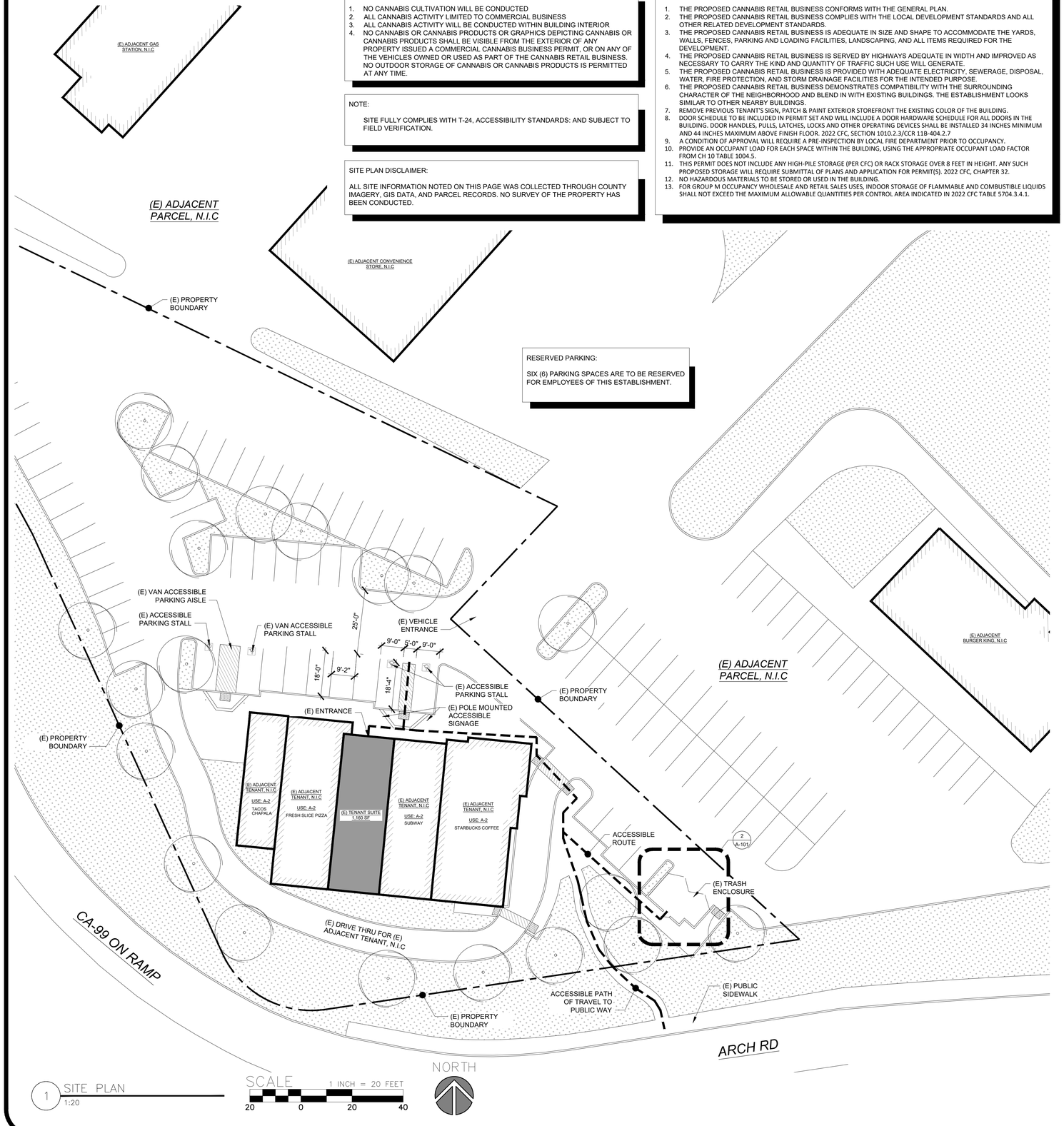
ALL SITE INFORMATION NOTED ON THIS PAGE WAS COLLECTED THROUGH COUNTY IMAGERY, GIS DATA, AND PARCEL RECORDS. NO SURVEY OF THE PROPERTY HAS BEEN CONDUCTED.

DEVELOPMENT NOTES:

1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN.
2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH THE LOCAL DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
3. THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
4. THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
5. THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
6. THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.
7. REMOVE PREVIOUS TENANT'S SIGN, PATCH & PAINT EXTERIOR STOREFRONT THE EXISTING COLOR OF THE BUILDING.
8. DOOR SCHEDULE TO BE INCLUDED IN PERMIT SET AND WILL INCLUDE A DOOR HARDWARE SCHEDULE FOR ALL DOORS IN THE BUILDING. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE FINISH FLOOR. 2022 CFC, SECTION 1010.2.3/CCR 11B-404.2.7
9. A CONDITION OF APPROVAL WILL REQUIRE A PRE-INSPECTION BY LOCAL FIRE DEPARTMENT PRIOR TO OCCUPANCY.
10. PROVIDE AN OCCUPANT LOAD FOR EACH SPACE WITHIN THE BUILDING, USING THE APPROPRIATE OCCUPANT LOAD FACTOR FROM CH 10 TABLE 1004.5.
11. THIS PERMIT DOES NOT INCLUDE ANY HIGH-PILE STORAGE (PER CFC) OR RACK STORAGE OVER 8 FEET IN HEIGHT. ANY SUCH PROPOSED STORAGE WILL REQUIRE SUBMITTAL OF PLANS AND APPLICATION FOR PERMIT(S). 2022 CFC, CHAPTER 32.
12. NO HAZARDOUS MATERIALS TO BE STORED OR USED IN THE BUILDING.
13. FOR GROUP M OCCUPANCY WHOLESALE AND RETAIL SALES USES, INDOOR STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE QUANTITIES PER CONTROL AREA INDICATED IN 2022 CFC TABLE 5704.3.4.1.

RESERVED PARKING:

SIX (6) PARKING SPACES ARE TO BE RESERVED FOR EMPLOYEES OF THIS ESTABLISHMENT.



1 SITE PLAN
1:20

SCALE 1 INCH = 20 FEET
20 0 20 40

INDEX OF DRAWINGS

ARCHITECTURAL

AS-101	SITE PLAN
A-101	FLOOR PLAN

SITE ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL (POT), AS INDICATED SHALL COMPLY WITH 11B-402 OF THE CALIFORNIA BUILDING CODE. POT SHALL BE AN IDENTIFIABLE ACCESSIBLE ROUTE WITHIN AN EXISTING SITE, BUILDING OR FACILITY BY MEANS OF WHICH A PARTICULAR AREA MAY BE APPROACHED, ENTERED AND EXITED, AND WHICH CONNECTS A PARTICULAR AREA WITH AN EXTERIOR APPROACH (INCLUDING SIDEWALKS, STREETS AND PARKING AREAS), AN ENTRANCE TO THE FACILITY, AND OTHER PARTS OF THE FACILITY. ACCESSIBLE PATH SHALL BE:
   - 1.1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 1:20 EXCEPT FOR SIDEWALKS, WHICH SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY)
   - 1.2. CROSS SLOPE SHALL NOT EXCEED 1:48 (PER 11B-403.3).
   - 1.3. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" WIDE MINIMUM (PER 11B-403.5.1).
   - 1.4. VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.2 AND SHALL NOT EXCEED ¼" MAXIMUM.
   - 1.5. BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED ½" MAXIMUM, TO INCLUDE A ¼" VERTICAL AND ¼" BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
2. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404, INCLUDING ALL GROUND LEVEL ENTRANCES AND EXITS.
3. PER 11B-203.5 MACHINERY SPACES, SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.

PROJECT SUMMARY

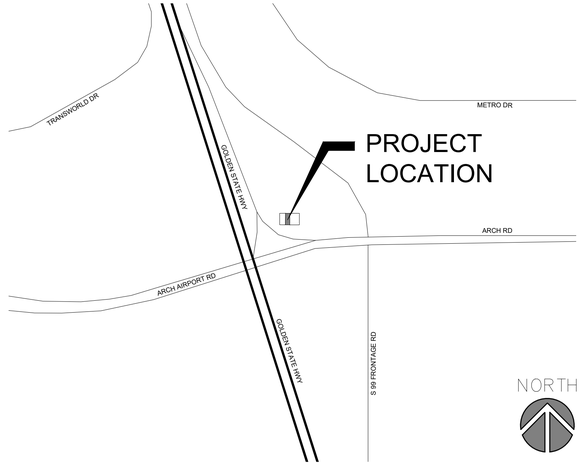
PARKING SUMMARY

REQUIRED PARKING FOR SUITE C @1/300	4 *(1,160 TOTAL SF)*
PROVIDED PARKING	50 *(SHARED)*, 6 *(RESERVED FOR TENANT)*
EXISTING AVAILABLE ACCESSIBLE PARKING	4 *(1 VAN ACCESSIBLE)*

BUILDING DATA

APN	17926052
JURISDICTION	CITY OF STOCKTON
ZONING	GENERAL COMMERCIAL
CLIMATE ZONE	12
SITE AREA	49,367 SF (1.13 ACRES)
OCCUPANCY CLASSIFICATION	M (1,020 FT^2), S-1 (140 FT^2)
PREVIOUS OCCUPANCY CLASSIFICATION	M
TYPE OF CONSTRUCTION	VB
SPRINKLERED	NO
OCCUPANCY SEPARATIONS	NO, NON-SEPARATED OCCUPANCIES
TOTAL EXISTING BUILDING AREA	6,707 FT^2
TENANT IMPROVEMENT AREA OF WORK	1,160 FT^2 ±
EXISTING TENANT AREA	1,160 FT^2 ±
PROPOSED NEW AREA	NO ADDED AREA - TENANT IMPROVEMENTS ONLY

VICINITY MAP



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STOCKTON, CA 95215

CONDITIONAL USE PERMIT

APN:
17926052

Drawn By	A. ICMAT
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	08/06/2025
Project Number	20112.35

This drawing is not final, or to be used for construction until the Architect's or Engineer's seal and signature appear above.

SHEET TITLE

SITE PLAN

MARK	DESCRIPTION	DATE
	CUP SUBMISSION	

SHEET NO.

AS-101

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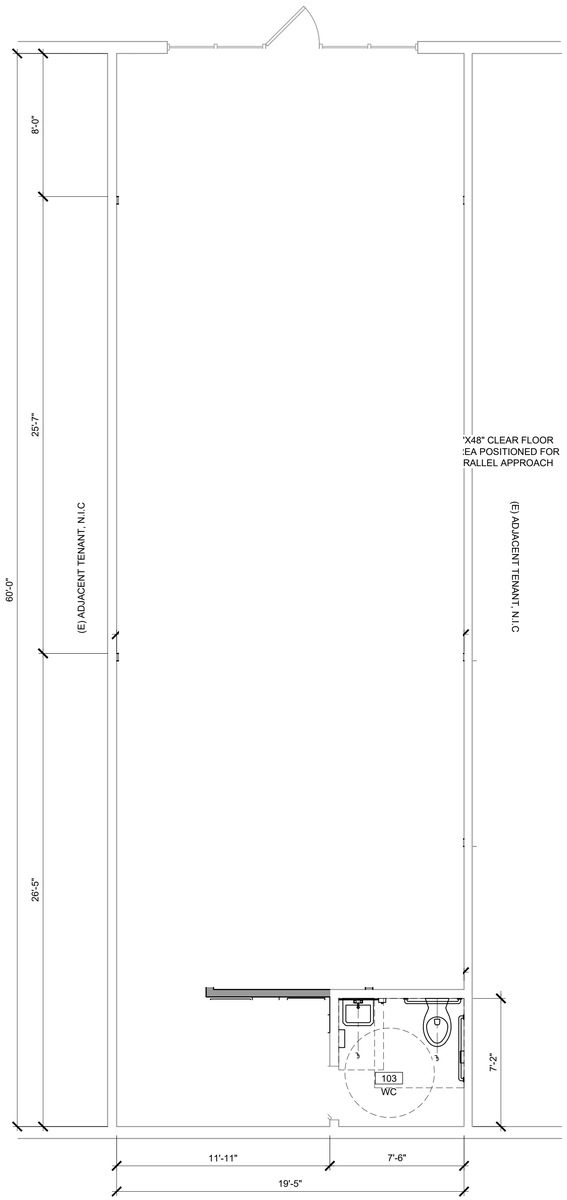


1 FLOOR PLAN
1/4"=1'-0"

NORTH

KEYED NOTES

01 CASEWORK PER OWNER

02 PROVIDE (N) WALL INFILL TO EXTEND TOP OF (E) WALL TO ROOF DECK, SEE NOTED PARTITION TYP.

03 REVIEW (E) THRESHOLD AND CLOSER FOR COMPLIANCE WITH OPERABLE PARTS NOTES SHEET G-002, ADJUST OR PROVIDE (N) AS REQUIRED

04 PROVIDE FIELD APPLIED PRIVACY FILM AT ALL EXTERIOR SALES AREA WINDOWS. BASIS OF DESIGN: ASWF SAFETY REFLECTION 20 8MIL ON GLASS, WHITE FROSTED ON TOP TO COMPLETELY OBSCURE SALES FLOOR FROM EXTERIOR VIEW, COORDINATE WITH OWNER

05 (N) 3'-0" X 7'-0" CASED OPENING

06 (E) WINDOW/DOOR TO REMAIN

07 PROVIDE (N) RESTROOM IDENTIFICATION SIGNAGE PER 'RESTROOM SIGNAGE' DETAILS, SHEET G-002

08 REVIEW AND ADJUST WHERE REQUIRED (E) TOILET ROOM ACCESSORIES, REFER TO MOUNTING HEIGHTS AND CLEARANCES, SHEET G-004

09 PROVIDE (N) RESTROOM FINISHES PER FINISH NOTES, THIS SHEET

10 ENTRY DOOR ELECTRONIC ACCESS "BUZZ-IN" CONTROL LOCATED IN RECEPTION 101, COORDINATE WITH OWNER ON FINAL LOCATION OF BUTTON

11 REFER TO EGRESS DOOR NOTES, THIS SHEET FOR EGRESS DOOR REQUIREMENTS.

12 PROVIDE (N) SURFACE MOUNTED KNOX BOX MOUNTED 60" AFF. KNOX BOX SHALL BE LISTED IN ACCORDANCE WITH UL1037 *ANTI-THEFT ALARMS AND DEVICES*; OWNER SHALL PROVIDE (4) SETS OF KEYS WITH EACH SET CONTAINING KEYS TO: BUILDING ACCESS, UTILITY ROOM, AND OTHER KEYS ESSENTIAL FOR EMERGENCY OPERATIONS; COORDINATE FINAL INSTALLATION LOCATION WITH THE LOCAL JURISDICTION

13 (E) ELECTRICAL EQUIPMENT

14 RENDER DOOR INOPERABLE, PROVIDE PERMANENT, ALL-WEATHER SIGNAGE W/ CONTRASTING LETTERING AT EXTERIOR, MIN. 4" IN HEIGHT. SIGN TO READ:"NOT A DOOR". COORDINATE W/ LOCAL JURISDICTION.

FINISH SCHEDULE

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.1., CLASS A

OFFICE, IT, RECEPTION, & AREAS NOT INDICATED BELOW:
1. GWB WALLS TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
3. 4" BLACK RUBBER BASE
4. OPTION 1: PROVIDE OPTION AT VENDOR ENTRANCE, PROCESSING, & CORRIDORS TO POLISH (E) CONCRETE FLOORING
5. OPTION 2: PROVIDE OPTION AT OFFICE FOR LOW MAINTENANCE COMMERCIAL CARPET TILE BY ARMSTRONG FLOORING, OR EQUAL

SECURE STORAGE ROOM:
1. GWB WALLS TO BE PRIMED AND PAINTEDTO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE,
2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
3. 4" BLACK RUBBER BASE

BREAK ROOM:
1. GWB WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
3. 4" BLACK RUBBER BASE
7. OPTION 1: PROVIDE OPTION TO POLISH (E) CONCRETE FLOORING

RETAIL AREA, LOBBY, AND INTAKE.
1. PROVIDE LEVEL 4 FINISH AT ALL NEW SALES FLOOR WALLS, PATCH AND PAINT (E) WALLS WHERE REQUIRED
2. GWB WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
3. COORDINATE WITH OWNER ON THE USE OF WALL DECALS/ MURALS/ WALLPAPER - WHERE REQUIRED, PROVIDE SUITABLE SUBSTRATE FOR MOUNTING
4. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES. PRIME & PAINT FULL CEILING (GRID AND TILES) TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
5. 4" BLACK VINYL COVE BASE
6. OPTION 1: PROVIDE OPTION TO POLISH (E) CONCRETE FLOORING

RESTROOM / JANITOR:
1. WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE. PROVIDE SMOOTH FINISH FRP TO 48" AFF ON WALLS, COLOR AS SELECTED BY OWNER
2. EXISTING RESILIENT FLOOR AND COVE BASE TO REMAIN

GENERAL:
1. PRIME & PAINT ALL SIDES OF EXPOSED WOOD FINISHES
2. UNLESS OTHERWISE NOTED, PROVIDE 4" BLACK VINYL COVE BASE AT ALL WALLS TO RECEIVE GWB FINISH
3. ALL HM DOOR TRIM TO BE PAINTED BLACK SEMI-GLOSS
4. PROVIDE SCHLUTER SCHIENE TRANSITION STRIPS, 304 STAINLESS STEEL FINISH, AT ALL SAME-HEIGHT MATERIAL TRANSITIONS AND TERMINATIONS, PROVIDE SLOPED TRANSITIONS, 304 STAINLESS STEEL FINISH, WHERE CHANGE IN LEVEL IS REQUIRED (REFER TO SHEET T02 FOR THRESHOLD & CHANGE IN LEVEL REQUIREMENTS).

PAINT SCHEDULE:

1. DOORS AND FRAMES: CHANTILLY LACE DOORS, EBONY KING FRAMES
2. ALL INTERIOR WALLS: BENJAMIN MOORE CHANTILY LACE OC-65 EGGSHELL
3. RESTROOM / JANITOR: BENJAMIN MOORE CHANTILY LACE OC-65 SEMI GLOSS
4. EXTERIOR TRIM: BENJAMIN MOORE EBONY KING
5. EXTERIOR BUILDING: BENJAMIN MOORE ICE MIST

NOTES:

1. SALES AREA COUNTERS TO BE A DEFERRED SUBMITTAL BY OWNER/CONTRACTOR
2. SALES AREA COUNTERS (SERVICE COUNTERS) SHALL COMPLY WITH CBC 11B-904 AND SHALL BE LOCATED ADJACENT A WALKING SURFACE COMPLYING WITH 11B-403
3. SALES AREA COUNTERS SHALL BE PROVIDED WITH AN ACCESSIBLE COUNTER WITH A 30"x48" CLEAR FLOOR AREA ARRANGED FOR PARALLEL APPROACH PER CBC 11B-305.5(B)
4. MAXIMUM HEIGHT OF THE ACCESSIBLE COUNTER IS 34" AFF
5. THE ACCESSIBLE COUNTER SHALL EXTEND THE FULL DEPTH OF THE SERVICE COUNTER AND SHALL BE A MINIMUM LENGTH OF 36" WITH 30"x48" CLEAR FLOOR AREA PER CBC 11B-305.5(B)
6. THE MEANS OF EGRESS SERVING A ROOM OR SPACE, SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THIS APPLIES TO LIGHTING OTHER THAN THE EXIT SIGNS. 2022 CFC, SECTION 1008.2.
7. PROVIDE EMERGENCY LIGHTING ON EXTERIOR LANDINGS AS REQUIRED BY 2022 CFC, SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. 2022 CFC, SECTION 1008.3.2
8. PROVIDE ILLUMINATED EMERGENCY POWER PER CFC, SECTION 1008.3.2
9. A SMOKE DETECTOR SHALL BE PROVIDED IN THE MAIN SUPPLY AIR DUCT OF EACH HVAC UNIT TO SHUT OFF THE POWER SOURCE OF THE UNIT UPON THE DETECTION OF SMOKE WHEN THE TOTAL CFM IN EXCESS OF 2000. 2022 CMC 608, 608.1.
10. INCLUDE NOTE ON STORE FRONT WITH EMPLOYEE NAME AND 24 HOUR PHONE NUMBER

CANNABIS BUSINESS ACTIVITY NOTE:

1. NO CANNABIS CULTIVATION WILL BE CONDUCTED
2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.

FIRE EXTINGUISHER NOTE:

CONTRACTOR SHALL PROVIDE & LOCATE FIRE EXTINGUISHERS PER EXIT PLAN, SHEET LS-101.

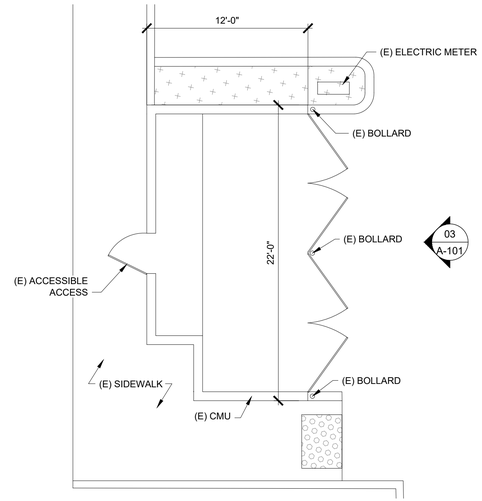
EGRESS DOOR NOTE:

REFER TO NOTES 6-8 ON THIS SHEET FOR EGRESS DOOR REQUIREMENTS.

LEGEND

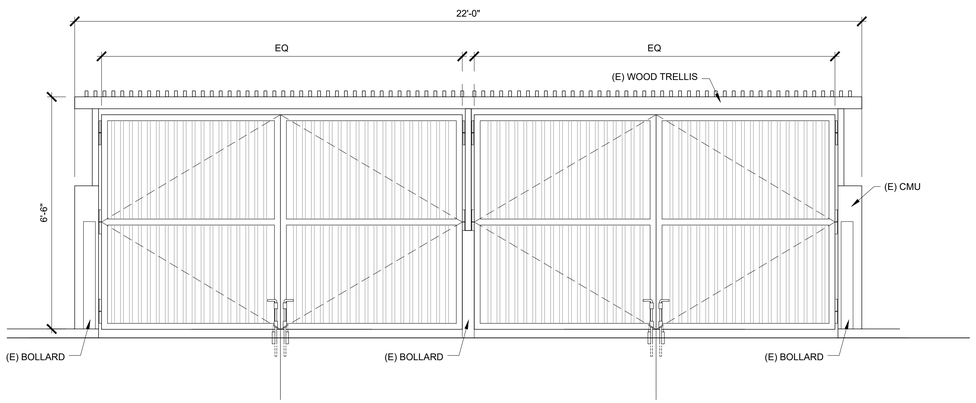
(E) WALL

(N) WALL



2 EXISTING TRASH ENCLOSURE ENLARGED PLAN
3/16"=1'-0"

NORTH



3 EXISTING TRASH ENCLOSURE ELEVATION
1/2"=1'-0"

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STOCKTON, CA 95215

CONDITIONAL USE PERMIT

APN:
17926052

Drawn By	A. ICMAT
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	08/06/2025
Project Number	20112.35

This drawing is not final, or to be used for construction until the Architects or Engineer's seal and signature appear above.

SHEET TITLE

FLOOR PLAN

MARK	DESCRIPTION	DATE
	CUP SUBMISSION	

SHEET NO.

A-101

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File #: 26-0209, **Version:** 1

APPOINTMENT TO FILL A VACANCY ON THE PLANNING COMMISSION AD HOC COMMITTEE FOR THE REVIEW OF THE PENDING DRAFT DEVELOPMENT CODE ORDINANCE

RECOMMENDATION

It is recommended that the Planning Commission vote to appoint a Commissioner to fill a vacancy on the three-member ad hoc committee, to review the pending draft Development Code Ordinance (Stockton Municipal Code Title 16) for the purpose of streamlining and facilitating future discussion before the full Commission.

Summary

In 2021, a comprehensive update of the Development Code was initiated to create greater clarity of the permitting processes and application of the zoning development standards. Staff has performed significant public outreach including numerous workshops, interviews with stakeholders, research and analysis to formulate a public draft that will soon be available for review.

Since the Planning Commission will need to consider and make a recommendation on the draft Development Code ordinance to City Council, staff recommended that the Planning Commission establish an ad-hoc committee to review and advise on the draft Development Code ordinance in advance of being placed on a future Planning Commission meeting agenda for decision.

On March 13, 2025 the ad hoc committee was established via Planning Commission unanimous vote to appoint Jeff Sanguinetti, Terry Hull, and William Muetzenberg as committee members. The ad hoc committee and staff met on two occasions in April to review the first phase of the comprehensive code update and provide staff direction. The entire Planning Commission ultimately considered the first phase on May 8, 2025, and approved a recommendation to City Council.

Staff anticipates bringing the next phase of the comprehensive code update forward to the Planning Commission in the near future and would like to again rely on the ad hoc committee to receive preliminary feedback. William Muetzenberg resigned from the Planning Commission effective December 12, 2025, creating a vacancy on the committee. Staff is now recommending that the Commission fill the vacancy by appointing one Commissioner to serve with Commissioners Hull and Sanguinetti on the ad hoc committee.

DISCUSSION

Present Situation

Staff supports the continuation of the three-member ad hoc committee to review the pending public draft Development Code. Filling the vacancy left by former Commissioner Muetzenberg will help

streamline and facilitate discussion of issues before the full Commission. In order to appoint a Commissioner to the ad hoc committee, a majority vote to approve is required.

This report was prepared by Scott Speer, Planning Manager, (209) 937-8195; scott.speer@stocktonca.gov

File #: 25-1399, **Version:** 1

INFORMATIONAL PRESENTATION ON THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS

RECOMMENDATION

It is recommended that the City of Stockton Planning Commission receive an informational presentation from City staff on the 2025 Annual Progress Reports (APRs) for the Envision Stockton 2040 General Plan and the 2023-2031 Housing Element.

Summary

California State law (Government Code Sections 65400 and 65700) requires cities to provide an Annual Progress Report (APR) that provides progress updates on implementing the General Plan and Housing Element for the prior calendar year. The APR must be presented to the Stockton City Council before submission to the State of California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) by April 1st of each calendar year.

This report is an informational item only, and no action is requested from the Planning Commission. The report will then be presented to the City Council for adoption, prior to being submitted to HCD and OPR, in compliance with State law.

Background

On December 4, 2018, the City Council adopted the Envision Stockton 2040 General Plan (hereafter "General Plan") via Resolution 2018-12-04-1503-02. The General Plan is the official long-range policy document for the City of Stockton and is the basis for local government decision-making to achieve the community's overall vision. The General Plan contains elements that address land use, circulation, housing, conservation, open space/parks and recreation, safety, noise, and environmental justice. Various City departments are responsible for adhering to the policies and implementing specified actions throughout the 20-year timeframe established by the General Plan.

On July 9, 2024, the City Council adopted the sixth cycle City of Stockton 2023-2031 Housing Element update (hereafter "Housing Element") via Resolution 2024-07-09-1601, which contains policies and programs that enable the City to anticipate and plan for the housing needs of all socioeconomic segments of the community. Although the Housing Element is considered an element of the General Plan, it is the only element that is reviewed and approved by HCD and OPR on an eight-year cycle basis. A primary component of the Housing Element's update process is to address the Regional Housing Needs Allocation ("RHNA"). The RHNA is mandated by State housing law and quantifies the need for housing within the City during the specified planning cycle.

HCD provided a RHNA of 52,719 units that must be planned for San Joaquin County. The San Joaquin Council of Governments allocated the distribution of housing needs among the unincorporated San Joaquin County and city jurisdictions. The City of Stockton's RHNA share is 12,673 units (1,232 extremely low, 1,233 very low, 1,548 low, 2,572 moderate, and 6,088 above moderate income levels). In the Stockton Housing Element, the City included an approach to meet the RHNA dwelling unit allocation. The City does not have any obligation to construct housing units but must maintain the housing opportunity capacity outlined by the RHNA allocation and ensure governmental constraints are minimized to the extent possible. The private housing market dictates the construction and provision of housing.

With seven years remaining in the current housing cycle, an average of 1,653 new units per year would need to be constructed by the housing industry to meet the State's anticipated population growth and housing needs. The City issued building permits for 716 new housing units in 2025 and 837 in 2024. Although current residential development is not on pace to meet State goals, ongoing development activity continues to exceed the average achieved during the previous (fifth) cycle.

In the previous fifth cycle (2015 to 2023), Stockton averaged approximately 545 new housing units per year. There was a total of 4,358 units during the eight-year timeframe. Based on this, the City did not achieve the prescribed 11,824 mixed-income RHNA allocation by about 7,466 housing units. During this period, the City made efforts to encourage housing production and streamline permitting processes.

Prior to 2018, Stockton was exempted from submitting annual progress reports to the State because it is a charter city. State law now obligates charter cities to also report annually to be eligible for participation in housing funding programs.

Current Situation

The 2025 annual progress reports highlight the status of ongoing and future policy implementation efforts for the General Plan and Housing Element.

- **Envision Stockton 2040 General Plan:** The following is a brief overview of the annual progress report for the General Plan. These efforts are further detailed in Attachment A:

    - Prepared and submitted closeout reports for the $2 million received and utilized in grant funding from SB2, LEAP, and REAP.
    - Completed a comprehensive update of the Development Code to streamline the review process for housing development and comply with State regulations in consultation with the State Department of Housing and Community Development.
    - Completed the 2024 annual development agreement (DA) review to assess the status of agreements for 10 major development projects in the City.
    - Continued the City's pre-approved Accessory Dwelling Unit (ADU) program of no cost ADU plans for public use.
    - Approved construction plans for affordable housing projects, La Passeggiata (94 units) and Housing Authority Satellite Apartments (54 units).
    - Participate in the San Joaquin Public Agency Consortium Government Contracting & Business Resource Event providing education to businesses on contracting with the

City.
- Successfully brought Parks Master Plan through final approval by the City Council. Completed draft Transportation Master Plan and draft Nexus Study documents.
- Completed a commercial development project annexation approval by the Local Agency Formation Commission (LAFCo) expanding the City Limit boundary by 7 acres.
- City staff held multiple workshops for the comprehensive update of the Climate Action Plan (CAP) to continue to evaluate the greenhouse gas (GHG) emissions data across the Metropolitan Statistical Area (MSA) including Stockton, other cities and unincorporated areas of San Joaquin County.
- City staff participated in San Joaquin Council of Governments (SJCOG) regional planning programs, including the 2025 Regional Transportation Plan/Sustainable Communities Strategy process.

- **2023-2031 Housing Element:** The 2025 APR is the second annual progress report for the sixth cycle Housing Element that will be carried out over the next eight-year review period. Below summarizes major actions in 2025 related to new housing production or the implementation of housing policy through action. These efforts are further detailed in Attachment B. This report is in the State-mandated format and cannot be modified.

  - New housing and affordable housing - The City issued building permits for 716 new housing units, including 27 extremely low income and 66 very low-income units. Of the permits issued, 62 were ADUs.
  - Completed a comprehensive update of the Development Code to streamline the review process for housing development and comply with State regulations in consultation with the State Department of Housing and Community Development.
  - Approved construction plans for affordable housing projects, La Passeggiata (94 units) and Housing Authority Satellite Apartments (54 units).
  - Initiated the preparation of an additional Development Code update for ADUs to ensure consistency with the most current 2025 state regulations.
  - On April 29, 2025, the Stockton City Council adopted a new Consolidated Plan (Resolution 2025-04-29-1602) outlining the use of funding from the United States Department of Housing & Urban Development (HUD), which will seek to provide lower-income neighborhoods with access to well-maintained public facilities and utilities.
  - Implemented Housing Element Program 3 (Sites Included in Previous Housing Elements) with City Council adoption of Ordinance Amendment 2025-11-04-1502.
  - Initiated implementation of Housing Element Programs (6, 10, 16, 20, 29).
  - The City is in the process of developing a Downtown Master Plan and Visioning document to accelerate infill housing production the in downtown.
  - City staff have begun implementing the Housing Action Plan by actively striving to:
    - maintain the State Prohousing Designation,
    - investigating best practices to provide landlord education and methods to incentivize participation in the Housing Choice Voucher program, within in the Transformative Climate Communities (TCC) area, and
    - working on creating a local down payment assistance program.
  - City staff conducted outreach activities to share the Homeowner Rehabilitation Program, including two events at the Oak Park Senior Center, where seniors were

informed about the program and the opportunity to address deferred maintenance and weatherization of homes.

- Within the Transformative Climate Community (TCC) area, [5 square mile area, largely in downtown/south Stockton] between November 2024-November 2025, 292 homes received Green House call services and retrofits. There were also 59 single family solar installations and 35 cool roof replacements.

The City continues to build upon the policies and actions established by the 2040 General Plan and 2023-2031 Housing Element to encourage increased housing production.

Environmental Analysis

This annual report informational presentation on the General Plan and Housing Element will not result in action by the Planning Commission or require analysis. The 2040 General Plan and 2023-2031 Housing Element annual reports are not considered discretionary “projects” under the California Environmental Quality Act (CEQA) and are therefore exempt under Section 15061(b)(3) (“Common Sense Exemption”).

Public Comment

As of February 18, 2026, staff have not received public comments on this item. Any input received at this informational presentation will be used by staff to perform further analysis and to develop recommendations for pending City housing efforts.

ATTACHMENTS
Attachment A - 2025 General Plan Annual Progress Report (APR)
Attachment B - 2025 Stockton Housing Element Annual Progress Report (APR)

This report was prepared by Anson Lihosit, Senior Planner; (209) 937-8316, anson.lihosit@stocktonca.gov.

Category	POLICY/ACTION	Action Topic[1]	Regulatory Documents[2]	Action Lead [3]	Possible Tools/Steps/Funding/Updates	STATUS
Orange: (ED); Blue: (PW, Parks, MUD)						
GOAL LU-1:	**REGIONAL DESTINATION: Become more of a regional destination that attracts visitors and invites residents to enjoy a diverse array of events and arts, entertainment, and dining options.**					
POLICY LU-1.1	Encourage retail businesses and housing development in mixed-use developments along regional transportation routes and in areas that serve local residents.	Air Quality, Climate Change				
Action LU-1.1A	Require renovated and new mixed-use projects to be planned and designed to contribute to the corridor's identity through appropriate public spaces, gateways, streetscapes, pedestrian walkways, setbacks, edge treatments, and other design features.		Bike Master Plan[4], Design[5] Guidelines, SMC[6]	ED, CD, PW	Establish opportunity map for possible overlay areas. Investigate options for citywide wayfinding program. Identify supportive documents and possible amendments/requirements that could be used to encourage/require enhanced urban amenities. Direction may be required for wayfinding.	Ongoing.
Action LU-1.1B	Evaluate the City's parking policies and amend the Development Code to provide more flexibility as appropriate to facilitate mixed-use redevelopment.	Air Quality, Climate Change	DTA Parking Authority[7], SMC	ED, CD	Parking study with business outreach for larger changes and parking district changes. Incremental amendments were included in the 2020-2023 zoning code (ZC) amendment effort. In 2023 a parking audit was performed by an outside consultant. Updates to the City's parking requirements will be incorporated into the Development Code overhaul process anticipated to be presented to the Stockton City Council for consideration in Summer/Fall 2026.	Ongoing.
Action LU-1.1C	Continue to study and consider repealing the "Big Box Ordinance" that was adopted in 2007, and if big-box stores are allowed in the future, require applicants to fund an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, City revenues and services, and any other relevant economic considerations. Prohibit the siting of any additional big box "power centers" at the edges of the city to limit growth-inducing impacts to adjacent farmlands.		Design Guidelines, SMC	ED, CD	Limitations on big box stores were repealed by the City Council in January 2023.	Completed. (2023)
Action LU-1.1D	Encourage the redevelopment of struggling underutilized commercial strips into multi-family housing opportunities.		Building/Fire Code, SMC, Downtown Infill list	ED, H, CD	Establish list of vacant and underutilized sites with land use, RHNA designation, and current use with owner/tenant information. Work with departments to administer existing city programs and solicit feedback on what can be improved. Utilize LEAP and REAP funding to encourage housing production. Vacant and Infill list and maps shown on the City of Stockton website. The Housing Element Update and Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504.	Ongoing.
POLICY LU-1.2	Support expansion and improvement throughout the city of art, cultural, and educational facilities.					
Action LU-1.2A	Advertise opportunities for the private sector to invest in public art throughout the city, and include public art in City roadway, building, and community parks projects.		Art Plan, ROW[9], SMC	ED, CS	The Public Art Advisory Committee (PAAC) is a standing subcommittee of the Stockton Arts Commission. The PAAC is responsible for administering the city's Public Art Program, that operates under the guidelines of the city's Public Art Master Plan. The plan designates art as an integral part of public capital projects. Opportunities are published on the city's website and social media.	Ongoing.
Action LU-1.2B	Provide funding mechanisms for the administration, development, and long-term maintenance of public art on a citywide basis.		SMC, Art Plan, ROW	ED, PW, CD, CS	The Public Art Enhancement Grants Program makes grants annually to Stockton-based nonprofit arts organizations, artists, arts educators, and artist teams for site-based arts projects in Stockton – to strengthen public	Ongoing.

[1] Action Topics are defined on Page 1-4 and Appendix-A of the 2040 General Plan.
[2] Regulatory Documents are the existing primary implementing tools, including regulatory documents and guidelines.
[3] Action Lead(s) are the departments and/or agencies with primary responsibility for implementation of each General Plan Action Item.
[4] 2017 City of Stockton Bicycle Master Bike Plan http://www.stocktongov.com/files/Bicycle_Master_Plan_2017-12-05.pdf
[5] Stockton Citywide Design Guidelines http://www.stocktongov.com/files/CityWideDesignGuidelines.pdf
[6] SMC-Stockton Municipal Code http://qcode.us/codes/stockton/view.php?topic=0&frames=on
[7] Downtown Area Parking Authority http://www.stocktongov.com/government/departments/econDev/cDist.html
[9] ROW- Right-of-Way

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					art opportunities in Stockton and highlight the talent of local artists. Since 2003, the SAC has awarded nearly $1,000,000 in grants to help nonprofit arts organizations, artists (including student artists), art educators, and collaborations serving a diverse community. The Stockton Arts Endowment (SAE) grant is the principal grants program for the SAC through project-based funding. For 2021-2022, ED allocated $180,000 of CDBG-CV3 funding to assist Stockton's Artists and Arts nonprofit organizations. Grants of up to $3,000 are available for individual artists, and grants of up to $20,000 will be awarded to arts nonprofit organizations.	
POLICY LU-1.3	Improve the visual quality of the urban environment to be more welcoming and inviting at key gateways and travel corridors into the city.					
Action LU-1.3A	Create a "gateway district" program for major corridor entries to the city, in which the design of public and private investment is coordinated to provide a cohesive and attractive welcome into Stockton.		Art Plan, ROW, SMC	PW, CD, ED	Implementation would require additional direction. Possible use of procurement process to establish plans to dovetail with wayfinding efforts, neighborhood identify and district branding. Coordinate with Miracle Mile Improvement District and Downtown Stockton Alliance. May require further direction for implementation and timing.	Ongoing.
Action LU-1.3B	Work with transportation agency partners and private property owners to improve maintenance, code enforcement, screening, and landscaping of viewsheds along major transportation routes into Stockton, including rail corridors, Highway 99, Highway 4, and Interstate 5.		SMC, DG	CD, PW, CE Caltrans SJCOG	Possible zoning cleanups for LS and DR, included in Development Code Overhaul. Possible inclusion into Design Guidelines with CPTED integration and coordination with state agencies who have jurisdiction with these areas.	Ongoing.
Action LU-1.3C	Require the incorporation of scenic views, including open space features like waterways, wetlands, natural landscapes, and parks, into design of the built environment.		SMC, GP	CD, PW, CE	Possibly establish key corridors for protection and development standards. Can include in Development Code Overhaul and Design Guidelines, but also Open Space and Preservation Standards. The Development Code currently requires offers of dedication for scenic easements as a condition of approval for tentative maps and other discretionary grants of approval.	Ongoing.
GOAL LU-2:	**STRONG DOWNTOWN: Strengthen the Downtown to reinforce it as the region's center for government, business, finance, arts, entertainment, and dining.**					
POLICY LU-2.1	Promote the Downtown and waterfront as a hub for regional commerce and entertainment, with high-quality housing to complement commercial activity and to infuse the area with daytime, evening, and weekend activity.	Downtown				
Action LU-2.1A	Work with other public agencies and organizations to develop and utilize all available financing tools and incentives to stimulate investment in the Downtown.	Downtown		ED, CD	In Spring 2018, the EPA selected a local coalition, led by the City of Stockton with the San Joaquin Council of Governments as a partner, to receive a $600,000 grant to assist with assessing clean-up required for redevelopment in areas identified as brownfields, which are primarily located in the Downtown. The Downtown Infrastructure Infill Incentive Program provides financial incentives to eligible parties interested in developing new market-rate residential, commercial, or mixed-use projects in Downtown Stockton. Further, the Economic Development Department offers small business microloans and forgivable façade improvement loans funded with Community Development Block Grant (CDBG) funds, plus gap financing for affordable housing projects through the HOME Investment Partnership Program and publishes information to promote the City's Opportunity Zones and available properties. The Community Development Department amended the Development Code in 2020 to include development incentives such as 100% Density Bonuses, parking reductions, and flexibility in housing typologies. With the 2021 Housing Element Annual Progress Report (APR), a list of City-owned properties available for housing development will be published. In the future, mapping of current and proposed projects may expand on these existing tools and incentives. EDD webpage on the city	Ongoing.

Category	POLICY/ACTION	Action Topic[1]	Regulatory Documents[2]	Action Lead [3]	Possible Tools/Steps/Funding/Updates	STATUS
Orange: (ED); Blue: (PW, Parks, MUD)						
					website: https://www.stocktonca.gov/business/economic_development/economic_development_division.php	
Action LU-2.1B	Amend the Development Code to provide flexibility for redevelopment of historic structures in the Downtown to meet the needs of modern users while maintaining the overall historic value.	Downtown		CD	In 2022, the City amended the code to allow adaptive reuse in any historic building regardless of the allowable use table should the reuse result in additional employees, residents, or revenue for the City with approval of a use permit. This allows any building to propose a use not listed in the zoning code should that use result in public benefit for the residents. Additional options are being explored as part of the Development Code update.	Ongoing.
Action LU-2.1C	Improve Downtown wayfinding for vehicles and pedestrians to direct visitors to key destinations throughout the Downtown.	Downtown	SMC, ESS[10]	CD, ED, PW, Downtown Stockton Alliance	See recommendations for signs under 1.3 above. Masterplans can be established to direct specific action and funding for both city/private investments. Possible coordination with PBIDs.	Ongoing.
Action LU-2.1D	Improve sidewalk maintenance in the Downtown and widen key sidewalks to provide space for outdoor seating and tree plantings.	Downtown, Public Health	SMC, ESS	PW, CD	The Downtown Stockton Alliance, a Property Based Improvement District (PBID) actively supplements funding of downtown sidewalk maintenance with power washing, graffiti removal, waste removal, and beautification. In 2017, the city developed its first Safe Routes to School Plan and actively applies for funding opportunities to further the concept of "Complete Streets." In 2021, the Public Works Department completed construction of the Miner Avenue Complete Streets project, which will reduce vehicle travel lanes, expand pedestrian and bicycle amenities, and create landscaped medians between Weber Point and the ACE Cabral Station.	Ongoing.
Action LU-2.1E	Develop and implement a public/private strategy for mixed-use high-end development along both sides of the Stockton Channel/San Joaquin River Corridor, including the following: ■ A public promenade along the North Channel to Louis Park and the South Channel to Mormon Slough. ■ Mixed-use development and re-use of historic structures.	Downtown		PW, ED, CD	The 2021-2023 Zoning Map Amendment will include workshops and outreach to owners to explore options for inclusion into zoning efforts and strategic plans for sites. This could include master planning with CIP, SMC, and MFP coordination. In 2020, the city entered an Exclusive Negotiating Rights Agreement (ENRA) for the South Pointe properties for mixed-use development along the waterfront. 2021-2023 workshops solicited feedback from owners/stakeholders. In 2022 the north shore zoning was converted from Industrial to Commercial to align with the General Plan and additional updates are under review as part of the Development Code overhaul. 2024 meetings were held on downtown and channel zoning standards as part of Shape Stockton.	Ongoing.
POLICY LU-2.2	Facilitate the development of at least 4,400 new housing units in the Greater Downtown by 2040.	Downtown				
Action LU-2.2A	Amend the Development Code to provide more flexibility for residential development to be feasible, including through a streamlined residential development permit process, and to contribute to the "charm" of the Downtown.	Downtown	BLD, SMC	CD, BLD, ED	In 2021-2024, Local Early Action Planning (LEAP) grant funds will be utilized to further study areas of improvement, including infrastructure and displacement. The Development Code was amended in 2020 to encourage residential development in the Downtown, including the allowance of 100% Density Bonuses, parking reduction and deviations, and flexible housing typologies. Additional changes will be made as part of the draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer/Fall 2025.	Ongoing.
Action LU-2.2B	Establish Transit Oriented Development (TOD) Overlay Zones around the Robert J. Cabral ACE Train Station and the San Joaquin Street Amtrak Station to promote high density residential, including affordable and mixed income housing, and other TOD items.	Downtown, Public Health, Air Quality, Climate Change	CD, PW	ED, CD, H, RT	The Development Code was amended in 2020 to eliminate off-street parking requirements for new projects developed within ¼ mile of the Robert J. Cabral ACE Train Station. REAP funding to conduct neighborhood-scale planning work around Cabral Station. Was reviewed as part of the approved Action Plans that were adopted in November 2024 (Resolution 2024-11-19-1504.) A Development Code update is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.

[10] ESS- Stockton Engineering Standard Specifications http://www.stocktongov.com/government/departments/publicWorks/enginStand.html

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Action LU-2.2C	Evaluate and implement adjustments to the Public Facilities Fee[11] structure to promote development in the Downtown	Downtown	CD, PW	CD, PW	Currently in progress. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.
Action LU-2.2D	Discourage urban development at the edges of the city that would detract from or compete with the housing goals of the Greater Downtown.	Downtown, Air Quality, Climate Change		ED, CD	Possible 2022 code amendments for performance measures and uses. Request for Proposals (RFP) was issued in 2021 for preparation of a comprehensive Housing Action Plan, which will include considerations for the Greater Downtown.	Ongoing.
POLICY LU-2.3	Encourage more Downtown community and regional entertainment venues.	Downtown				
Action LU-2.3A	Establish an entertainment district in the Downtown with a discrete boundary and strategies to promote entertainment uses, such as: ■ Reducing permit requirements; ■ Eliminating the requirement to sell food at bars; ■ Providing incentives for clubs and restaurants; ■ Allowing for reduced or shared parking; and ■ Delineating an area in which to facilitate food trucks and pop-up businesses	Downtown	SMC	ED, CD, PW	Should include standards for change of use, uses tied to performance standards, DR reviews to encourage investment, shared parking considerations and agreements. In 2023 to 2024 staff conducted workshops to refine standards and boundaries for these uses and areas.	Ongoing.
Action LU-2.3B	Partner with ride-sharing companies to facilitate safe nightlife in the Downtown.	Downtown	GP	ED, RT	Consider designation of ride-share drop areas.	Ongoing.
Action LU-2.3C	Develop curbside management policies that are flexible to accommodate the evolving nature of ride-sharing programs and future reliance on autonomous vehicles in the Downtown.	Downtown, Air Quality, Climate Change	SMC, ROW	CD, PW	Possibly coordinate with updated transportation and road diet programs. In 2019, RTD launched the Van Go! Ridesharing vehicles for the region. Other data is needed to determine where autonomous vehicle can best be accommodated through heavily traveled areas and areas with less auto dependency. May require additional direction for specific action.	Ongoing.
Action LU-2.3D	Promote events that bring residents and visitors to the Downtown.	Downtown	GP	ED, Parks	Events already included on city's website at www.stocktonca.gov/events. Downtown events are also shared by the ED Department on social media platforms as well as in the ED newsletter.	Ongoing.
POLICY LU-2.4	Encourage more resident- and visitor-serving restaurants, retail, and consumer services to locate in the Downtown.	Downtown				
Action LU-2.4A	Implement strategies to promote new Downtown restaurant, retail, and consumer service businesses that primarily serve the needs of Downtown residents, but also add value for visitors, such as by: ■ Reducing permit requirements; ■ Allowing for reduced or shared parking; ■ Providing incentives; and ■ Facilitating planning and permitting for building renovations.	Downtown	ED Work Plan	ED	The city promotes new downtown restaurants and businesses in the ED newsletter. ED created the Storefront Beautification Micro Grant Program to assist small businesses to enhance their storefronts with projects that have minimal or reduced permit requirements. Staff will continue to explore options to promote existing fee reimbursement program and façade programs available to Downtown commercial property/ business owners. Downtown incentives are listed on the city's website: https://www.stocktonca.gov/business/economic_development/financial_assistance.php. and promoted in the ED newsletter and on social media platforms. In 2020, ED provided funding to Downtown Stockton Alliance to create and implement an Outdoor Patio Program. Funding enabled improvements to take place at 14 Downtown businesses to facilitate outdoor dining, including outdoor heaters, furniture, awnings, and railings. In 2020-2021, ED issued an additional $600,000 in CDBG-CV3 Cares Act funding for the Small Business Grant Program (with priority for restaurants) and the Outdoor Dining/Retail Support Grants to support safe outdoor dining and retail activities. 622	Ongoing.

[11] Stockton Public Facilities Fee Programs http://www.stocktongov.com/government/departments/econDev/eDevBusPffep.html

Category	POLICY/ACTION	Action Topic[1]	Regulatory Documents[2]	Action Lead [3]	Possible Tools/Steps/Funding/Updates	STATUS
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					grants were awarded in the first two rounds, with enough funding for a third round of applications. Further strategies were considered as part of the Shape Stockton effort.	
Action LU-2.4B	Partner with the Downtown Stockton Alliance[14] to market the Downtown to existing Stockton businesses that would benefit from relocating to a centralized location	Downtown	GP	ED	Staff promotes available downtown properties in the ED newsletter. ED is exploring potential possibility for closer coordination with Downtown Stockton Alliance and related agencies to create unified collaborative marketing plan to promote benefits of relocating to downtown. ED staff participates with the DSA as an active Board member for collaboration efforts.	Ongoing.
Action LU-2.4C	Partner with the Downtown Stockton Alliance to market the Downtown to attract businesses that complement the Downtown's multi-modal connectivity by appealing to the needs of travelers and providing shopping and recreation opportunities for visitors and commuters alike.	Downtown	GP	ED	Continue coordination with the Downtown Stockton Alliance.	Ongoing.
POLICY LU-2.5	Promote Downtown Stockton as a primary transit node that provides multi-modal connections throughout the city and region.	Downtown, Public Health, Air Quality, Climate Change				
Action LU-2.5A	Improve transit, bicycle, and pedestrian connectivity between the Downtown and local colleges and universities.	Downtown, Public Health, Air Quality, Climate Change	Bike/Ped master plan, Circulation element, roadway plan	CD, PW	Work to establish routes consistent with the Bicycle Master Plan. Work with PW and CD to streamline the ROW review and design.	Ongoing.
Action LU-2.5B	Study the possible one-way to two-way conversions of streets in the Downtown (e.g., El Dorado/Center, Park/Oak, and Main/Market) to improve pedestrian and bicycle safety, slow traffic speeds, and support local businesses.	Downtown, Public Health	Bike/Ped master plan, Circulation element, roadway plan	CD, PW	Continue coordination.	Ongoing.
Action LU-2.5C	Continue to develop an active transportation plan for Downtown Stockton, and implement complete streets projects to improve bicycle and pedestrian safety that are identified in the plan	Downtown, Public Health, Air Quality, Climate Change	Bike/Ped master plan, Circulation element, roadway plan	CD, PW	Annually reviewed.	Ongoing.
GOAL LU-3	**AUTHENTIC NEIGHBORHOODS: Protect and preserve the authentic qualities of Stockton's neighborhoods and historic districts.**					
POLICY LU-3.1	Ensure that exterior remodels and the siting, scale, and design of new development are compatible with surrounding and adjacent buildings, public spaces, and cultural and historic resources.					
Action LU-3.1A	Implement local and State incentives for the preservation and reuse of historic buildings and heritage housing in Downtown and other key areas.		HS, SMS, BLD	CD, BLD, CHB	Staff will coordinate the creation of historic Best Management Practices (BMPs), conditions of approval, and review procedures within entitlement review. Coordinate with CHB for review and comment.	Ongoing
Action LU-3.1B	If development has the potential to adversely affect buildings 50 years old or older, require a historical resources survey to be completed by a professional consistent with the Secretary of the Interior's Standards for Architectural History.		HS, SMS	CD, BLD, CHB	The City complies with CEQA regulations and in the case of demolition, requires a study and justification. Demolitions without study are only considered in the case of public health and safety risk.	Ongoing.
Action LU-3.1C	Require historic structures, along with landscape, original roadways, sidewalks, and other public realm features in historic neighborhoods, to be maintained, restored, or repaired wherever possible. If alterations are proposed to historical buildings, require those changes to meet the Secretary of the Interior's Standards for Treatment of Historic Properties.		HS, SMS, BLD	CD, BLD, CHB	Staff plans to coordinate the creation of historic BMPs, conditions of approval, and review procedures within entitlement review. Will coordinate with CHB for review and comment.	Ongoing.

[14] Downtown Stockton Alliance https://www.downtownstockton.org/

Category	POLICY/ACTION	Action Topic[1]	Regulatory Documents[2]	Action Lead [3]	Possible Tools/Steps/Funding/Updates	STATUS
Orange: (ED); Blue: (PW, Parks, MUD)						
Action LU-3.1D	Review the boundaries of the Magnolia Historic District and consider land use and zoning changes to reflect current uses and help facilitate access to grant funding for historic preservation.		HS, SMC	CD, ED	It was reviewed with the Shape Stockton efforts in 2023 and 2024. Updates in 2025 Development Code and Development Code Overhaul.	Ongoing.
Action LU-3.1E	Maintain and periodically update the City's historical resources inventory and adopt a priority list to protect the most important resources.		HS, SMC	CD, BLD	Create map that corresponds with 50-year-old sites. Refer to Sacramento example of a database with adaptive reuse sites. Figure 3-3 is a map with historical sites.	Ongoing.
Action LU-3.1F	Maintain and periodically update Citywide Design Guidelines.		SMC, DG	CD	Overhaul of Design Guidelines and creation of Objective Design Standards to be completed in 2025 utilizing LEAP funds. The existing guidelines will be proposed to be comprehensively updated. Design Guidelines are part of the draft Development Code that is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
POLICY LU-3.2	Retain narrower roadways and reallocate right-of-way space to preserve street trees and mature landscaping and enhance the pedestrian and bicycle network within and adjacent to residential neighborhoods.	Public Health, Air Quality, Climate Change				
Action LU-3.2A	Implement the "road diet" recommendations from the City's Bicycle Master Plan that reduce roadway widths to provide space for bike lanes and other amenities that improve safety and ease of the streetscape for all modes.	Public Health, Air Quality, Climate Change		PW, CD	Some road diets are programmed in CIP. Staff to continue to explore options. Examples include El Dorado and Miner Avenue.	Ongoing.
POLICY LU-3.3	Maintain or expand the currently available amount of public park and open space area in each neighborhood.	Public Health				
Action LU-3.3A	Continue to improve and maintain park facilities and fields to address deficiencies and improve park sustainability, including lighting improvements, conversion to solar lighting, drinking fountain maintenance, and natural stormwater management.	Public Health		Parks	Staff will continue coordination.	Ongoing.
Action LU-3.3B	Pursue joint-use recreational facilities where possible, including on school grounds and utility easements.	Public Health		Parks	Staff will continue coordination.	Ongoing.
Action LU-3.3C	Establish a citywide park maintenance assessment district.	Public Health		Parks	Staff will continue coordination.	Ongoing.
Action LU-3.3D	Periodically review the City's Development Impact Fee requirements to determine whether they should be adjusted to reflect the City's priorities for parks, community centers, and libraries that serve the surrounding neighborhoods.	Public Health	PFF	CD, PW, Parks	Master Infrastructure Plan and PFF Nexus Study are in process. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.
Action LU-3.3E	Require new development to improve utility easement property as usable public open space, where feasible.	Public Health	GP, SMC	PLN, PW	Included in current process for development review. Standard comments and conditions for entitlements will be established.	Ongoing.
Action LU-3.3F	Allow developers to develop pocket parks that function as social gathering places and/or children's play areas, and which can count towards the park standard requirements for new development.	Public Health	GP, SMC	PLN, Parks	Included in current process for development review.	Ongoing.
GOAL LU-4	**HIGH-QUALITY JOBS: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.**					
POLICY LU-4.1	Encourage large-scale development proposals in appropriate locations that include significant numbers of higher-wage jobs and local revenue generation. Such development may utilize the Economic and Education Enterprise land use designation if the proposal meets all the criteria listed under the definition of the designation.	38k jobs by 2040				
Action LU-4.1A	Update the Development Code and other City regulations to streamline project review as feasible for businesses that meet the City's economic development and workforce support objectives.		SMC	CD	Completed as part of the 2021-2022 code edits. Additional options to be reviewed as part of the Development Code Overhaul.	Ongoing.

Category	POLICY/ACTION	Action Topic[1]	Regulatory Documents[2]	Action Lead [3]	Possible Tools/Steps/Funding/Updates	STATUS
Orange: (ED); Blue: (PW, Parks, MUD)						
Action LU-4.1B	Seek out and market to businesses that build on Stockton's competitive advantages and offer high- and living-wage jobs in a range of industries, such as management of companies and enterprises, finance and insurance, wholesale trade, professional and technical services, information, healthcare and social assistance, and education.		EDSP[6]	ED	ED Staff developed industry-specific marketing material and will continue conducting marketing/outreach efforts. Materials are also posted on the website www.stocktonca.gov/econdev	Ongoing.
Action LU-4.1C	Conduct marketing and outreach to retain existing companies and use the City's permitting and regulatory processes to facilitate expansions of existing businesses, consistent with other General Plan policies and actions.		EDSP	ED, CD	Staff will continue to conduct business visits and evaluate business survey responses to assess the needs and aid existing local businesses.	Ongoing.
Action LU-4.1D	Consider future amendments to the General Plan for extraordinary growth plans outside the Urban Services Boundary that include significant job generators or public institutions such as a college campus.		GP, SMC	PLN	As part of the 2026 Development Code Overhaul, possible GP amendments will be necessary.	Ongoing.
POLICY LU-4.2	Attract employment- and tax-generating businesses that support the economic diversity of the city.					
Action LU-4.2A	Maintain a memorandum of understanding (MOU) with the San Joaquin Partnership, the Chambers of Commerce, and the Business Council to share marketing leads and collaborate on business attraction efforts.		GP	San Joaquin Partnership, the Chambers of Commerce, and the Business Council	Staff initiated and gathered the Business Coalition group with partner agencies to share information, upcoming projects, and resources during a regular weekly call and will continue to coordinate.	Ongoing.
Action LU-4.2B	Develop strategic partnerships with higher education institutions, workforce training agencies, business associations, financial institutions, and venture capital concerns to support the development of beneficial industry clusters.		GP	CM, ED	Staff will continue coordination by partnering with organizations to market and support industry growth.	Ongoing.
Action LU-4.2C	Continuously improve the efficiency, timeliness, and transparency of the City's permitting process to assist businesses in expanding or locating in Stockton, while providing certainty in fee calculations and regulatory requirements.		Website, Accela	CD, BLD, ENG	Possible interactive map for development projects tied to CD's permit tracking system. This can include more information about submittals and active submittals (i.e. entitlements and permits). Contract to be partially funded in 2024 with REAP grant funds. Website improvements and updated handouts are considered. Numerous updates have been made as part of the DevStat review team's progress in reviewing all processes.	Ongoing.
Action LU-4.2D	Continually reexamine the City's planning and permitting fee structures to ensure that they do not constitute undue burdens on business.		Fee Study	CD	The 2025 Development Code overhaul will look to streamline uses and activities that implement the city's vision. This would lessen the need for review for many future applicants that adhere to the city standards. Since many uses would no longer require time consuming review, planning fees would not be applicable. While an updated fee study can be imitated, it is not as high of a priority as streamline and could occur and the zoning text and the use table has been updated.	Ongoing.
GOAL LU-5	**PROTECTED RESOURCES: Protect, maintain, and restore natural and cultural resources.**					
POLICY LU-5.1	Integrate nature into the city and maintain Stockton's urban forest.	Public Health				
Action LU-5.1A	Require renovated and new projects to provide open spaces that create gateways, act as collectors for pedestrian systems, and/or provide a social focal point for a project and the surrounding community and corridor, as appropriate.		SMC, GP	PW	Staff will continue coordination. Update as part of the draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action LU-5.1B	Protect, preserve, and improve riparian corridors and incorporate them in the City's parks, trails, and open space system.		SMC, GP, DG	PLN, Parks	Maintain zoning and design standards for preservation.	Ongoing.
Action LU-5.1C	Require landscape plans to incorporate native and drought-tolerant plants to preserve the visual integrity of the landscape, conserve water, provide habitat conditions suitable for native vegetation, and		SMC, GP, DG	PLN	Currently included in the city's design review process for preliminary and final landscape plans. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.

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	ensure that a maximum number and variety of well adapted plants are maintained.					
POLICY LU-5.2	Protect natural resource areas, fish and wildlife habitat, scenic areas, open space areas, agricultural lands, parks, and other cultural/historic resources from encroachment or destruction by incompatible development.	Public Health				
Action LU-5.2A	Continue to coordinate with the San Joaquin Council of Governments and comply with the terms of the Multi-Species Habitat Conservation and Open Space Plan to protect critical habitat areas that support endangered, threatened, and special-status species		SMC, GP, HPC, Delta Plan in 2013	CD, SJCOG	Possible map of sensitive areas requiring BIO/reviews per entitlements. Coordinate entitlement and CIP review for standard process, comments, and conditions.	Ongoing.
Action LU-5.2B	For projects on or within 100 feet of sites that have the potential to contain special-status species or critical or sensitive habitats, including wetlands, require preparation of a baseline assessment by a qualified biologist following appropriate protocols, such as wetland delineation protocol defined by the US Army Corps of Engineers (Corps). If such sensitive species or habitats are found to be present, development shall avoid impacting the resource, and if avoidance is not feasible, impacts shall be minimized through project design or compensation identified in consultation with a qualified biologist.		SMC, GP, DS	CD, State and Regional Agencies, California's Delta Stewardship Council	Possible interactive map of sensitive areas requiring BIO/reviews per entitlements. Coordinate entitlement and CIP review for standard process, comments, and conditions.	Ongoing.
Action LU-5.2C	Require new development to implement best practices to protect biological resources, including incidental take minimization measures and other federal and State requirements and recommendations that are consistent with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.		San Joaquin County Multi-Species Habitat Conservation and Open Space Plan	CD, SJ County	Possible interactive map of sensitive areas requiring BIO/reviews per entitlements. Coordinate entitlement and CIP review for standard process, comments, and conditions. Coordinate review with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.	Ongoing.
Action LU-5.2D	Require the following tasks by a qualified archaeologist or paleontologist prior to project approval: ■ Conduct a record search at the Central California Information Center located at California State University Stanislaus, the University of California Museum of Paleontology at Berkeley, and other appropriate historical or archaeological repositories. ■ Conduct field surveys where appropriate. ■ Prepare technical reports, where appropriate, meeting California Office of Historic Preservation or other appropriate standards. ■ Where development cannot avoid an archaeological or paleontological deposit, prepare a treatment plan in accordance with appropriate standards, such as the Secretary of the Interior's Standards for Treatment of Archaeological Sites		SMC, GP, HCP	PLN	Currently included in the city's design review process and demolition review process for older buildings and buildings registered as historic. City has on-call consultants who assist in this effort.	Ongoing.
Action LU-5.2E	Continue to consult with Native American representatives, including through early coordination, to identify locations of importance to Native Americans, including archaeological sites and traditional cultural properties.		SMC, GP	PLN	Currently included in the city's environmental review process and long-range planning processes. Staff will continue to manage contacts with impacted tribes to maintain accurate information and BMPs for review and monitoring.	Ongoing.
Action LU-5.2F	If development could affect a tribal cultural resource, require the developer to contact an appropriate tribal representative to train construction workers on appropriate avoidance and minimization measures, requirements for confidentiality and culturally appropriate treatment, other applicable regulations, and consequences of violating State laws and regulations.		SMC, GP	PLN	Currently included in the city's environmental review process. Specific tribal noticing required by state law will be continued to be processed.	Ongoing.
Action LU-5.2G	Comply with appropriate State and federal standards to evaluate and mitigate impacts to cultural resources, including tribal, historic, archaeological, and paleontological resources.		SMC, GP	PLN	Currently included in the city's environmental review process. Specific tribal noticing required by state law will be continued to be processed.	Ongoing.
Action LU-5.2H	Comply with applicable water conservation measures.	Climate Change	SMC, GP, SWRCB	PLN, PW	Currently included in entitlement and development permit reviews. Staff will continue reviews with BMPs consistent with state law and best practices.	Ongoing.

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Orange: (ED); Blue: (PW, Parks, MUD)						
Action LU-5.2I	Coordinate with water agencies and non-profit organizations to promote public awareness on water quality and conservation issues and consistency in water quality impacts analyses.	Public Health, Climate Change	Right to Farm ordinance (Municipal Code Section 16.36.040),		Create contact list water agencies/non-profits for coordination.	Ongoing.
POLICY LU-5.3	Define discrete and clear city edges that preserve agriculture, open space, and scenic views.	Air Quality, Climate Change				
Action LU-5.3A	At the interface between development and rural landscapes, use landscaping and other attractive edging instead of sound walls and similar utilitarian edges of developments to maintain the visual integrity of open space.		GP, SMC	PLN, BLD, PW	Currently included in entitlement and permit reviews.	Ongoing.
Action LU-5.3B	Coordinate with San Joaquin County and property owners in unincorporated areas to preserve agricultural land and open space areas in the unincorporated county that contribute to maintaining clear boundaries between cities.		GP, SMC, SJ County	PLN, BLD, PW	Currently included in entitlement and permit reviews. Staff will coordinate with San Joaquin County and LAFCO, since the city does not have enforcement authority within the county. The county will continue to notify staff of development projects within the SOI and planning area.	Ongoing.
Action LU-5.3C	Maintain the City's agricultural conservation program that requires either dedication of an agricultural conservation easement at a 1:1 ratio or payment of an in-lieu agricultural mitigation fee for the conversion of prime farmland, farmland of statewide importance, or unique farmland, as defined by the State Farmland Monitoring and Mapping Program.	Climate Change	GP, SMC, HCP	PLN	Currently included in entitlement and permit reviews. Annual updates to the city council on banking and conservation efforts will continue.	Ongoing.
POLICY LU-5.4	Require water and energy conservation and efficiency in both new construction and retrofits.					
Action LU-5.4A	Require all new development, including major rehabilitation, renovation, and redevelopment, to adopt best management practices for water use efficiency and demonstrate specific water conservation measures.	Climate Change	GP, SMC, BLD Code	PLN, BLD, PW	Currently included in entitlement and permit reviews.	Ongoing.
Action LU-5.4B	Require all new development, including major rehabilitation, renovation, and redevelopment, to incorporate feasible and appropriate energy conservation and green building practices, such as building orientation and shading, landscaping, and the use of active and passive solar heating and water systems.		CAP, SMA,	BLD, CD	Currently included in entitlement and permit reviews. Staff will consider it as part of the City's Climate Action Plan update, which began in 2024.	Ongoing.
Action LU-5.4C	Update the Citywide Design Guidelines to strengthen energy conservation and green building provisions.		GP, DG	CD	2026 overhaul of the Design Guidelines and Development Code will look to strengthen design review criteria and streamline projects that adhere to the design guidelines and GP policies on attractive design. As part of process, city staff will review guidelines for possible improvements. Council direction may be sought for effort. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
GOAL LU-6:	**EFFECTIVE PLANNING: Provide for orderly, well-planned, and balanced development**					
POLICY LU-6.1	Carefully plan for future development and proactively mitigate potential impacts.					
Action LU-6.1A	The Envision Stockton General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2040 for the lands located within the Sphere of Influence, including projects that were already approved prior to the General Plan Update, but not yet constructed: ■ 40,900 new dwelling units ■ 13.8 million square feet of new commercial and office space ■ 35.6 million square feet of new industrial space		SMC, GP	CD, BLD	Will continue to monitor annually. Projects found consistent with the 2040 GP projections and intensities may not require subsequent environmental review.	Ongoing.

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Action LU-6.1B	Monitor the rate of growth to ensure that it does not overburden the City's infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR.		SMC, MFP	CD, PW	Current growth rate is reflected in adopted 2040 GP which is the basis for infrastructure planning. Rates will be monitored annually should rates increase significantly change beyond those identified in the 2040 GP.	Ongoing.
Action LU-6.1C	Require that vacant unincorporated properties be annexed into the city prior to the provision of any City services, or that a conditional service agreement be executed agreeing to annex when deemed appropriate by the City.		SMC, GP, MFP, MSR	CD, PW, MUD, Fire/PD	MSR/SOI is currently being updated to define services. Current entitlement review requires this information per determination and submittal to LAFCO.	Ongoing.
Action LU-6.1D	Require that all utility connections outside the city limit be for land uses that are consistent with the General Plan.		SMC, GP, MFP	CD, PW, MUD	Currently included in development review. Findings of approval must indicate this prior to staff recommendation on approval. Development in SOI must be consistent to receive utilities and services.	Ongoing.
Action LU-6.1E	Do not approve new development unless there is infrastructure in place or planned and funded to support the growth.		SMC, GP, MFP	CD, PW, MUD	Currently included in development review. Findings of approval must indicate this prior to staff recommendation on approval.	Ongoing.
Action LU-6.1F	Evaluate and implement adjustments to the Public Facilities Fee (PFF) structure to encourage development in areas where infrastructure is already present and ensure that non-infill development pays its fair share of anticipated citywide capital facilities and operational costs.		CD, PW	CD, PW	Currently in progress. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.
Action LU-6.1G	Maintain adequate staffing levels to support achieving the City's service level goals for police and fire protection.		NA	All	Staffing and additional procurement began in 2020.	Ongoing.
POLICY LU-6.2	Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.	Downtown, EJ, Air quality, climate change				
Action LU-6.2A	Develop and implement an infill incentive program that encourages infill development through expedited permitting, changes in fee structures, prioritizing infrastructure improvements in infill areas, property owner and/or landlord incentives to maintain property and reduce blight, and/or other strategies. As part of this program, define and prioritize categories of infill types based on land use and residential density or nonresidential intensity.	Downtown, Air quality, climate change	Fee Schedule	CD	Incremental Development Code amendments in 2020 in 2023 provide waivers and incentives for infill development, such as parking reductions, but no direct effort to establish a separate fee study. Further strategies to be explored with utilization of REAP grant funds in 2024. The city adopted infill development standards revisions to the Development Code on June 3, 2025, (Ordinance 2025-06-03-1601). Zoning streamline being reviewed as part of the draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action LU-6.2B	Do not approve future annexations or City utility connections unless they are consistent with the overall goals and policies of the General Plan and do not adversely impact the City's fiscal viability, environmental resources, infrastructure and services, and quality of life.	Air quality, climate change	GP, MSR	CD	Currently applied for all annexation requests.	Ongoing.
Action LU-6.2C	Ensure prioritization of development and redevelopment of vacant, underutilized, and blighted infill areas be considered through strategies such as zoning changes and strategies to avoid gentrification.		GP, SMC	CD, ED	City to update vacant and underutilized parcel list for coordination of site-specific opportunities and constraints review. Possible coordination with property owners for further discussion. Further strategies to be explored with utilization of REAP and LEAP grant funds in 2024. Reviewed as part of the Shape Stockton housing efforts.	Ongoing.
Action LU-6.2D	Comply with State requirements that limit the idling of motor vehicles.	Air quality,	GP, CAP	CD	Coordinate CAP and GP mitigation measure into CIP, entitlement, and permit reviews for compliance. Possibly require projects and sites to post no-idling signage for loading and parking areas.	Ongoing.
POLICY LU-6.3	Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs.	Public health, EJ				
Action LU-6.3A	Require development to mitigate any impacts to existing sewer, water, stormwater, street, fire station, park, or library infrastructure that would reduce service levels		GP, MFP	PW, CD	Part of CIP and entitlement reviews. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.
Action LU-6.3B	Ensure that public facilities, infrastructure, and related land area and other elements are designed, and right-of way is acquired to meet		GP, MFP	PW, CD	Part of CIP and entitlement reviews. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of	Ongoing.

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Orange: (ED); Blue: (PW, Parks, MUD)						
	2040 planned development requirements to avoid the need for future upsizing or expansion, unless planned as phased construction.				development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	
Action LU-6.3C	Coordinate, to the extent possible, upgrades and repairs to roadways with utility needs, infrastructure upgrades, and bicycle and pedestrian improvements (i.e., “dig once”).		GP, MFP	PW, CD	Part of the CIP plan update. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.
Action LU-6.3D	Design public facilities and infrastructure to maintain and improve the visual quality of the urban environment, including through the following approaches: ■ Designing buildings and infrastructure to fit into and complement their ultimate surroundings. ■ Buffering buildings and infrastructure from their surroundings as appropriate to shield unsightly areas from public view. ■ Providing appropriate landscaping.		GP, MFP	PW, CD	Currently a part of the entitlement and permit review process. 2026 Development Code overhaul will streamline design reviews that enhance the area and achieve the principals of the design guidelines and General Plan. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.
POLICY LU-6.4	Ensure that land use decisions balance travel origins and destinations in as close proximity as possible and reduce vehicle miles traveled (VMT).	Air quality, climate change				
Action LU-6.4A	Maintain a reasonable balance between potential job generation and local workforce availability with a goal of one job for each employed resident.	Air quality, climate change	GP	CD, H, ED	Monitored with annual reports. 2026 Development Code overhaul will bring zoning and other documents into consistency with GP policies and land uses. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action LU-6.4B	Maintain a reasonable proximity and balance (i.e., magnitude) between job-generating uses, housing opportunities, and resident services and amenities, including transit and active transportation.	Air quality, climate change	GP	CD, ED	Currently monitored with the annual GP/Housing reports. Analyzed as part of Shape Stockton.	Ongoing
Action LU-6.4C	Reduce Vehicle Miles Traveled (VMT) per household by planning new housing in closest proximity to employment centers, improving and funding public transportation and ridesharing, and facilitating more direct routes for pedestrians and bicyclists.	Public Health, Air quality, climate change	GP, CAP, TA	PW, CD	VMT baseline for city was established via the CAP. TIA guidelines updated for VMT thresholds in 2023. VMT thresholds and process were adopted in 2023. The CAP update process began in 2024.	VMT: Complete. (2023) CAP: Ongoing.
POLICY LU-6.5	Improve and maintain the City’s fiscal health.					
Action LU-6.5A	Require preparation of a fiscal impact analysis for large development projects and proposed annexations to ensure a full accounting of infrastructure and public service costs and to confirm whether revenue enhancement mechanisms are necessary to ensure net fiscal balance or better, and require appropriate fiscal mitigations, when necessary, to ensure the City’s Ongoing. fiscal health and continued viability of the City’s General Fund.		GP, MFP	CD, PW	Add to submittal requirements to be required prior to determination on projects.	Ongoing.
Action LU-6.5B	Utilize development agreements (DAs) as a tool to implement public facilities financing plans and to secure fiscal mitigations and various public benefits from new development projects.		GP, MFP, PFF	CD, PW, MUD	DAs will be updated and brought before the Planning Commission for monitoring. The Stockton City Council is the review authority for DAs.	Ongoing.
Action LU-6.5C	Evaluate and update all development impact fees to be consistent with the 2040 General Plan		GP, MFP, PFF	CD, PW, MUD	Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration. .	Ongoing.
Action LU-6.5D	Continue to utilize developer fees, the City's public facilities fees, and other methods (e.g., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.		GP, MFP, PFF	CD, PW, MUD	Master Facilities Plan and Public Facilities Fee (PFF) to be updated in 2026 and beyond. Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.

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POLICY LU-6.6	Coordinate land use planning efforts among City departments and with regional agencies					
Action LU-6.6A	Provide written comments to San Joaquin County on all proposed significant development projects in the City's Planning Area to request consistency with this General Plan and other City regulations.		GP	CD, PW, ED	Staff will coordinate review of county and city projects to ensure collaboration on project review.	Ongoing.
Action LU-6.6B	Participate in the San Joaquin Council of Governments' (SJCOG) regional planning programs and coordinate City plans and programs with those of SJCOG, including the Regional Transportation Plan/Sustainable Communities Strategy, among others, and work with non-profit organizations also engaging in these planning programs.	Air quality, climate change	GP	CD, PW, ED	Currently coordinating regionally and locally for city and countywide projects. City staff participate in SJCOG regional planning programs, including the 2025 Regional Transportation Plan/Sustainable Communities Strategy process.	Ongoing.
Action LU-6.6C	Review and update the Development Code to ensure consistency with the updated General Plan.		GP, SMC	CD	The General Plan/zoning inconsistency effort named "series" for map changes and "phase" for code changes were completed in 2022. Each change included four rounds of adoptions. The city adopted revisions to the Development Code on June 3, 2025, (Ordinance 2025-06-03-1601). The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026. Phases 1 and 2 completed in 2020. With additional amendments to be completed in Phase 3 in 2022. Development Code overhaul to take place in 2026.	Ongoing.
Action LU-6.6D	Review and update the Zoning District Map to ensure consistency with the updated General Plan.		GP, SMC	CD	Zoning Map amendments to be completed in phases during 2021-2023. City staff will explore additional in the future.	Completed.
POLICY LU-6.7	Enhance public participation in the planning process.					
Action LU-6.7A	Work with community-based organizations to develop and implement a comprehensive and accountable long-term strategy to engage the Stockton community in planning decisions.	EJ	GP	CD, ED, H	2020-2023 amendments will include significant outreach to implement the GP policies for engaging the community. Staff will work to improve online resources to educate and empower residents through use of online materials and notifications.	Ongoing.
Action LU-6.7B	Require that sponsors of new development projects, especially those that require Planning Commission and/or City Council approval, have early, frequent, and meaningful communication with affected citizens and stakeholders.		SMC, City Outreach Plan	CD, IT	Currently required and ongoing. Will work to streamline process and provide additional materials online, including DEV and CIP project maps for people to review and comment on.	Ongoing.
GOAL TR-1:	**MOBILE COMMUNITY: Provide an integrated transportation system that enables safe and efficient movement of people and goods for all modes of travel.**					
POLICY TR-1.1	Ensure that roadways safely and efficiently accommodate all modes and users, including private, commercial, and transit vehicles, as well as bicycles and pedestrians and vehicles for disabled travelers.	Public Health				
Action TR-1.1A	Direct truck traffic to designated truck routes that facilitate efficient goods movement and minimize risk to areas with concentrations of sensitive receptors, such as schools, for example by disallowing any new truck routes to pass directly on streets where schools are located, and vulnerable road users, like pedestrians and bicyclists.	Public health, EJ, Air quality	Complete Streets, Precise Road Plans	PW	Continue to coordinate and implement.	Ongoing.
Action TR-1.1B	Maintain and periodically update a schedule for synchronizing traffic signals along arterial streets and freeway interchanges to facilitate the safe and efficient movement of people and goods and to provide signal priority for transit vehicles at intersections.	Air quality, climate change		PW	Continue to coordinate and implement.	Ongoing.
Action TR-1.1C	Require roadways in new development areas to be designed with multiple points of access and to address barriers, including waterways and railroads, in order to maximize connectivity for all modes of transportation		GP, SMC	PW, CD, Fire	Currently included with entitlement and CIP review.	Ongoing.

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Action TR-1.1D	Update existing Precise Road Plans to reflect the 2040 General Plan, including changes in land use and level of service requirements, and a shift in priority from vehicular travel to travel by all modes through complete streets	Public health, Air quality, climate change	GP, SMC	PW, CD, Fire	Currently included with entitlement and CIP review. Older plans could be evaluated when sufficient staff capacity is achieved.	Ongoing.
Action TR-1.1E	Work with local school districts to implement pedestrian crossing enhancements like stop signs within neighborhoods around schools, encourage activities like a walking school bus, and create educational programs that teach students bicycle safety.	Public health, Air quality, climate change	SMC	PW, CD	Currently included in entitlement reviews. Possible coordination and integration into CIP items.	Ongoing.
POLICY TR-1.2	Enhance the use and convenience of rail service for both passenger and freight movement.					
Action TR-1.2A	Actively support and pursue access to high-speed rail.	Air quality, climate change	SMC	PW, CD	Currently included in entitlement reviews. Possible coordination and integration into CIP items.	Ongoing.
Action TR-1.2B	Support the San Joaquin Regional Transportation District's Regional Bus Service, Altamont Commuter Express (ACE), and AMTRAK's San Joaquin intercity rail service, and pursue and support other regional transit programs and projects, such as: ■ ACE plans to bypass existing bottlenecks (e.g., the Union Pacific railyards in South Stockton); ■ Connecting to the BART system; ■ Extending ACE service south to Merced; and ■ Proposing rail between Stockton and Sacramento along the California Traction and other rail corridors.	Air quality, climate change	SMC	PW, CD	Currently included in entitlement reviews. Possible coordination and integration into CIP items.	Ongoing.
Action TR-1.2C	Provide grade separations at railroad crossings on arterial streets where feasible to ensure public safety and minimize traffic delay.		SMC	PW, CD	Currently included in entitlement reviews. Possible coordination and integration into CIP items.	Ongoing.
POLICY TR-1.3	Facilitate expanded port and Airport operations, service, and development as travel and goods movement assets to the community and sources of employment growth.					
Action TR-1.3A	Protect the Airport and related aviation facilities from encroachment by ensuring that all future development within the Airport Influence Area (AIA) is consistent with the policies adopted by the San Joaquin County Airport Land Use Commission (ALUC)[17], except in cases where the City Council concludes that project approval would provide for the orderly development of the Airport and the areas surrounding it while protecting the public health, safety, and welfare by minimizing the public's exposure to excessive noise and safety hazards, consistent with the San Joaquin County Airport Land Use Compatibility Plan and the Stockton Metropolitan Airport Land Use Compatibility Plan.	Public health, EJ	SMC, GP	CD, Fire	City staff monitors application requests near the AIA for review and coordination with the ALUC. The existing zoning overlay standards will be updated as part of the draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action TR-1.3B	Where substantial development already exists within the AIA and is incompatible with ALUC policies, only allow additional infill development of similar land uses if projects meet all of the following criteria to be an infill project: ■ The project site is bounded on at least three sides by uses similar to those proposed. ■ The proposed project would not extend the perimeter of the area developed with incompatible uses.		SMC, GP	CD, PW	City staff monitors application requests near the AIA for review and coordination with the ALUC. Will explore possible inclusion of criteria in the 2024 code overhaul.	Ongoing.
Action TR-1.3C	Within the AIA, require that new development or an expansion of an existing use that requires a building permit file an avigation easement with the City.		SMC, GP	CD, PW	City staff monitors application requests near the AIA for review and coordination with the ALUC. Will explore possible inclusion of criteria in the 2026 code overhaul.	Ongoing.

[17] San Joaquin County Airport Land Use Commission (ALUC) Stockton Metro Airport Land Use Compatibility Plan https://www.sjcog.org/DocumentCenter/View/1318/2016-Stockton-Metropolitan-Airport-ALUCP---Amended-February-2018?bidId=

Category	POLICY/ACTION	Action Topic[1]	Regulatory Documents[2]	Action Lead [3]	Possible Tools/Steps/Funding/Updates	STATUS
Orange: (ED); Blue: (PW, Parks, MUD)						
GOAL TR-2:	**ACTIVE COMMUNITY: Offer active transportation opportunities for the entire community.**					
POLICY TR-2.1	Develop safe and interconnected bicycle and pedestrian facilities, including along "complete" streets that target multiple travel modes.	Public health, Air quality, climate change				
Action TR-2.1A	Require safe and secure bicycle parking facilities to be provided at major activity centers such as public facilities, employment sites, and shopping and office centers, along with showers and lockers for major employment sites.	Public health, Air quality, climate change	GP, SMC, Bike Plan	CD, PW	Currently, the bicycle system in Stockton consists of about 117 miles of existing bikeways, including approximately 46 miles of bike paths, 36 miles of bike lanes, and 35 miles of bike routes. Incremental development standards for bicycle parking were amended in 2020 in compliance with the Bicycle Master Plan.	Ongoing.
Action TR-2.1B	Maintain and implement the City of Stockton Bicycle Master Plan[18].	Air quality, climate change	GP, SMC, Bike Plan	CD, PW	Currently used in entitlement and CIP reviews.	Ongoing.
Action TR-2.1C	Maintain and implement the City of Stockton Safe Route to School Plan[19].	Public health	Safe Route to School Plan, SMC	CD, PW	Currently used in entitlement and CIP reviews.	Ongoing.
POLICY TR-2.2	Connect housing and employment development in areas with good transit access through open and inclusive processes where appropriate.	Public health, Air quality, climate change				
Action TR-2.2A	Require major new development to incorporate and fund design features to promote safe and comfortable access to transit, such as a circulation network that facilitates efficient and connected bus travel, clear pedestrian and bicycle routes connecting origins and destinations to transit stops, sheltered bus stops, park-and-ride facilities, and highly visible transit information and maps.	Public health, Air quality, climate change	GP, SMC, Bike Plan	CD, PW, RT	Currently used in entitlement and CIP reviews. Funding programs will be coordinated with regional agencies and CIP prioritization. Project obligations are currently applied to entitlement reviews.	Ongoing.
Action TR-2.2B	Obtain input from community residents, non-profit organizations, and local and regional transit operators on major new development projects, and support transit operators by ensuring major projects are designed to support transit and provide fair share funding of the cost of adequate transit service and access.	Public health, Air quality, climate change	GP, SMC	CD, PW, ED	Staff will improve online resources for public to view active entitlements and CIP projects for comment and information.	Ongoing.
Action TR-2.2C	Request that public transit service providers expand routes and increase frequency and operational hours consistent with current short- and long-range transit planning, with the assistance of new development funding.	Public health, Air quality, climate change	GP	PW	Continue to coordinate and implement.	Ongoing.
Action TR-2.2D	Support efforts to electrify buses.	Air quality, climate change	GP	PW	Continue to coordinate with RTD to support their existing use of electric buses in their fleet operations.	Ongoing.
POLICY TR-2.3	Utilize natural features and routes with lower traffic volumes and speeds to encourage residents to walk and wheel more frequently.	Public health, Air quality, climate change				
Action TR-2.3A	Develop and maintain bikeways on separate rights-of way (e.g., Calaveras River, East Bay Municipal Utility District easement, French Camp Slough, and Shima Tract Levee).	Public health, Air quality, climate change	GP, SMC, Bike Plan	CD, PW	Currently used in entitlement and CIP reviews.	Ongoing.
Action TR-2.3B	Require dedication of adequate right-of-way for bicycle use in new arterial and collector streets, and where feasible, in street improvement projects.	Public health, Air quality, climate change	GP, SMC, Bike Plan	CD, PW	Currently used in entitlement and CIP reviews.	Ongoing.
GOAL TR-3:	**SUSTAINABLE TRANSPORTATION: Design transportation infrastructure to help reduce pollution and vehicle travel.**					
POLICY TR-3.1	Avoid widening existing roadways in an effort to preclude inducement of additional vehicle traffic.	Public health, Air quality, climate change				

[18] 2017 City of Stockton Bicycle Master Plan http://www.stocktongov.com/files/Stockton_SRTS_Plan_December_2017.pdf
[19] 2017 City of Stockton Safe Routes to School Plan http://www.stocktongov.com/files/Stockton_SRTS_Plan_December_2017.pdf

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Action TR-3.1A	Limit street widths to the minimum necessary to adequately carry the volume of anticipated traffic, while allowing for safe bicycle and pedestrian facilities, emergency access, and large vehicle access.	Public health, Air quality, climate change	GP	PW	Continue coordination.	Ongoing.
Action TR-3.1B	Where feasible and appropriate, reduce the width of existing streets using bulb-outs, medians, pedestrian islands, shade tree landscaping, appropriate signage, and similar methods, while not jeopardizing emergency response.	Public health, Air quality, climate change	GP, SMC, Bike Plan	PW, CD	Included in current roadway and citywide bike plan. Will continue to require design and ROW through entitlement review.	Ongoing.
Action TR-3.1C	Preserve right-of-way for transit and bicycle uses when designing new roadways and improving existing roadways and ensuring adequate and clear signage.	Public health, Air quality, climate change	GP, SMC, Bike Plan	PW, CD	Included in current roadway and citywide bike plan. Will continue to require design and ROW through entitlement review.	Ongoing.
POLICY TR-3.2	Require new development and transportation projects to reduce travel demand and greenhouse gas emissions, support electric vehicle charging, and accommodate multi-passenger autonomous vehicle travel as much as feasible.	Air quality, climate change				
Action TR-3.2A	Amend the parking requirements in the Development Code to encourage shared parking, require preferential parking for rideshare vehicles, and allow reduced parking requirements to support transit, bicycling, and walking.	Air quality, climate change	SMC	CD	Incremental parking reductions and ministerial waivers to support this Action were adopted in the 2020 Development Code amendment, with additional amendments proposed.. Some completed in 2022 with more under review in 2023. A parking audit was also performed in 2023. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action TR-3.2B	Require commercial, retail, office, industrial, and multifamily residential development to provide charging stations and prioritized parking for electric and alternative fuel vehicles.	Air quality, climate change	GP, SMC, CAP	CD	City staff will continue to require during entitlement and permit review.	Ongoing.
Action TR-3.2C	Respond to the implications and opportunities associated with connected vehicles and autonomous vehicles by monitoring technological advances and adjusting roadway infrastructure and parking standards to accommodate autonomous vehicle technology and parking needs.	Air quality, climate change	GP	CD, PW	City staff will continue to explore options with local and regional agencies.	Ongoing.
Action TR-3.2D	Continue to coordinate with the San Joaquin Council of Governments to increase opportunities for additional park and ride facilities, consistent with the San Joaquin County Regional Park and Ride Lot Master Plan.	Air quality, climate change	GP	CD, PW	City staff will continue to coordinate with SJCOG on potential opportunities.	Ongoing.
GOAL TR-4:	**EFFECTIVE TRANSPORTATION ASSESSMENTS: Ensure that traffic-related impacts of proposed land uses are evaluated and mitigated.**					
POLICY TR-4.1	Utilize level of service (LOS) information to aid understanding of potential major increases to vehicle delay at key signalized intersections.					
Action TR-4.1A	Strive for Level of Service (LOS) D or better for both daily roadway segment and peak hour intersection operations, except when doing so would conflict with other land use, environmental, or economic development priorities, and with the following additional exceptions: ■ In the Greater Downtown, strive for LOS E or better, but LOS F may be acceptable after consideration of physical or environmental constraints and other City goals and policies. ■ Strive for different LOS standards along the following corridors due to physical constraints that limit the improvements that can be constructed: • Benjamin Holt Drive, Plymouth Road to Gettysburg Place – LOS F • Eight Mile Road, Trinity Parkway to I-5 – LOS E • Eight Mile Road, Lower Sacramento Road to West Lane – LOS E • Eighth Street, I-5 to El Dorado Street – LOS E • Eighth Street, Airport Way to Mariposa Road –LOS E • French Camp Road, Manthey Road to I-5 – LOS E		GP	PW, CD	City staff will continue to explore options with local and regional agencies and review applications for consistency with this action item.	Ongoing.

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	• French Camp Road, I-5 to Val Dervin Parkway –LOS F • Hammer Lane, I-5 to Kelly Drive – LOS E • Hammer Lane, West Lane to Holman Road –LOS E • Interstate 5, Hammer Lane to Benjamin Holt Drive – LOS E • Interstate 5, Benjamin Holt Drive to Downing Avenue – LOS F • Interstate 5, Downing Avenue to French Camp Road – LOS E • Otto Drive, I-5 to Thornton Road – LOS F • Roadway segments determined to be operating at deficient LOS by the San Joaquin Council of Governments in the Regional Congestion Management Program ■ Accept worse than adopted-standard LOS at intersections where widening the intersection would reduce bicycle and pedestrian safety and/or increase pedestrian crossing times such that they would create longer traffic delays due to signal timing.					
Action TR-4.1B	Amend the City's Transportation Impact Analysis Guidelines to reflect the updated LOS goals under Action TR-4.1.A and to refine the threshold at which a project needs to evaluate LOS impacts		TAG, SMC	CD, PW	Future General Plan and EIR amendments may be needed to clarify the new standards.	Complete. (2023)
POLICY TR-4.2	Replace LOS with: (1) vehicle-miles traveled (VMT) per capita; and (2) impacts to non-automobile travel modes, as the metrics to analyze impacts related to land use proposals under the California Environmental Quality Act, in accordance with SB 743.	Air quality, climate change				
Action TR-4.2A	To evaluate the effects of new development and determine mitigation measures and impact fees, require projects to evaluate per capita VMT and impacts to transit, bicycle, and pedestrian modes.	Public health, Air quality, climate change	TAG, SMC	CD, PW	Staff will continue to require VMT analysis as part of entitlement review and determination. The TAG may need amendments to codify VMT baselines and preferred mitigation for projects that are shown to have VMT increases.	Ongoing.
Action TR-4.2B	Amend the City's Transportation Impact Analysis Guidelines to include alternative travel metrics and screening criteria.	Public health, Air quality, climate change	TAG, SMC	CD, PW	Staff will continue to require VMT analysis as part of entitlement review and determination. The TAG may need amendments to codify VMT baselines and preferred mitigation for projects that are shown to have VMT increases. Future General Plan and EIR amendments may be needed to clarify the new standards.	Complete. (2023)
POLICY TR-4.3	Use the threshold recommended by the California Office of Planning and Research for determining whether VMT impacts associated with land uses are considered significant under State environmental analysis requirements.	Air quality, climate change				
Action TR-4.3A	Amend the City's Transportation Impact Analysis Guidelines to: ■ Establish a threshold of 15 percent below baseline VMT per capita to determine a significant transportation impact under the California Environmental Quality Act. ■ Identify screening criteria that will streamline certain types of development and/or development in certain areas by not requiring a VMT analysis.	Air quality, climate change	TAG, SMC	CD, PW	Staff will continue to require VMT analysis as part of entitlement review and determination. The TAG may need amendments to codify VMT baselines and preferred mitigation for projects that are shown to have VMT increases. Future General Plan and EIR amendments may be needed to clarify the new standards.	Complete.(2023)
GOAL SAF-1:	**SAFE COMMUNITY: Create a safe and welcoming environment in all areas of the city at all times of day.**					
POLICY SAF-1.1	Invest in neighborhood safety through partnerships with the community to help prevent violence and crime ("community policing").					
Action SAF-1.1A	Promote public safety programs, including business, neighborhood, and school watches; child identification and fingerprinting; and other public education efforts.		GP	PD	Police will continue outreach efforts. Continue to implement and encourage enhanced design through Crime Prevention Through Environmental Design (CPTED). The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action SAF-1.1B	Maintain and expand community outreach programs to improve the community's understanding of how the criminal justice system works, foster a positive relationship between community members and		GP	PD	Police will continue outreach efforts.	Ongoing.

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	public safety staff, provide a venue for open dialog, and promote transparency in public safety.					
Action SAF-1.1C	Engage with schools, non-profit organizations, and faith-based organizations to recognize and work with at-risk youth to avert future criminal activity.		GP	PD	Police will continue outreach efforts. The City's Office of Violence Prevention received an $8 million grant to expand the city's violence reduction framework and provide behavioral health support for youths and adults.	Ongoing.
POLICY SAF-1.2	Reduce community violence and crime by fostering community connectivity, creating a sense of place, and encouraging social interactions between residents, employees, and business owners.					
Action SAF-1.2A	Update the City's Design Guidelines and Development Code to require new and retrofitted development to support effective police and fire protection response and services by using the following principles of crime prevention through environmental design (CPTED): ■ Delineate private and public spaces ■ Enhance visibility ■ Control property access ■ Ensure adequate property maintenance		DG, SMC	CD, PD	Staff will continue to review applications consistent with CPTED policies. As part of 2026 code overhaul, staff will explore effective options to implement CPTED standards in project and permit review. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action SAF-1.2B	Pursue public art projects that match the culture of the neighborhood to create a sense of ownership and belonging.		GP	CD, ED, CS	Staff will work to educate and provide incentives for public arts projects in coordination with Community Services. The Public Art Enhancement Grants Program makes grants annually to Stockton-based nonprofit arts organizations, artists, arts educators, and artist teams for site-based arts projects in Stockton – to strengthen public art opportunities in Stockton and highlight the talent of local artists. Since 2003, the SAC has awarded nearly $1,000,000 in grants to help nonprofit arts organizations, artists (including student artists), art educators, and collaborations serving a diverse community. The Stockton Arts Endowment (SAE) grant is the principal grants program for the SAC through project-based funding.	Ongoing.
Action SAF-1.2C	Engage residents and business owners in Ongoing. discussions about how land use and planning decisions can help to reduce violence.		GP	PD, CD	Continue to coordinate with businesses and residents and require applications to comply with safety design standards and practices.	Ongoing.
Action SAF-1.2D	Incentivize a variety of uses in a neighborhood that will be active throughout the day and night.		GP, SMC	CD	City staff will explore as part of 2025 development code overhaul. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
POLICY SAF-1.3	Ensure that City-managed spaces and facilities support a feeling of safety for users.					
Action SAF-1.3A	Design and maintain parks, waterways, trail corridors, and other facilities to meet the recreational needs of the community, while maximizing public safety and access concerns, such as through the following approaches: ■ Locate facilities to ensure visibility along public roadways where appropriate; ■ Provide clear access points; ■ Maintain vegetation to maximize visibility and demonstrate active attention to the site; and ■ Use signage to clearly convey site ownership and rules.		GP, Parks Master Plan	PW, CD	Staff will continue to review entitlement and CIP projects for consistency with design guidelines and Action SAF-1.3A. City staff will explore as part of 2026 development code overhaul. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action SAF-1.3B	Design and improve City streetscapes to create safer places by maximizing visibility through installation and maintenance of appropriate lighting and landscaping.		GP, SMC	CD	City staff will continue to require during entitlement and permit review. Areas to improve will be explored during the 2025 development code overhaul. The city adopted revisions to the Development Code on June 3, 2025, (Ordinance 2025-06-03-1601).	Ongoing.
GOAL SAF-2:	**HAZARD PROTECTION: Protect residents and businesses from natural and human-caused hazards.**					

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Orange: (ED); Blue: (PW, Parks, MUD)						
POLICY SAF-2.1	Ensure that community members are adequately prepared for natural disasters and emergencies through education and training.					
Action SAF-2.1A	Develop neighborhood watch and emergency support groups to be trained and put into action in the event of an emergency in support of government staff.		GP, CPTED	CD, CS, PD, CM, OES	Neighborhood Watch Groups were developed to encourage citizen involvement and deter crime by early detection. Emergency Preparedness is managed by the City's Office of Emergency Services (OES) for disaster preparedness, readiness, city departments response, and mitigation. OES offers information online to assist citizens in in disaster preparedness. https://www.stocktonca.gov/services/fire_department/disaster___emergency_preparedness/index.php	Ongoing.
Action SAF-2.1B	Inform the public about the specific risks of living in flood-prone areas and provide residents instructional information on how to take steps to reduce their exposure to flood damages.		GP, SMC	CD, PW	The Building Life and Safety Division works in coordination with Federal and State agencies to information the public about flood risks. https://www.stocktonca.gov/business/building___life_safety/flood_information.php	Ongoing.
POLICY SAF-2.2	Prepare sufficiently for major events to enable quick and effective response.					
Action SAF-2.2A	Require new development to provide adequate access for emergency vehicles and evacuation routes, including by designing roadway systems to provide multiple escape routes in the event of a levee failure.		GP, SMC	CD, Fire	Staff currently review entitlement and permit applications for health and safety compliance.	Ongoing.
Action SAF-2.2B	Formulate, review, periodically update, and make available to the public emergency management plans (EMP) for the safe evacuation of people from areas subject to inundation from levee and dam failure.		GP, EMP	CD, Fire	Staff currently review entitlement and permit applications for health and safety compliance. Emergency plan review will include coordination within SJCOG for resiliency and adaptation. Additional information on emergency evacuations in the event of a flood are published on the Fire Department's website at https://www.stocktonca.gov/services/fire_department/floods.php. The adopted Safety Element which was approved July 2024, includes a map with possible evacuation routes. Recommendations will be made if needed for revisions to the City's emergency plan.	Ongoing.
Action SAF-2.2C	Require new critical facilities, including hospitals, emergency operations centers, communications facilities, fire stations, and police stations, to be located, designed, and constructed to avoid or mitigate potential risks and ensure functional operation during flood events (i.e., avoid locating in the 100-year and 200-year floodplains), seismic and geological events, fires, and explosions.		GP, SMC	PW, Fire	Staff currently review entitlement and permit applications for health and safety compliance. Staff will review emergency plans with coordination within SJCOG for resiliency and adaptation.	Ongoing.
Action SAF-2.2D	Continue to work with San Joaquin County, the County Office of Emergency Services, other cities in the region, and disaster agencies to coordinate disaster and emergency preparedness planning.		GP, EMP, CAP	CD, Fire	Staff will continue coordination. City staff participated in the 2025 Multi-Jurisdiction Hazard Mitigation Plan process.	Ongoing.
POLICY SAF-2.3	Protect the community from potential flood events.					
Action SAF-2.3A	Coordinate with appropriate State, federal, and local flood control agencies to develop a flood protection plan for the levee systems protecting the city that: ■ Identifies the levees protecting the city and the entities responsible for the operation and maintenance of the levees; ■ Determines the flood levels in the waterways and the level of protection offered by the existing levees along the waterways; ■ Identifies a long-term plan to upgrade the system as necessary to provide at least a 100-year level of flood protection to the city, and 200-year level of flood protection, where feasible;		GP, EMP	CD, Fire	Staff will continue coordination.	Ongoing.

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	■ Encourages multi-purpose flood management projects that, where feasible, incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of the city's streams, creeks, and lakes; and ■ Includes provisions for updates to reflect future State or federally mandated levels of flood protection.					
Action SAF-2.3B	Collaborate with State and local flood management agencies and other interested parties to develop funding mechanisms to finance the local share of flood management responsibilities, and maintain cooperative working relationships with appropriate agencies to minimize flood hazards and improve safety.		GP, EMP, PFF	CD, Fire	Staff will continue coordination.	Ongoing.
Action SAF-2.3C	Require new public and private waterfront development to be oriented to waterways and provide setbacks and easements along levees and channels to provide space for levee widening, flood fighting, roadway and maintenance access, open space and trail amenities, and appropriate landscaping.		GP, SMC	CD, Fire	Staff will continue coordination. Reviewed as part of the entitlement and permit application process.	Ongoing.
Action SAF-2.3D	Prepare and maintain a map of evacuation routes for major flood events		GP, EMP	PW, Fire	Additional information on emergency evacuations in the event of a flood are published on the Fire Department's website at https://www.stocktonca.gov/services/fire_department/floods.php. The adopted Safety Element was approved July 2024, including a map with possible evacuation routes. Recommendations will be made if needed for revisions to the City's emergency plan.	Complete. (2024) Map maintenance is ongoing.
POLICY SAF-2.4	Minimize risks to the community from flooding through appropriate siting and protection of structures and occupants.					
Action SAF-2.4A	Regulate new urban development in accordance with State requirements for 200-year level of flood protection and federal requirements for 100-year level of flood protection.		GP, SMC	CD, PW	Staff will continue coordination. These are currently reviewed as part of the entitlement and permit applications process.	Ongoing.
Action SAF-2.4B	Investigate and implement when feasible mitigation measures that offer 200-year level of flood protection for existing urban development in flood-prone areas.		GP, SMC, EMP	CD, PW	Staff will continue coordination and can possibly investigate historical flood data for mapping and project coordination. These are currently reviewed as part of the entitlement and permit applications process.	Ongoing.
Action SAF-2.4C	Preserve floodways and floodplains for non-urban uses to maintain existing flood carrying capacities, except when mitigated in conformance with the City's floodplain management program.		GP, SMC	PW	Staff will continue coordination. These are currently reviewed as part of the entitlement and permit applications process.	Ongoing.
Action SAF-2.4D	Consider the best available flood hazard information and mapping from regional, State, and federal agencies to inform land use and public facilities investment decisions		GP, SMC, EMP	CD, PW	Staff will continue coordination and can possibly investigate historical flood data for mapping and project coordination. These are currently reviewed as part of the entitlement and permit applications process.	Ongoing.
POLICY SAF-2.5	Protect the community from health hazards and annoyance associated with excessive noise levels	Public Health				
Action SAF-2.5A	Prohibit new commercial, industrial, or other noise generating land uses adjacent to existing sensitive noise receptors such as residential uses, schools, health care facilities, libraries, and churches if noise levels are expected to exceed 70 dBA Community Noise Equivalent (CNEL) (decibels on A-weighted scale CNEL) when measured at the property line of the noise sensitive land use.	Public Health	GP, SMC	CD, CS	Staff will continue to require noise studies for projects that may generate significant levels of noise and apply mitigation accordingly. Where mitigation cannot be placed, staff will make recommendations on a case-by-case basis and enforce the noise standards.	Ongoing.
Action SAF-2.5B	Require projects that would locate noise sensitive land uses where the projected ambient noise level is greater than the "normally acceptable" noise level indicated on Table 5-1 to provide an acoustical analysis that shall: ■ Be the responsibility of the applicant; ■ Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics;	Public Health	GP, SMC	CD, CS	Staff will continue to require noise studies for projects that may generate significant levels of noise and apply mitigation accordingly. Where mitigation cannot be placed, staff will make recommendations on a case-by-case basis and enforce the noise standards.	Ongoing.

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	■ Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions; ■ Estimate existing and projected (20-year) noise levels in terms of Ldn/CNEL and compare the levels to the adopted noise policies and actions in this General Plan; ■ Recommend appropriate mitigation to achieve compatibility with the adopted noise policies and standards; ■ Where the noise source in question consists of intermittent single events, address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance; ■ Estimate noise exposure after the prescribed mitigation measures have been implemented; ■ If the project does not comply with the adopted standards and policies of this General Plan, provide acoustical information for a statement of overriding considerations for the project; and ■ Describe a post-project assessment program, which could be used to evaluate the effectiveness of the proposed mitigation measures.					
Action SAF-2.5C	Require noise produced by commercial uses to not exceed 75 dB Ldn/CNEL at the nearest property line.	Public Health	GP, SMC	CD, CS	Staff will continue to require noise studies for projects that may generate significant levels of noise and apply mitigation accordingly. Where mitigation cannot be placed, staff will make recommendations on a case-by-case basis and enforce the noise standards.	Ongoing.
Action SAF-2.5D	Grant exceptions to the noise standards for commercial and industrial uses only if a recorded noise easement is conveyed by the affected property owners.	Public Health	GP, SMC	CD, CS	Staff will continue to require noise studies for projects that may generate significant levels of noise and apply mitigation accordingly.	Ongoing.
Action SAF-2.5E	Require all new habitable structures to be set back from railroad tracks to protect residents from noise, vibration, and safety impacts	Public Health	GP, SMC	CD, CS	Staff will continue to require noise studies for projects that may generate significant levels of noise and apply mitigation accordingly.	Ongoing.
POLICY SAF-2.6	Minimize the risk to city residents and property associated with the transport, distribution, use, and storage of hazardous materials.	Public Health				
Action SAF-2.6A	Restrict transport of hazardous materials within the city to routes that have been designated for such transport.	Public Health	EMP	Fire	Continue to review and enforce on a case-by-case basis.	Ongoing.
Action SAF-2.6B	When appropriate, require new development to prepare a hazardous materials inventory and/or prepare Phase I or Phase II hazardous materials studies, including any required cleanup measures.	Public Health	GP, SMC	CD, PW	Staff will continue coordination. Reviewed as part of the entitlement and permit application process.	Ongoing.
Action SAF-2.6C	Educate the public regarding the types of household hazardous wastes and the proper methods of disposal	Public Health	GP, SMC	CD, PW	Staff will continue coordination.	Ongoing.
GOAL SAF-3:	**CLEAN WATER: Sustain clean and adequate water supplies.**					
POLICY SAF-3.1	Secure long-term renewable contracts and related agreements to ensure that surface water rights will be available to meet projected demand.					
Action SAF-3.1A	Actively participate in appropriate forums designed to discuss and solve regional water supply and quality issues.		GP, SMC	CD, PW	Staff will continue coordination.	Ongoing.
POLICY SAF-3.2	Protect the availability of clean potable water from groundwater sources.	Public health				
Action SAF-3.2A	Continue to cooperate with San Joaquin County, Stockton East Water District, and CalWater to monitor groundwater withdrawals and		GP, SMC	CD, PW	Staff will continue coordination.	Ongoing.

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	ensure that they fall within the target yield for the drinking water aquifer.					
Action SAF-3.2B	Require new development to employ low impact development (LID) approaches, including: ■ Conserving natural areas and reducing imperviousness ■ Runoff storage ■ Hydro-modification (to mimic pre-development runoff volume and flow rate) ■ Reducing trash accumulation ■ Public education and outreach		GP, SMC, CSWRCB	CD, MUD	Staff will continue to implement as part of entitlement and permit review.	Ongoing.
POLICY SAF-3.3	Encourage use of recycled ("gray") water for landscaping irrigation to reduce demand on potable supplies.					
Action SAF-3.3A	Require new development to install non-potable water infrastructure for irrigation of large landscaped areas where feasible.		CRWQCBCVR-R5-2007-0173	CD, MUD	Staff will continue to implement as part of entitlement and permit review.	Ongoing.
Action SAF-3.3B	Investigate and implement Code amendments to allow installation of dual plumbing and/or rainwater capture systems to enable use of recycled water and/or captured rainwater generated on-site.		SMC, CRWQCBCVR-R5-2007-0173	CD, MUD	Staff will continue to implement as part of entitlement and permit review.	Ongoing.
POLICY SAF-3.4	Ensure adequate collection, treatment, and safe disposal of wastewater.					
Action SAF-3.4A	Require all new urban development to be served by an adequate wastewater collection system to avoid possible contamination of groundwater from onsite wastewater disposal systems.	Public health	SMC	PW, MUD	Staff will continue to implement as part of entitlement and permit review.	Ongoing.
Action SAF-3.4B	Conduct outreach and provide information to encourage homeowners with septic tanks to abandon existing septic tanks and hook up to the City wastewater collection system.	Public health	SMC	PW, MUD	Staff will continue to implement as part of entitlement and permit review. The city will explore existing and future outreach options.	Ongoing.
Action SAF-3.4C	Continue to discharge treated effluent to the Delta and reuse that water through the City's California Water Code Section 1485 water right[20].		GP, SMC	CD, PW	Staff will continue coordination.	Ongoing.
GOAL SAF-4:	**CLEAN AIR: Improve local Air quality.**					
POLICY SAF-4.1	Reduce Air impacts from mobile and stationary sources of Air pollution.	Air quality, public health				
Action SAF-4.1A	Require the construction and operation of new development to implement best practices that reduce Air pollutant emissions, including: ■ Use of low-emission and well-maintained construction equipment, with idling time limits. ■ Development and implementation of a dust control plan during construction. ■ Installation of electrical service connections at loading docks, where appropriate. ■ Installation of Energy Star-certified appliances. ■ Entering into Voluntary Emissions Reduction Agreements with the San Joaquin Valley Air Pollution Control District.	Air quality, public health	GP, AQMP	CD	Staff will continue to implement as part of entitlement and permit review and approvals.	Ongoing.
Action SAF-4.1B	Use the results of the Health Risk Assessments required by the California Air Toxics "Hot Spots" Act to establish appropriate land use buffer zones around any new sources of toxic Air pollutants that pose substantial health risks.	Air quality, public health	GP, AQMD	CD, Air District	Staff will continue coordination and can possibly investigate historical data for mapping and project coordination. These are currently reviewed as part of the entitlement and permit application process.	Ongoing.

[20] California Water Boards- SWRCB-Statutory Water Rights Law https://www.waterboards.ca.gov/laws_regulations/docs/wrlaws.pdf

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Action SAF-4.1C	Require the use of electric-powered construction and landscaping equipment as conditions of project approval when appropriate.	Air quality, public health	GP, AQMD	CD	CAP and building requirements will continue to be integrated into entitlement and permit application process.	Ongoing.
Action SAF-4.1D	Limit heavy-duty off-road equipment idling time to meet the California Air Resources Board's idling regulations for on-road trucks.	Air quality, public health	GP, AQMD	CD	CAP and building requirements will continue to be integrated into entitlement and permit application process.	Ongoing.
POLICY SAF-4.2	Encourage major employers to participate in a transportation demand management program (TDM) that reduces vehicle trips through approaches such as carpooling, vanpooling, shuttles, car-sharing, bike sharing, end-of-trip facilities like showers and bicycle parking, subscription bus service, transit subsidies, preferential parking, and telecommuting.	Air quality, public health				
Action SAF-4.2A	Provide information and conduct marketing and outreach to major existing and new employers about the transportation demand management (TDM) program facilitated by the San Joaquin Council of Governments.	Air quality, public health	GP, TDM	CD, PW	Staff will continue coordination.	Ongoing.
POLICY SAF-4.3	Coordinate with the San Joaquin Valley Air Pollution Control District and non-profit organizations to promote public awareness on Air quality issues and consistency in Air quality impacts analyses.	Air quality,				
Action SAF-4.3A	Distribute educational materials from the San Joaquin Valley Air Pollution Control District on the City's website and at its Permit Center.	Air quality,	GP, Air District	CD, PW	Staff will continue coordination.	Ongoing.
Action SAF-4.3B	Coordinate review of development project applications with the San Joaquin Valley Air Pollution Control District to ensure that Air quality impacts are consistently identified and mitigated during CEQA review.	Air quality,	GP, AQMD	CD	CAP, AQMD, and building requirements will continue to be integrated into entitlement and permit applications process.	Ongoing.
GOAL CH-1:	**HEALTHY PEOPLE: Support the ability of the entire community to maintain healthy lifestyles.**					
POLICY CH-1.1	Maintain walking and wheeling facilities and parks that are safe and accessible in all areas of Stockton.	Public Health, Air quality, climate change.				
Action CH-1.1A	Plant and maintain appropriate shade trees along all City streets to reduce heat exposure, prioritizing areas of the city with significantly less tree canopy, and provide a buffer between the travel way and bicycle and pedestrian facilities, and provide other amenities like well-marked crosswalks, bulb-outs, and pedestrian-scale street lighting.	Public Health, Air quality, climate change.	GP	CD	CAP and building requirements will continue to be integrated into entitlement and permit application process.	Ongoing.
Action CH-1.1B	Prepare a parks master plan through an open and engaging process inclusive of community residents that assesses the quality and distribution of existing parks, facilities, and community centers throughout the city relative to the population served (i.e., within a set walking distance) and their needs (i.e., considering age, income, and abilities), and, based on this information, identifies and prioritizes new, renovation, and expansion park and community center projects and describes funding means and timelines.	Public Health, EJ	GP	CD, PW	The 2025 Parks and Recreation Master Facilities Plan was adopted by the Stockton City Council on October 14, 2025. The 2025 Parks and Recreation Master Facilities Plan is available on the city website: https://www.stocktonca.gov/business/public_facility_fees.php#collapse73641b1.	Complete. (2025)
POLICY CH-1.2	Promote healthy retail food choices within and adjacent to residential areas	Public Health				
Action CH-1.2A	Adapt, expand, and target existing small business development programs to provide training, promotion, and technical, financial, and business assistance to small neighborhood grocery and convenience stores that provide healthy food and accept Supplemental Nutrition Assistance Program (SNAP or CalFresh) and Supplemental Nutrition for Women, Infants and Children (WIC).	Public Health, EJ	GP	CD, PW, ED	The city offers Stocked Full of Produce, a grant program for neighborhood grocery and convenience stores to encourage the sale of healthy food options. Incentive is listed on the website https://www.stocktonca.gov/business_detail_T26_R408.php . Staff will continue coordination to market other business resources.	Ongoing.

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Action CH-1.2B	Prepare a healthy food ordinance that creates incentives and guidelines that support access to healthy food, such as standards requiring that a percent of sales area in neighborhood food and beverage stores be devoted to healthy foods and/or requiring acceptance of CalFresh and WIC. As part of this ordinance, collect geographic data about current health conditions, and discourage unhealthy food establishments (e.g., mini markets and fast food restaurants) in neighborhoods with high rates of obesity and/or diabetes.	Public Health, EJ		CD, PW	Stockton's first Urban Agricultural Ordinance for those who live within the city limits of Stockton was approved by the Stockton City Council on September 15, 2020. The ordinance makes it possible for Stockton residents to keep chickens (no roosters), ducks and/or bees, and allows for additional types of produce stands to sell locally grown fruits and vegetables. In 2021, ED allocated CDBG-CV Cares Act funds of $400,000 to the Urban Agriculture & Food Insecurity Program and $107,650 to the Urban Farmers & Cottage Food Grant Program. Proactively promote the the Stocked Full of Produce Program offered by the City.	Ongoing.
Action CH-1.2C	Collaborate with non-profit partners and San Joaquin County Public Health Services to attract full-service grocery stores in areas that lack access to fresh food and/or are at a high risk of obesity and diabetes.	Public Health, EJ	GP	CD, CM	The city's Stocked Full of Produce Grant Program addresses food insecurity through grant funding to help with infrastructure upgrades to retail stores, to promote the sale and storage of healthier food options. Grants can be used for improvements, such as installing new refrigeration or shelving. Grant funds are available up to $10,000. Eligible properties must be retail outlets such as corner stores or convenience stores, located within the City of Stockton limits, and within one of the targeted areas according to the Stocked Full of Produce program map. Stocked_Full_of_Produce_Map.pdf	Ongoing.
Action CH-1.2D	Prioritize pedestrian and active transportation improvement projects in low-income/disadvantaged communities that connect residential areas to retail locations that sell healthy food.	Public Health, Air quality, climate change	GP	CD	Pedestrian requirements will continue to be integrated into entitlement and permit applications process. Staff will explore other options to integrate enhanced design into existing areas.	Ongoing.
POLICY CH-1.3	Encourage activities that support local agriculture, such as farmers' markets, urban farming and community gardening.	Public health				
Action CH-1.3A	Provide public land, traffic control, cleanup, and other City services to farmers' markets, including technical assistance to encourage markets to accept CalFresh and WIC.	Public health, EJ	GP	ED, CD	Staff will explore possibility of coordinating with SJC Public Health and farmers markets.	Ongoing.
Action CH-1.3B	Create an accessible inventory of publicly-owned and private vacant sites appropriate for community gardens or other forms of urban agriculture.	Public health	GP	ED, CD	Staff will continue exploring the possibilities of this in 2022. Urban Agriculture ordinance was adopted in 2020.	Ongoing.
Action CH-1.3C	Amend the Development Code to include standards for small-scale, urban local food operations	Public health	GP, SMC	CD, ED, PW	The City established an Urban Agriculture Ordinance to support small-scale operations. Staff will explore overlay as part of 2026 development code overhaul to expand opportunities. The city adopted revisions to the Development Code on June 3, 2025, (Ordinance 2025-06-03-1601).	Ongoing.
Action CH-1.3D	Adopt and Implement an Urban Agriculture Incentive Zone (per AB 551) to allow privately-owned vacant property to be productively used for growing food.	Public health	GP, SMC	CD, ED, PW	Urban Agriculture ordinance was adopted in 2020.	Complete. (2020)
Action CH-1.3E	Partner with nonprofits, local farmers and San Joaquin County Public Health Services to conduct public outreach and education to aid in the development of an urban agriculture ordinance.	Public health	GP, Air District	CD, PW	Staff will continue coordination.	Ongoing.
Action CH-1.3F	Identify new potential locations for farmers' markets in low-income and nutrient deficient neighborhoods, including opportunities to hold markets on publicly owned land.	Public health, EJ	GP, SMC	CD, ED	The Stocked Full of Produce Grant Program assists businesses in nutrient deficient neighborhoods. Staff will continue exploring in 2022 to expand upon existing markets https://www.visitstockton.org/blog/farmers-markets-in-and-around-stockton/ and http://www.stocktonfarmersmarket.org/	Ongoing.
GOAL CH-2	**RESTORED COMMUNITIES: Restore disadvantaged communities to help them become more vibrant and cohesive neighborhoods with high-quality affordable housing, a range of employment options, enhanced social and health services, and active public spaces.**					
POLICY CH-2.1	Prioritize maintenance of streets and improvement of sidewalks, parks, and other infrastructure in areas of the city that historically have been comparatively underserved by public facilities, including implementation of complete streets where needed, especially in	Public health., EJ				

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	conjunction with infrastructure maintenance and improvement projects.					
Action CH-2.1A	When considering parks and infrastructure maintenance and improvement projects, consider the following through an open and engaging process inclusive of community residents: ■ Whether the affected community is underserved or disadvantaged. ■ What the priority needs of the community are and whether the project would address those needs. ■ Whether the project would negatively impact the community, such as through increased exposure to pollutants or displacement of residents or local businesses.	EJ	GP, MFP	PW, CD	Staff will explore options.	Ongoing.
Action CH-2.1B	Provide incentives for rehabilitation or redevelopment of distressed properties that takes into consideration strategies to avoid gentrification.	EJ	GP, SMC	CD, ED	Staff will continue to monitor and provide information and incentives for residences and businesses to rehabilitate buildings. A displacement study was conducted as part of the Shape Stockton effort.	Ongoing.
Action CH-2.1C	Develop incentives to promote reuse of distressed areas, such as through re-zoning, permit streamlining, density bonuses, and other appropriate tools.	EJ	GP, SMC	CD, ED, PW	Incremental Development Code amendments adopted in 2020 include local Density Bonuses of up to 100%, parking reductions for affordable and senior housing, and flexibility and incentives with development standards and housing typology. Further examination of strategies during the 2022-2023 code overhaul.	Ongoing.
Action CH-2.1D	Conduct marketing to potential developers to encourage the redevelopment and conversion of distressed commercial strips into housing and mixed-use areas that includes strategies to avoid gentrification.	EJ	GP, SMC	CD, ED, PW	The city is participating in SJCOG's displacement study, which began in 2020, and anticipates utilizing LEAP funds to supplement the study with specific local strategies in 2024. The citywide displacement study was finished in 2023 and is part of the Housing Action Plan (HAP).	Ongoing.
Action CH-2.1E	Investigate and implement programs that will incentivize landlords to maintain properties free of Municipal Code violations and criminal activity	EJ	GP, SMC	CD, ED, CS	Staff will explore overlay as part of 2026 amendments.	Ongoing.
Action CH-2.1F	Work with transit agencies, non-profit organizations, and communities to maintain and improve transit service in underserved and disadvantaged neighborhoods to connect residents with jobs, shopping, and services.	EJ, Air quality, climate change	GP, SMC	CD, ED, PW	In 2020, the California Strategic Growth Council approved an award of $10.8 million to Stockton through the Transformative Climate Communities (TCC) program, which funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California's most disadvantaged communities.	Ongoing.
POLICY CH-2.2	Stimulate investment through partnerships with private property owners, neighborhood groups, health and housing advocates, nongovernmental organizations, and other community supporters.	EJ				
Action CH-2.2A	Aggressively facilitate the conservation and rehabilitation of older neighborhoods through the following approaches: ■ Utilize all federal, State, and local programs for conservation and rehabilitation projects. ■ Prioritize older disadvantaged neighborhoods for investment using funds such as the Community Development Block Grants. ■ Encourage private investment in older neighborhoods. ■ Cooperate in joint public-private partnerships to invest in older neighborhoods.	EJ	GP, HE	ED, CD	Coordination with business and property owners will continue and staff will maintain and improve underutilized and housing condition survey list. ED Staff will continue to actively participate in the South Stockton Promise Zone working group https://rsscoalition.org/. In 2020, the California Strategic Growth Council approved an award of $10.8 million to Stockton through the Transformative Climate Communities (TCC) program, which funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California's most disadvantaged communities.	Ongoing.
Action CH-2.2B	Establish Transit Oriented Development (TOD) Overlay Zones around the Robert J. Cabral ACE Train Station and the San Joaquin Street Amtrak Station to promote high density residential, including affordable and mixed income housing, and other TOD.	Downtown, public health, Air quality, climate change	GP, SMC	CD, ED, PW	Staff will explore overlay as part of 2026 development code overhaul. The draft Development Code is anticipated to go before the Stockton City Council for consideration in Summer 2026.	Ongoing.
Action CH-2.2C	Evaluate and implement adjustments to the Public Facilities Fee structure to promote development in the Downtown.	Downtown	GP, PFF	CD, ED	Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration. The Economic Development Department currently operates a PFF deferral program, which can be found	Ongoing.

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					on their webpage: https://www.stocktonca.gov/business_detail_T26_R409.php	
Action CH-2.2D	Collaborate with non-profit partners and San Joaquin Public Health Services to attract medical clinics, mental health facilities, and pharmacies in areas that lack access to health care.	Public health, EJ	GP	ED	Ongoing project meetings held with Community Medical Centers and STAND, agencies committed to develop services to areas in need; continue coordination.	Ongoing.
POLICY CH-2.3	Focus on reducing the unique and compounded environmental impacts and risks in disadvantaged communities.	Public health, EJ				
Action CH-2.3A	Build strong ties with disadvantaged communities to ensure that local residents can make significant contributions to planning decisions through the following: ■ Use culturally appropriate approaches. ■ Consider the convenience of the timing and locations of meetings to community members. ■ Use social media and other communication techniques for those without time to attend public meetings. ■ Provide translation services and translated materials when needed. ■ Partner with non-profit organizations who are already active within the community.	EJ	GP	CD, CM, CD	Concurrent with ongoing code overhaul effort, the city will seek to establish strong and robust working groups with various aspects of the community. Especially disadvantaged communities and stakeholders.	Ongoing.
Action CH-2.3B	Expand efforts to repair and rehabilitate substandard housing in disadvantaged communities, taking into consideration strategies to avoid gentrification.		GP, Fire/Bld Code	CD, CS, ED-H	Utilizing CDBG funds, ED staff administers the Emergency Repair Program and the Single-Family Housing Repair Loan Program to assist low-income home owners with housing rehabilitation.	Ongoing.
Action CH-2.3C	Require applicants for residential remodel and rehabilitation projects to remediate structural health hazards, such as lead-based paint, mold, mildew, and asbestos.	Public health, EJ	GP, Fire/Bld Code	CD, CS, ED-H	CDBG rehabilitation funds are subject to federal environmental standards, requiring mitigation or removal of environmental contaminants to render them harmless.	Ongoing.
Action CH-2.3D	Focus enforcement of public health-related codes in disadvantaged communities, including on properties that are managed by homeowners' associations.	Public health, EJ	GP, SMC	CD, PD, CS	Staff will establish contact with HOAs and community groups to discuss amendment options.	Ongoing.
Action CH-2.3E	Work with wastewater, water, and stormwater utilities to seek funding to complete sewer, water, and stormwater systems in areas within the SOI where parcels still rely on septic systems, wells, and roadside ditches.	Public health, EJ	GC, CIP	PW, MUD, CD	Entitlement, permits, and CIP reviews currently include service reviews for these areas.	Ongoing.
GOAL CH-3:	**SKILLED WORKFORCE: Expand opportunities for local enterprise, entrepreneurship, and gainful employment.**					
POLICY CH-3.1	Promote entrepreneurial development and small business expansion.					
Action CH-3.1A	Coordinate with the Small Business Development Centers and other agencies to provide well-tailored services and resources for small and minority-owned businesses.		GP	ED	Staff will continue coordination with partnering organizations.	Ongoing.
Action CH-3.1B	Provide training, promotion, and technical, financial, and business assistance to small and minority-owned businesses.	EJ	GP	ED	The Entrepreneurship Grant Program administered by ED provides funding for organizations that serve as business service providers and aid small businesses.	Ongoing.
POLICY CH-3.2	Encourage neighborhood-serving commercial uses in areas where frequently needed goods and services are not widely available, especially for those areas with no availability within a 2-mile radius.	Public health, EJ, Air quality, climate change				
Action CH-3.2A	Work with property owners to develop corridor-specific strategies for attracting and retaining businesses that will provide synergistic opportunities and improve the availability of goods and services adjacent to residential areas.	Public health, EJ, Air quality, climate change	GP	ED	Staff will continue coordination.	Ongoing.
Action CH-3.2B	Consider options and develop an ordinance to restrict mini markets, gas stations, fast food restaurants, check cashing establishments, and tobacco stores in areas with high existing concentrations of similar	Air quality, EJ	GP, SMC	CD	Map of listed uses initiated, all business types not yet identified. Map will be used to assist with potential Ordinance amendment.	Ongoing.

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	establishments, and continue to restrict over-concentrations of liquor stores through the City's Alcohol Ordinance. To inform the development of this ordinance, create a map that identifies the locations of current establishments of these types, and regularly maintain it so that it continues to aid in decision-making about such uses.					
Action CH-3.2C	Work with regulators, service providers, and employers to ensure the provision of safe, affordable, and high-quality childcare services.	Air quality, EJ	GP, CAP	CD, ED	Staff to highlight requirements for entitlements and permit inclusion and possible incentives to encourage more services.	Ongoing.
Action CH-3.2D	Work with the California Department of Alcoholic Beverage Control to avoid over concentration of liquor stores.	EJ	GP	CD, PD	Staff will continue to review license applications on a case-by-case basis and include possible proximity standards in the zoning code to avoid over concentration.	Ongoing.
POLICY CH-3.3	Ensure that Stockton youth and adults have access to the services and resources they need to enhance and renew their vocational and professional skills for job readiness and retention.					
Action CH-3.3A	Collaborate with educational institutions, the San Joaquin County Economic Development Association, and workforce training agencies on programs that educate and train youth for the labor force.		GP	ED	Efforts underway on the establishment of an apprenticeship program thru SJC; ED staff will continue coordination and follow up.	Ongoing.
Action CH-3.3B	Continue to work with the San Joaquin County Workforce Investment Board (WIB), the San Joaquin County Economic Development Association (EDA), and similar organizations to develop the workforce		GP	ED	ED staff will continue coordination, attendance at board meetings, and participation in local and regional workforce development consortiums.	Ongoing.
Action CH-3.3C	Continue to work with community-based organizations that employ local Stockton youth to perform energy efficiency, alternative energy, and water conservation assessments and installations in local homes and businesses.	Climate change	GP	ED	Staff will continue coordination.	Ongoing.
POLICY CH-3.4	Foster innovation through access to quality community education and library services					
Action CH-3.4A	Work with school districts to prioritize the expansion or renovation of existing schools in infill areas and evaluate various approaches to infill area school expansions, such as smaller school sizes (e.g., lower capacity campuses spread through an area) or smaller campus land areas (e.g., multi-story facilities).	Air quality, climate change	GP	CM	Staff will continue coordination with the school districts and charter schools to review expansion and renovation projects as well as locate and identify locations for new school sites.	Ongoing.
Action CH-3.4B	Promote the use of City parks and community centers for childcare, youth, and family programs, including programs for after school, holiday, and vacation time periods.	Public health	GP	CS	Staff will continue coordination.	Ongoing.
Action CH-3.4C	Continue to promote the development of a new University of California, California State University, or private college or university campus within the city through outreach, marketing, and cooperation with other agencies and organizations.		GP	CM	Staff will continue coordination.	Ongoing.
GOAL CH-4:	**AFFORDABLE HOUSING: Ensure that all residents have a safe, high-quality, and stable place to call home.**					
POLICY CH-4.1	Attract and encourage residential development that offers a range of housing options to meet the needs and income constraints of all Stockton residents.					
Action CH-4.1A	Maintain a ratio of 30 percent multi-family residential uses or higher in the citywide housing stock.	Air quality, climate change	GP, HE	CD, Housing, BLD	Staff will continue to monitor annually and adjust accordingly.	Ongoing.
Action CH-4.1B	Conduct a study to explore the feasibility of inclusionary housing requirements, in-lieu fee levels, density bonus, modified fee structures, and/or tax incentives to promote the inclusion of a meaningful percentage of affordable units within market rate housing		GP, HE	CD, ED, H	Initial study prepared in 2021. Staff explored as part of the Housing Action Plans.	Ongoing.

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	projects, and implement the feasible approaches identified in the study.					
Action CH-4.1C	Explore the feasibility of developing an ordinance to allow "tiny homes" and container homes to serve as permanent housing.	Climate change	GP, CAP, SMC	CD	Initial study prepared in 2021. Staff shall consider amendments to the development standards and building code requirements.	Ongoing.
Action CH-4.1D	Study and implement adjustments to the Public Facilities Fee structure, parking requirements, and other development standards to facilitate the development of secondary residential units and other smaller dwelling units that can serve as relatively affordable housing.	Air quality, climate change	GP	CD, ED	Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.	Ongoing.
Action CH-4.1E	Ensure that affordable housing projects and project components meet health and safety requirements that are consistent with market rate housing during project application review and Ongoing. Code enforcement.	Public health, EJ		CD, CD, H	This will continue to be reviewed on an annual basis for reporting.	Ongoing.
Action CH-4.1F	Provide assistance to developers seeking to build affordable housing in Stockton with preparing applications for regional, State, and/or federal funding assistance programs.		GP, , SMC, Housing Fund	ED, H	The annual NOFA provides funding for affordable housing developers in Stockton. The city currently provides information on incentives via the website at www.stocktonca.gov/housing. The city also assists affordable housing developers applying for regional, state, and/or federal funding.	Ongoing.
POLICY CH-4.2	Support homeless members of the Stockton community with programs to improve quality of life.	EJ				
Action CH-4.2A	Coordinate with local and regional agencies and community organizations to address the needs of homeless people, including shelter, food, clothing, health care, mental health, and transportation.	Public health, EJ	GP	H	The city will continue its participation in the San Joaquin County Continuum of Care (SJCoC). The SJCoC, in partnership with the City of Stockton and the County of San Joaquin, developed the San Joaquin Community Response to Homelessness ("2020 San Joaquin County Strategic Plan"). The Stockton City Council adopted the Strategic Plan on July 14, 2020, and city staff continue to implement the goals and objectives. **The Economic Development Department administers and distributes funds to local programs to address the needs of the unhoused. More information is available on the EDD webpage on the city website.** https://www.stocktonca.gov/business/economic_development/homeless__initiatives.php	Ongoing.
Action CH-4.2B	Provide information about shelter and food assistance programs via the range of the City's communication tools.	Public health	GP	H	Continue coordination.	Ongoing.
Action CH-4.2C	Support programs to provide rental and homeownership assistance to low-income people and families through outreach and other assistance.	Public health, EJ	GP	H	Owner-occupied rehab programs offer funding opportunities for low-income property owners and is on the city's website at www.stocktonca.gov/housing.	Ongoing.
Action CH-4.2D	Support programs to reduce homelessness through education, job training, and substance abuse counseling and rehabilitation through outreach and other assistance	Public health, EJ	GP	H	The 2020-2021 Annual Action Plan was amended to outline a number of projects and initiatives to reduce homelessness with $7M in Cares Act ESG funding, including $500,000 for Supplies, Equipment & Transportation; $2M for Homeless Encampment/Street Outreach; $1.5M for Expanded Shelter Homeless Services & Staffing; and $2.345M for a NOFA for rapid rehousing and homeless prevention assistance.	Ongoing.
GOAL CH-5:	**SUSTAINABILITY LEADERSHIP: Exhibit leadership in sustainability for the Central Valley and beyond.**					
POLICY CH-5.1	Accommodate a changing climate through adaptation, mitigation, and resiliency planning and projects.	Climate change				
Action CH-5.1A	Upon the next revision of the City's Local Hazard Mitigation Plan, conduct a comprehensive climate change vulnerability assessment to inform the development of adaptation and resilience policies and strategies, and incorporate them into the Safety Element, in accordance with SB 379.	Climate change	GP, HMP	CD, PD, Fire	Staff will coordinate with service provides and affected departments (i.e. fire, police) to assess current plan and resources.	Ongoing.

Category	POLICY/ACTION	Action Topic[1]	Regulatory Documents[2]	Action Lead [3]	Possible Tools/Steps/Funding/Updates	STATUS
Orange: (ED); Blue: (PW, Parks, MUD)						
Action CH-5.1B	Maintain and implement the City of Stockton Climate Action Plan (CAP) and update the CAP to include the following: ■ Updated communitywide GHG emissions inventory; ■ 2030 GHG emissions reduction target, consistent with SB 32; ■ Estimated 2030 GHG emissions reduction benefits of State programs; ■ Summary of the City's progress toward the 2020 local GHG emissions reduction target; ■ New and/or revised GHG reduction strategies that, when quantified, achieve the 2030 reduction target and continue emission reductions beyond 2030; and ■ New or updated implementation plan for the CAP.	Climate change	GP, CAP	CMO	The CAP update began in 2024.	Ongoing.
Action CH-5.1C	Accommodate a changing climate through adaptation and resiliency planning and projects.	Climate change	GP, CAP, HMP	CD, PW, Fire	Staff will continue to work with SJCOG to monitor and incorporate CAP policies on adaption and resiliency and correspond to the city's emergency and Hazard Mitigation Planning.	Ongoing.
POLICY CH-5.2	Expand opportunities for recycling, re-use of materials, and waste reduction.	Climate change				
Action CH-5.2A	Use recycled materials and products for City projects and operations where economically feasible, and work with recycling contractors to encourage businesses to use recycled products in their manufacturing processes and encourage consumers to purchase recycled products	Climate change	GP	PW	Continue to provide information on the city's website https://www.stocktonca.gov/services/garbage___recycling/index.php	Ongoing.
Action CH-5.2B	Continue to require recycling in private and public operations, including construction/demolition debris.	Climate change	GP	PW, CD	Continue to review refuse and recycling needs for new projects and permits. When applicable, require installation and enough onsite services.	Ongoing.
Action CH-5.2C	Expand educational and outreach efforts to promote recycling by occupants of multi-family housing, businesses, and schools.	Climate change	GP	PW, CD	Continue to utilize information of the city's website to educate recycling efforts and standards.	Ongoing.

Please Start Here

General Information	
Jurisidiction Name	Stockton
Reporting Calendar Year	2025
Contact Information	
First Name	Anson K.
Last Name	Lihosit
Title	Senior Planner
Email	anson.lihosit@stocktonca.gov
Phone	2099378316
Mailing Address	
Street Address	501 W. Weber Avenue, Building 2
City	Stockton
Zipcode	95203

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_30_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Stockton	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	27
	Non-Deed Restricted	0
Very Low	Deed Restricted	66
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		623
Total Units		**716**

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	334	166
2 to 4 units per structure	0	9	0
5+ units per structure	0	310	0
Accessory Dwelling Unit	0	63	10
Mobile/Manufactured Home	0	0	0
Total	**0**	**716**	**176**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	96
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	159
Total Housing Units Approved:	154
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	8	159
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	33
Sites Rezoned to Accommodate the RHNA	0

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	159	159	154	0						
	15124014	1123 E WASHINGTON ST, STOCKTON, CA 95205		P25-0026	2 to 4	R	2/5/2025											4	4	4		NONE	No	No	N/A	Approved	Ministerial	Design Review for new construction of a duplex with two (2) ADUs.
	13530033	1020 W ROSE ST, STOCKTON, CA 95203		P25-0054	SFD	O	3/11/2025											1	1	1		NONE	No	No	N/A	Approved	Ministerial	Design review to rebuild new single family residence due to moderate fire.
	14729519	920 S STANISLAUS ST, STOCKTON, CA 95206		P25-0098	2 to 4	R	6/3/2025											3	3	3		NONE	No	No	N/A	Approved	Ministerial	Design Review of a new (approx) 3780 sqft Triplex.
	11529004	4101 ALVARADO AV, STOCKTON, CA 95204		P25-0109	2 to 4	R	6/16/2025											4	4	4		NONE	No	No	N/A	Approved	Ministerial	Design Review to allow new construction of a duplex and two (2) ADUs.
	15113048	315 N SIERRA NEVADA ST, STOCKTON, CA 95205		P25-0114	5+	R	6/23/2025											5	5			NONE	No	No	N/A	Pending	Ministerial	Site Plan Review to allow a change of use from an existing church to multifamily residential consisting of five (5) units
	14729207	627 E WORTH ST, STOCKTON, CA 95206		P25-0139	2 to 4	R	7/22/2025											2	2	2		NONE	No	No	N/A	Approved	Ministerial	Design Review for a new Duplex. RHNA Site 4-63.
	12202038	3827 PFC JESSE MIZENER ST, STOCKTON, CA 95212		P25-0178	SFD	O	8/28/2025											136	136	136		NONE	No	No	N/A	Approved	Ministerial	Design Review for Cannery Park Villages I and J, 9 total plans.
	13916602	534 E OAK ST, STOCKTON, CA 95202		P25-0186	2 to 4	R	9/16/2025											4	4	4		NONE	No	No	N/A	Approved	Ministerial	Site Plan Review for the change in use, change in occupancy and tenant improvement. 4 unit apartment complex on the second story and a retail clothing store on the first story.

Jurisdiction	Stockton	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	8th Cycle	(10/15/2021 - 10/15/2029)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement													Affordability by Household Incomes - Building Permits																	Affordability by Household Incomes - Certificates of Occupancy													Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions			Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4													7																	10													13	14	15	16			18	20			21	22	23	24	26
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFD, ADU, 2 to 4, 5+, ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision used (for example, if APPROVED pursuant to, [may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(b)(2)(J) (see instructions for Table 1.1	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished/ Destroyed Units: Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					1						
	17954310	6240 GLENHAVEN LN, STOCKTON, CA 95356		BP25-01151	SFD	O													0											1	3/20/2025	1											1	03/20/2025	1	NONE														New Construction
	17954313	6232 GLENHAVEN LN, STOCKTON, CA 95356		BP25-01150	SFD	O													0											1	3/20/2025	1											1	03/20/2025	1	NONE														New Construction
	17954311	6224 GLENHAVEN LN, STOCKTON, CA 95356		BP25-01149	SFD	O													0											1	3/20/2025	1											1	03/20/2025	1	NONE														New Construction; RHNA Site 4-229.
	17953009	3263 VERMILLION DR, STOCKTON, CA 95356		BP25-05505	SFD	O													0												1	10/6/2025	1													0	NONE														New Construction
	17953008	3257 VERMILLION DR, STOCKTON, CA 95356		BP25-05508	SFD	O													0												1	10/6/2025	1													0	NONE														New Construction
	17953007	3241 VERMILLION DR, STOCKTON, CA 95356		BP25-05497	SFD	O													0												1	10/6/2025	1													0	NONE														New Construction
	17953006	3241 VERMILLION DR, STOCKTON, CA 95356		BP25-05466	SFD	O													0												1	10/6/2025	1													0	NONE														New Construction
	17741028	1741 TARTESIAN ST, STOCKTON, CA 95206		BP24-06468	ADU	R													0												1	2/18/2025	1											1	3/12/2025	1	NONE														Alteration; Convert (e) detached guest house to ADU.
	17710052	3216 S HARDMY WY, STOCKTON, CA 95206		BP25-07023	SFD	O													0												1	12/15/2025	1													0	NONE														New Construction; RHNA Site 4-227.
	17526021	304 HORTON AV, STOCKTON, CA 95206		BP24-06352	ADU	R													0												1	2/11/2025	1													0	NONE														Alteration; Conversion of existing garage to a new 337 sq ft ADU.
	17526011	218 HORTON AV, STOCKTON, CA 95206		BP25-06947	ADU	R													0												1	10/20/2025	1													0	NONE														New Construction; Construct (N) City Pre-Approved ADU 2-bed 768sqft.
	17514004	8054 HARVEY AV, STOCKTON, CA 95212		BP25-07021	SFD	O													0												1	12/15/2025	1													0	NONE														New Construction
	17118051	1748 TIGERTAIL DR, STOCKTON, CA 95206		BP24-02278	ADU	R													0												1	4/21/2025	1													0	NONE														Alteration; Convert (E) attached garage to JADU.
	17112317	3433 E 5TH ST, STOCKTON, CA 95205		BP24-07582	ADU	R													0												1	2/6/2025	1													0	NONE														Addition; Garage Conversion to ADU.
	16805212	2 E FOURTH ST, STOCKTON, CA 95206		BP25-00436	ADU	R													0												1	2/24/2025	1													0	NONE														New Construction; City Approved 2-bedroom ADU
	16915812	1631 E SIXTH ST, STOCKTON, CA 95206		BP25-02649	SFD	O													0												1	11/13/2025	1													0	NONE														New Construction; RHNA Site 4-189.
	16724313	638 E MAIN ST, STOCKTON, CA 95202		BP25-00766	ADU	R													0												1	12/15/2025	1													0	NONE														Addition; Construct (n) detached ADU in place of demolished garage.
	16719313	1638 SAN JOAQUIN ST, STOCKTON, CA 95206		BP24-06243	ADU	R													0												1	3/1/2025	1													0	NONE														Alteration; Convert (E) garage into a 440 Sq Ft ADU.
	16846033	2160 BLUE ROSE LN, STOCKTON, CA 95206		BP24-01016	ADU	R													0												1	4/30/2025	1											1	03/25/2025	1	NONE														Addition; Convert (e) 2nd story space into 220 sq ft ADU.
	16846002	2027 BUR OAK CIR, STOCKTON, CA 95206		BP25-00457	ADU	R													0												1	4/25/2025	1											1	8/12/2025	1	NONE														Addition; Convert (e) two-bay garage, 348 sf, to JADU with access to foyer.
	16834029	4268 TURBACO CT, STOCKTON, CA 95206		BP24-01444	ADU	R													0												1	1/13/2025	1													0	NONE														Addition; Construct (N) detached ADU.
	16535010	1637 E 5TH ST, STOCKTON, CA 95206		BP25-00209	ADU	R													0												1	10/23/2025	1													0	NONE														Addition; Construct (n) 850 sq ft ADU
	16367037	1744 CHESTER AV, STOCKTON, CA 95206		BP24-03522	ADU	R													0												1	1/22/2025	1													0	NONE														New Construction; Construct (N) 697 Sq FT ADU - 2 bed/2 bath
	16346113	3125 ASTOR WY, STOCKTON, CA 95209		BP25-06448	ADU	R													0												1	12/31/2025	1													0	NONE														Alteration; Convert (e) garage to ADU.
	16321852	1737 E 5TH ST, STOCKTON, CA 95206		BP25-01045	ADU	R													0												1	2/13/2025	1													0	NONE														New Construction; Construct (n) City-approved ADU, 740 sq ft
	15717006	4564 STAGELINE AV, STOCKTON, CA 95205		BP25-02662	ADU	R													0												1	8/2/2025	1													0	NONE														Addition; Permitting the conversion of a garage to an ADU. 462sf.
	15713002	1114 SULLIVAN AV, STOCKTON, CA 95206		BP25-00017	SFD	O													0												1	5/5/2025	1													0	NONE														New Construction; RHNA Site 3-62.
	15709017	533 BURDETT AV, STOCKTON, CA 95210		BP23-03012	ADU	R													0												1	7/14/2025	1													0	NONE														Alteration; Convert (E) garage 432 Sq Ft to conditioned ADU.
	15708315	1934 DAVIS AV, STOCKTON, CA 95206		BP25-02146	ADU	R													0												1	11/7/2025	1													0	NONE														New Construction; New detached 749 sqft ADU
	15708225	601 S GOLDEN GATE AV, STOCKTON, CA 95203		BP24-01834	SFD	O													0												1	3/18/2025	1													0	NONE			Y					1	Demolished	O					New Construction; Construct (N) SFR (1670 sqft) with 454 sqft attached garage and 240 sqft patio on lot. *(Separate demo permit required for demolished structures)
	15543035	2649 E MAIN ST, STOCKTON, CA 95205		BP22-06359	2 to 4	R													0												3	8/16/2025	3													0	NONE														New Construction; Construct (n) attached townhouse triplex.
	15508921	2342 ALMA AV, STOCKTON, CA 95205		BP25-07017	SFD	O													0												1	12/15/2025	1													0	NONE														New Construction
	15522953	1716 E MARKET ST, STOCKTON, CA 95201		BP25-06084	SFD	O													0												1	10/1/2025	1													0	NONE			Y													New Construction; RHNA Site 3-60. 1466 sq ft primary residence using City pre-approved ADU plan, 468 sq ft.
	15319222	2200 E WASHINGTON ST, STOCKTON, CA 95205		BP25-01806	ADU	R													0												1	5/1/2025	1													0	NONE														New Construction; City Approved 2-Bedroom ADU, 746 sq ft.
	15126307	519 S SIERRA VISTA AV, STOCKTON, CA 95205		BP24-04446	ADU	R													0												1	1/13/2025	1													0	NONE														Alteration; Convert (e) garage and storage to ADU. 960 sq ft.
	15126814	32 S PILGRIM ST, STOCKTON, CA 95203		BP24-02160	ADU	R													0												1	1/9/2025	1													0	NONE														New Construction; Construct (N) 3 bedroom, 2 bath ADU with entry porch.
	14926412	437 S GRANT ST, STOCKTON, CA 95203		BP24-01021	2 to 4	R													0												2	4/25/2025	2													0	NONE														New Construction; Construct (N) 2-Story Duplex with one car garage for each unit.
	14730201	202 E ESTURION CT, STOCKTON, CA 95206		BP25-05641	ADU	R													0												1	12/11/2025	1													0	NONE														Alteration; Conversion of (e)basement to ADU, 1038 sq ft. Remodel main floor of SFD. 1634 sq ft.
	14704053	5311 W SCOTTS AV, STOCKTON, CA 95203		BP24-02160	ADU	R													0												1	11/20/2025	1													0	NONE														New Construction; Installa 1000sqft modular home as an ADU.
	14531052	720 CHAMA LO STOCKTON, CA 95210		BP24-07400	2 to 4	R													0												2	10/21/2025	2													0	NONE														New Construction; Construction of (N) Duplex.
	14524086	826 W SONORA, STOCKTON, CA 95203		BP25-06659	ADU	R													0												1	9/26/2025	1													0	NONE														New Construction; City Approved 2-Bedroom ADU.
	14112028	2124 E OAK ST, STOCKTON, CA 95205		BP25-02648	ADU	R													0												1	9/3/2025	1													0	NONE														Addition; Constuct (n) 598 sf detached ADU.
	14110028	1630 E PARK ST, STOCKTON, CA 95205		BP24-06760	SFD	O													0												1	7/9/2025	1													0	NONE														New Construction
	14104002	986 PLEASANT AV, STOCKTON, CA 95205		BP25-01867	ADU	R													0												1	10/16/2025	1													0	NONE														New Construction; Detached garage conversion and addition to ADU.
	13931025	310 N AMERICAN ST, STOCKTON, CA 95202		BP24-07776	5+	R													0												27	5/23/2025	94													0	NONE	No	Y	LIHTC, MHP, IIG, Other	Other		55								New Construction; Construction of (N) 5 story building, type V-A fire construction, 94 units over podium. 4 story building above podium w/3 ea multifamily apartment units and accessory areas. La Passeggiata affordable housing project. 94 units. Other assistance programs: Measure A, AHSC, IIG, HCD Multifamily, LIHHP, and Sponsor Loan (County of San Joaquin)
	13923002	414 E FREMONT ST, STOCKTON, CA 95202		BP24-00265	SFD	O													0												1	3/26/2025	1													0	NONE														New Construction
	13916039	1431 FLORIDA AV, STOCKTON, CA 95203		BP24-05473	ADU	R													0												1	1/16/2025	1													0	NONE														Addition; Constuct (N) detached ADU 432 Sq Ft.
	13343009	1736 E ROOSEVELT ST, STOCKTON, CA 95203		BP25-00014	ADU	R													0												1	10/16/2025	1													0	NONE														Addition; Detached garage, conversion of garage and new addition to ADU.
	13303040	2150 RAYMOND AV, STOCKTON, CA 95203		BP25-02288	ADU	R													0												1	6/16/2025	1													0	NONE														Addition; Constuct 102 sq ft addition to (e) 144 sq ft storage to convert to ADU.
	13318021	2332 W ROSE ST, STOCKTON, CA 95204		BP25-02454	ADU	R													0												1	12/10/2025	1													0	NONE														Addition; Conver existing storage into an ADU.
	12825006	4543 SUNFLOWER CT, STOCKTON, CA 95206		BP25-01808	ADU	R													0												1	8/19/2025	1													0	NONE														Alteration; Conversion of garage to ADU.
	12716212	2122 N CALIFORNIA ST, STOCKTON, CA 95204		BP25-04764	SFD	O													0												1	8/25/2025	1													0	NONE														New Construction; RHNA Site 2-17.
	12704406	6 W MAPLE ST, STOCKTON, CA 95204		BP25-01256	ADU	R													0												1	8/13/2025	1													0	NONE														Addition; Construction of (n) detached ADU, 450 sq ft.
	12419027	1041 LEMBERT AV, STOCKTON, CA 95203		BP25-01238	ADU	R													0												1	9/26/2025	1													0	NONE														Addition; Constuct (n) single story 698 sf ADU.
12352058	12200030	4044 KEITH LN, STOCKTON, CA 95212		BP25-07407	SFD	O													0												1	11/5/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200029	4036 KEITH LN, STOCKTON, CA 95212		BP25-07412	SFD	O													0												1	11/5/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200028	4068 KEITH LN, STOCKTON, CA 95212		BP25-06668	SFD	O													0												1	12/18/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200027	4056 KEITH LN, STOCKTON, CA 95212		BP25-06665	SFD	O													0												1	12/18/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200026	4092 KEITH LN, STOCKTON, CA 95212		BP25-07408	SFD	O													0												1	11/3/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200019	4091 KEITH LN, STOCKTON, CA 95212		BP25-07409	SFD	O													0												1	11/3/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200018	4079 KEITH LN, STOCKTON, CA 95212		BP25-07411	SFD	O													0												1	11/3/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200017	4067 KEITH LN, STOCKTON, CA 95212		BP25-06667	SFD	O													0												1	12/18/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12200016	4055 KEITH LN, STOCKTON, CA 95212		BP25-06666	SFD	O													0												1	12/18/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.
12352058	12229072	4140 KEITH LN, STOCKTON, CA 95212		BP25-06658	SFD	O													0												1	12/18/2025	1													0	NONE														New Construction; Cairney Park: RHNA Pipeline Project parcel.

| Jurisdiction | Stockton | | |

Jurisdiction	Stockton
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	8th Cycle

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

ATTACHMENT B

Jurisdiction	Stockton
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	8th Cycle (06/30/2023-06/30/2031)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	Stockton
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	8th Cycle

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

| Jurisdiction | Stockton | | |

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		1	Projection Period	2									3	4
		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	51	27	-	-	-	-	-	-	280	-
	Non-Deed Restricted		-	-	202	-	-	-	-	-	-	-		
Very Low	Deed Restricted	2,465	-	-	-	66	-	-	-	-	-	-	**346**	**2,119**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,548	-	-	-	-	-	-	-	-	-	-	**57**	**1,491**
	Non-Deed Restricted		26	-	31	-	-	-	-	-	-	-		
Moderate	Deed Restricted	2,572	-	-	-	-	-	-	-	-	-	-	**16**	**2,556**
	Non-Deed Restricted		-	-	16	-	-	-	-	-	-	-		
Above Moderate		6,088	241	-	537	623	-	-	-	-	-	-	**1,401**	**4,687**
Total RHNA		**12,673**												
Total Units			**267**	**-**	**837**	**716**	**-**	**-**	**-**	**-**	**-**	**-**	**1,820**	**10,853**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Stockton	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Stockton	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
1. Adequate Sites Monitoring and No Net Loss	**Continue to maintain sufficient sites to address 12,673 units**	**Update inventory annually as part of the Housing Element Annual Progress Report and assess "no net loss" as projects come forward on Housing Element sites. Assess project approvals on Housing Element inventory sites as of December 31, 2027. If approved projects are not in line with the City's non-residential RHNA projections in the inventory, within one year (by December 31, 2028) the City will identify additional sites beyond the sites in the inventory that allow non-residential uses in order to further facilitate residential development.**	6th Cycle	In Progress	The City is in the process of developing a No Net Loss tracker, which will also track accessory dwelling unit (ADU) and affordability and production on large sites. The City will continue to monitor the sites inventory as projects are approved.			None.
2. Downtown Implementation	**4,400 residential units in the Greater Downtown Area by 2040**	**Adopt Comprehensive Development Code Update and HAP by April 2024; and annually thereafter to identify any additional strategies to address General Plan goals.**	6th Cycle	In Progress	Action Plans were adopted in November 2024 (**Resolution 2024-11-19-1504**). A Development Code update was adopted in June 2025 (**Ordinance 2025-06-03-1601**) to reflect changes in state law and accommodate housing development consistent with the City's General Plan, Housing Element, and Shape Stockton efforts. An additional Development Code update is anticipated to go before the Stockton City Council for consideration in Summer 2026.			**Resolution 2024-11-19-1504**: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863 , **Ordinance No. 2025-06-03-1601**: https://ecode360.com/ST5019/laws/LF2386901.pdf
3. Sites Included in Previous Housing Elements	**437 residential units on 16 repeat sites identified in Appendix A that don't already allow residential development by right.**	**Update Development Code and, if needed, Land Use Element by December 31, 2026**	6th Cycle	In Progress	A Development Code update was adopted in June 2025 (**Ordinance 2025-06-03-1601**) to reflect changes in state law and accommodate housing development consistent with the City's General Plan, Housing Element, and Shape Stockton efforts. The Development Code allows residential uses at all income levels to be processed ministerially by staff. A Development Code amendment was adopted by the Stockton City Council in November 2025 (Ordinance 2025-11-04-1502), that specified in the allowable land use table that residential projects located on repeat sites identified Appendix A, of the 2023-2031 Housing Element, which meet the density and percentage of affordable households unit requirements are allowed by right. The 437 residential units on the 16 repeat sites identified in Appendix A will be tracked by staff. Staff is working on creating a map layer to show the sites in Appendix A, to be available on the city website GIS map.			**Ordinance 2025-06-03-1601:** https://stockton.granicus.com/MetaViewer.php?view_id=48&clip_id=9078&meta_id=810211 . **Ordinance 2025-11-04-1502:** Approved Ordinance 2025-11-04-1502
4. Public Facilities Repair and Replacement	**5 public facility/ infrastructure projects, prioritizing lower-income, high-poverty neighborhoods such as the South Stockton neighborhood, Downtown, and parts of the East Stockton and Pacific Avenue/Lincoln Village neighborhoods.**	**Annually**	6th Cycle	In Progress	On April 29, 2025, the Stockton City Council approved and adopted a new Consolidated Plan (**Resolution 2025-04-29-1602**) outlining the use of funding from the United States Department of Housing & Urban Development (HUD). The plan contains a goal for Resilient Infrastructure and Public Facilities, which will seek to provide lower-income neighborhoods with access to well-maintained public facilities and utilities that meet community service needs. As of late 2025, the city council has approved a contract to repair and/or build new sidewalks, crosswalks, and other infrastructure improvements at four public school locations across Stockton, including in the Downtown, South Stockton, and East Stockton.			**Resolution 2025-04-29-1602**: https://stockton.granicus.com/MetaViewer.php?view_id=48&clip_id=9040&meta_id=806959
5. Housing and Neighborhood Action Plans	**Permit 1,000 residential units, prioritizing affordable housing in high-opportunity areas such as the Morada/Holman, Brookside/Country Club, Eight Mile/Bear Creek, and Midtown neighborhoods. Additional focus will be given to eliminating barriers to housing construction in lower-income areas such as the Cabral Station Area and Little Manila/Gleason Park neighborhoods.**	**Neighborhood Action Plans - December 2023; Housing Action Plan – April 2024**	6th Cycle	In Progress	There were building permits for 716 residential units in 2025. Action Plans were adopted in November 2024 (**Resolution 2024-11-19-1504**).	Units	716	**Resolution 2024-11-19-1504**: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863
6. Accessory Dwelling Units	**Approve 180 ADUs over the course of the planning period, targeting areas of high opportunity, specifically the following neighborhoods - Brookside/Country Club, Weston Ranch, Eight Mile/Bear Creek, Midtown around the University of the Pacific (between I-5 and "Miracle Mile/Pacific Avenue), western Upper Hammer/Thornton Rd, and eastern Morada/Holman.**	**The City is currently updating the ADU regulations as part of the Comprehensive Development Code Update, to be completed by April 2024. Starting in November 2024, evaluate the consistency of Stockton's ADU regulations with State law and update accordingly. Continue to make ADU materials available; evaluate effectiveness of ADU approvals every other year, starting April 2025; and, identify additional site capacity, if needed, by December 2026. Apply annually, or as grants are available, for funding to support ADU incentives.**	6th Cycle	In Progress	The city adopted accessory dwelling unit (ADU) revisions to the Development Code on June 3, 2025, (**Ordinance 2025-06-03-1601**) to reflect the most recent state law and is currently in the process of further updates to ensure consistency with 2025 state ADU law. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. The city is also in the process of creating a guidance and educational flyer for building ADUs, including permitting procedures and construction resources. The flyer will be prepared in English and Spanish for use by developers and residents and will be posted on the city's website. The city anticipates finalizing the flyer by summer 2026. 62 ADU and JADU building permits in 2025. 20 of the permits were within the indicated neighborhoods. There have been 114 ADU and JADU permits during the eight-year planning period. There is a handout available to the public that describes the submittal requirements for city pre-approved ADUs.	Units	114	**Ordinance No. 2025-06-03-1601**: https://ecode360.com/ST5019/laws/LF238690 1.pdf

7. Infill Strategy	**100 extremely low-income units and 150 other lower income units; funding for 10 brownfield sites minimum to promote new housing choices and affordability in areas of opportunity.**	**Continue to offer the Downtown Infrastructure Infill Incentive Program. Adopt Housing Action Plan by April 2024. Implement Housing Action Plan strategies by 2025. Annually, beginning in 2026, identify any additional strategies needed to address overpayment and reduce displacement risk and implement them within 2 years of identification.**	6th Cycle	In Progress	Efforts are underway for strategic site assembly in the Downtown area and other areas of opportunity to facilitate infill housing production, particularly in the Downtown. Action Plans were adopted in November 2024 (**Resolution 2024-11-19-1504**). The city is in the process of developing a Downtown Master Plan and Visioning document which will establish the design standards, necessary environmental clearances, funding mechanisms, and infrastructure improvements to accelerate infill housing production in Downtown Stockton. Staff will continue to track the extremely low-income, lower income units and funding opportunities for brownfield sites, and pursue additional opportunities to accelerate infill housing production. City staff has begun implementing the Housing Action Plan with the following efforts: •Actively striving to maintain the State Prohousing Designation. •Currently investigating best practices to provide landlord education and methods to incentivize participation in the Housing Choice Voucher program, within in the Transformative Climate Communities (TCC) area. The information will be presented to the City Council for consideration. •Working on creating a local down payment assistance program. The information will be presented to the City Council for consideration.			**Resolution 2024-11-19-1504**: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863
8. Site Assembly	**Support at least 5 lot consolidations on sites with lower income units during the planning period. Facilitate lot consolidation to produce sites for 2,300 moderate and above moderate residential units to produce new housing opportunities throughout city.**	**Establish a program or resources to connect property owners and developers by December 2025, and assess incentives and resources thereafter. Ongoing: Support consolidation as applicable housing applications are received; Pursue grant funding during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.**	6th Cycle	In Progress	City staff continue to track small vacant and underutilized sites with maps to focus the existing processes. Action Plans were adopted in November 2024 (**Resolution 2024-11-19-1504**). In addition, staff developed a Surplus Property landing page (**Surplus Property**) and released a Request for Interest/Statement of Qualifications (RFI/SOQ) process for Development or Partnership Opportunities for interested applicants/developers to propose on available city surplus sites. City staff continues to offer surplus property for affordable housing. Grant funding, including Regional Early Action Planning (REAP) 2.0, is being utilized for the development of the Downtown Master Plan & Visioning process, which will seek to establish potential vehicles for tax-increment or similar programs. Program for incentives and resources will continue to be explored during 2026.			**Resolution 2024-11-19-1504:** https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863 , **Surplus Property**: https://stocktonca.gov/surplus
9. Government-Owned Sites	**Facilitate development of government-owned sites for 100 lower-income units and 594 above moderate-income units to produce new housing opportunities throughout city.**	**Coordinate with SDSU quarterly, starting immediately, with the goal of development of the sites by 2028.** **City-Owned Sites 4-96, 4-97, 4-230, 4-33, 4-231, 4-232, 3-74, 4-183: RFI/SOQ Issued: Q4 2023, Entitlements: June 2025, Building Permits: December 2025, Construction Complete: June 2027.** **City-Owned Sites 1-18, 1-19, 1-20, 1-21: RFP previously released in 2020, Entitlements: October 2024, Building Permits: May 2025, Construction Complete: July 2027.** **City-Owned Sites 4-67, 4-210: RFI/SOQ Issued: Anticipated Q2 2025, Entitlements: June 2026, Building Permits: December 2026, Construction Complete: June 2028.** **If a plan for housing development on these parcels is not underway by 2026, with building permits issued by June 2029 the City will identify additional sites for housing accordingly, including rezoning sites to address the RHNA if needed.**	6th Cycle	In Progress	The city-owned sites that have been declared surplus and are available for disposition are listed on the Surplus Property landing page. (**Surplus Property**) The development of government-owned sites is tracked by staff and will continue to be. In February 2024, the Stockton City Council authorized a Development & Disposition Agreement (DDA) for the development of 520+ units of mixed-unit housing on the 9-acre city-owned site known as South Pointe. Predevelopment is underway and site remediation is expected to begin in 2026, funded by the Department of Toxic Substances Control's (DTSC) Equitable Community Revitalization Grant (**ECRG**) Program.			**Surplus Property**: https://stocktonca.gov/surplus , **ECRG**: https://dtsc.ca.gov/ecrg/
10. Large Site Development	**Facilitate large lot development, including lot splits, as needed to produce sites for 1,512 lower-income units to produce new housing opportunities throughout city.** **•Conduct one-on-one meetings with developers and property owners.** **•Proactively conduct outreach advertising available incentives, resources, and relevant information for the development of larger sites.** **•Establish, maintain, and promote an inventory of large sites appropriate for residential development.** **•Facilitate and streamline parceling, or other similar planning methods, to encourage the development of large sites with affordable housing components.**	**Ongoing, as projects come forward; establish program to connect property owners and developers by December 2025. Annually reach out to developers to gather input on available incentives. Annually conduct outreach and advertising. Facilitate and streamline parceling, or other similar actions, for large sites through 2031. Assess project approvals on large Housing Element inventory sites as of December 31, 2027. If approved projects are not in line with the City's RHNA projections on large sites in the inventory, within one year (by December 31, 2028) the City will identify additional sites beyond the large sites in the inventory in order to further facilitate residential development and if necessary will rezone to make the sites available for residential development.**	6th Cycle	In Progress	City staff continue to map large vacant and underutilized sites to focus existing processes. During 2025, the city released a Notice of Funding Availability (NOFA) process for the purpose of providing funding from the U.S. Department of Housing & Urban Development (HUD) and the State of California for the development of affordable housing, oftentimes for large site development. City staff meets regularly with affordable housing developers to navigate the development process and post regularly on the city website and social media to notify developers of upcoming opportunities.			None.
11. Coordination with the Housing Authority of San Joaquin County	**Provide vouchers to 3,800 households in Stockton and assist these lower income households in accessing rental opportunities with Housing Choice Vouchers to facilitate housing mobility. Target additional outreach in areas with the highest concentration of children in single female-headed households, including parts of the Weston/Van Buskirk neighborhood, Downtown, and South Stockton.**	**Ongoing; establish education program by the end of 2024 and distribute information. Then distribute information at least annually through the end of the planning period.**	6th Cycle	In Progress	The city coordinates frequently with the Housing Authority of San Joaquin County on a number of affordable housing projects, both for new construction and conversion/rehabilitation for the production of affordable housing.			None.

12. State and Federal Funding	**Fund 200 extremely low-, 400 very low-, 450 low-income units; Provide down payment assistance to 75 low-income households, particularly in high opportunity areas such as the Morada/Holman, Brookside/Country Club, Eight Mile/Bear Creek, and Midtown neighborhoods.**	**Review funding opportunities annually; down payment assistance program is ongoing.**	6th Cycle	In Progress	The city actively pursues available state and federal funding for the production of affordable housing, including the Pro-housing Incentive Pilot (PIP) Program and Regional Early Action Planning (REAP 2.0) funding. During 2026, city staff are exploring a revamping of a Downtown Payment Assistance Program.			None.
13. Priority Sewer and Water Service for Affordable Housing	**Include in Development Code as part of Comprehensive Update**	**Include in Development Code as part of Comprehensive Update by April 2024.**	6th Cycle	In Progress	The city is in the process of amending the Development Code to comply with Government Code Section 65589.7. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026.			None.
14. Property Assessed Clean Energy (PACE) Program	**Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs. Program outreach will be prioritized in areas with high rates of homeowner overpayment, including the Mariposa Lakes neighborhood, parts of Downtown and East Stockton, the Industrial Annex area, and parts of the Pacific Avenue/Lincoln Village and Weston/Van Buskirk neighborhoods.**	**Ongoing. A unique, centralized location for this program on the City's website will be created by December 2025. Annual updating will occur thereafter.**	6th Cycle	In Progress	During 2025, the city instituted a unique, centralized location for the Property Assessed Clean Energy (**PACE**) program on the city's website. In addition, the city administers Homeowner Rehabilitation Programs to provide opportunities for low-income Stockton homeowners to perform emergency repairs and deferred maintenance improvements on their properties, which can help to reduce energy costs. The city has a grant-funded Free Energy and Water Efficiency Upgrades Program, through our non-profit partner Rising Sun Center for Opportunity, as well as our grant-funded single-family solar program through our non-profit partner GRID North Valley. These programs are funded by the Transformative Climate Community (**TCC**) Round 4 Implementation Grant. [Note: The TCC project area is restricted to a 5 square mile area, largely in downtown/south Stockton. You can see the project area under the TCC layer on the city website map. (TCC Layer) Tentative Reporting Program Data Available from 11/2024-11/2025: •Climate Careers Energy & Water: 292 homes received Green House call services and retrofits – of those, 70 received smart thermostats and 99 received low-flow toilets. •Single-Family Solar: Installed 266.045 kW out of the 393kW goal. 59 fully completed installations and 35 cool roof replacements.			**PACE**: https://www.stocktonca.gov/business_detail_T26_R411.php , **TCC Layer**: https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=37.936145%2C-121.280598&panel=themes&themes=%5B%22d63390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&zoom=14
15. Green-Up Stockton	**Connect 60 eligible Stockton residents with energy- and cost-saving programs to reduce overpayment on housing costs. Program outreach will be prioritized in areas with high rates of homeowner or renter overpayment, including the South and East Stockton, Midtown, Industrial Annex, Downtown, and Mariposa Lakes neighborhoods.**	**Ongoing**	6th Cycle	In Progress	During 2025, the city instituted a unique, centralized location for the Property Assessed Clean Energy (**PACE**) program on the city's website. In addition, the city administers Homeowner Rehabilitation Programs to provide opportunities for low-income Stockton homeowners to perform emergency repairs and deferred maintenance improvements on their properties, which can help to reduce energy costs. The city has a grant-funded Free Energy and Water Efficiency Upgrades Program, through our non-profit partner Rising Sun Center for Opportunity, as well as our grant-funded single-family solar program through our non-profit partner GRID North Valley. These programs are funded by the Transformative Climate Community (**TCC**) Round 4 Implementation Grant. [Note: The TCC project area is restricted to a 5 square mile area, largely in downtown/south Stockton. You can see the project area under the TCC layer on the city website map. (TCC Layer) Tentative Reporting Program Data Available from 11/2024-11/2025: •Climate Careers Energy & Water: 292 homes received Green House call services and retrofits – of those, 70 received smart thermostats and 99 received low-flow toilets. •Single-Family Solar: Installed 266.045 kW out of the 393kW goal. 59 fully completed installations and 35 cool roof replacements.			**PACE**: https://www.stocktonca.gov/business_detail_T26_R411.php , **TCC Layer**: https://stocktonca.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=37.936145%2C-121.280598&panel=themes&themes=%5B%22d63390fc-4ecd-4a0f-8a5f-b1a80494a005%22%5D&zoom=14
16. Weatherization Activities	**200 units weatherized. Program outreach will be prioritized in lower-income neighborhoods and areas with high rates of homeowner or renter overpayment, including the South and East Stockton, Midtown, Industrial Annex, Downtown, and Mariposa Lakes neighborhoods. Additionally, outreach will be prioritized in the area southeast of the intersection of Thornton Road/Pacific Avenue and West Hammer Lane, where the city may be able to reach more senior households. Additional program outreach will target areas in relative proximity to agricultural employment including parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood. Additional outreach will be targeted in areas with the highest concentration of children in single female-headed households, including parts of the Weston/Van Buskirk neighborhood, Downtown, and South Stockton.**	**Program availability is ongoing. Advertising of the program by the City on the City website and direct outreach will begin by December 2024.**	6th Cycle	In Progress	The city is in the process of contacting the organization that implements weatherization programs and will prepare information for posting on the city's website. The next steps of this program will be to prepare targeted outreach to areas identified in the program. The city continues to administer a Homeowner Rehabilitation Program to provide opportunities for low-income Stockton homeowners to perform emergency repairs and deferred maintenance improvements on their properties, which can help to reduce energy costs. During 2025, city staff conducted a number of outreach activities to share the program with the community. This included two (2) tabling events at the Oak Park Senior Center, where seniors were informed about the program and the opportunity to address deferred maintenance and weatherization of homes.			None.

17. Development Code Revisions	**N/A**	**April 2025**	6th Cycle	In Progress	•Amend the Development Code to allow care homes for six persons or fewer in the RE zone to fully comply with State law, which requires group homes for six or fewer to be treated as a single family home. -The city completed Development Code amendments on June 3, 2025, that included allowing small residential care facilities to constitute a residential use and to be subject only to the same restrictions that apply to other residential uses of the same type in the same zoning district. (Ordinance No. 2025-06-03-1601) •Amend the Development Code to allow care homes for more than six persons to be subject to the same restrictions that apply to other residential uses of the same type in the same zone, to comply with State law. -Ongoing. •Continue to permit all types of housing (single family, multi-unit, and multifamily) uses "by-right" and expand "by-right" land uses for businesses and services that support housing. -The city will continue to permit all types of housing uses "by-right" and is in the process of reviewing and potentially expanding "by-right" land uses for businesses and services that support housing. The city anticipates completing this review by Spring 2026 with potential revisions to go before the Stockton City Council for consideration by Fall 2026. •Update Use Permit findings (used for review of residential uses) to be objective. -The city is in the process of amending the Development Code to revise use permit findings to be objective and to update design review standards and procedures to increase objectivity and promote greater certainty during the ARC's review. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. •Update Design Review Standards to increase their objectivity and review process to include objective design review standards and promote certainty during (ARC's) review. -The city is in the process of amending the Development Code to revise use permit findings to be objective and to update design review standards and procedures to increase objectivity and promote greater certainty during the ARC's review. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. •Amend the Development Code to allow employee housing for six persons or fewer in the same way residential structures are allowed in all zones allowing residential uses. -The city is in the process of amending the Development Code to provide that employee housing for six persons or fewer is treated as a single-family residential structure and residential use, and that group quarters with up to a maximum of 36 beds, or 12 units, are treated as an agricultural use, in compliance with state law. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. •Amend the Development Code to allow emergency shelters without discretionary review (by right – without conditional or other discretionary permit) in additional zoning districts that allow residential uses, is in proximity to transportation and services, with appropriate development standards, and contains sufficient capacity per capacity analysis required by state law, to address the 893-person unsheltered need in the City. This use will be allowed without discretionary review in one or more of the following zoning districts: oResidential High-Density oCommercial Office oCommercial General oCommercial Downtown -The city completed Development Code amendments on June 3, 2025, that include allowing emergency shelters by right in the CH (Commercial, Heavy) zone as well as the IL (Industrial, Light), IG (Industrial, General), and PF (Public Facilities) zoning districts. (Ordinance No. 2025-06-03-1601) The city is in the process of amending the Development Code to allow emergency shelters by right in the RH (Residential High-Density), CO (Commercial Office), CG (Commercial General), and CD (Commercial Downtown) zoning districts. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. •Amend the Development Code to update the definition of emergency shelter to comply with current state law to expand the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. -The city completed Development Code amendments on June 3, 2025, that include a definition of a low-barrier navigation center to comply with state law. (Ordinance No. 2025-06-03-1601) The city is in the process of amending the definition of emergency shelter to include interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. •Amend the Development Code to update standards for emergency shelters, including parking, minimum distance, and any other updates needed for consistency with State law. -The city completed Development Code amendments on June 3, 2025, that include minimum distance standards for emergency shelters. (Ordinance No. 2025-06-03-1601) The city is in the process of amending emergency shelter employee duty standards, based on the greatest number of employees on duty at any one time. •Include a State-compliant definition of "family" in the Development Code. -The city is in the process of proposing an amendment to remove the term "family" from the Development Code. The city anticipates that revisions would go before the Stockton City Council for consideration by Summer 2026. •Evaluate the possibility of implementing SB 10 (Planning and Zoning Law) in appropriate areas of the city. SB 10 is an option for jurisdictions to allow for streamlined review of certain housing projects up to 10 units in transit-rich areas or urban infill sites to increase housing opportunity and reduce VMT. -The city is in the process of evaluating the potential implementation of SB 10 in appropriate areas within the city. Upon evaluation, the city may adopt revisions which go before the Stockton City Council for consideration by Fall 2026. •Per the agreements with the Department of Justice and Sierra Club, the City shall create new industrial design and operational standards that will regulate new industrial uses and buildings adjacent to residential communities. -The city completed the adoption of Section 16.80.390, Industrial Warehouse Standards, on December 6, 2023, to regulate new industrial uses and buildings, and amended the section on July 9, 2024. Established Stockton Municipal Code Section 16.80.390-Industrial Warehouse Standards. (Ordinance No. 2024-07-09-1602) •Amend Development Standards as follows:			**Ordinance No. 2025-06-03-1601**: https://ecode360.com/ST5019/laws/LF2386901.pdf.
18. Fiscally Positive Impact Fees	**Provide exemptions and reductions to 200 housing units to reduce overpayment for housing costs and reduce displacement risk specifically for lower-income communities, including 30 units affordable to extremely low-income households.**	**Annually, evaluate exemptions provided and determine whether all constraints to housing development associated with impact fees or other funding mechanisms are sufficiently addressed. If it is found that they are not being addressed, modifications will be made to one or more exemption programs within one year. This will occur after each annual review until the end of the planning period. The City will evaluate the feasibility of providing impact or other development fee waivers or deferrals for projects with extremely low-income units by the end of 2025.**	6th Cycle	In Progress	Staff is preparing an update to Public Facility Fees (PFF) Impact Fee program and will be consider the inclusion of development fee waivers or deferrals for projects with extremely low-income units. This will be presented to the Stockton City Council for consideration.			None.
19. Streamline Approvals for Affordable Housing Projects	**150 new affordable units permitted through SB 35 approval streamlining and development of 150 affordable units facilitated by using the adopted preliminary application form.**	**Develop or adopt HCD's SB 330 preliminary application form and develop an SB 35 streamlined approval process by December 2024 and implement as applications are received. The City will implement a minimum of two of the options listed in Program 19, to further streamline approvals and support affordable housing projects by December 2026.**	6th Cycle	In Progress	The city is in the process of developing a written SB 35 policy, including approval procedures, application forms, checklists, and notice of intent forms, and is reviewing current SB 330 materials for compliance with state. The city anticipates publishing all materials on the website by Winter 2026.			None.
20. Density Bonuses	**Facilitate the construction of 1,000 lower-income units to increase mobility opportunities; encourage density bonus units in high-resource areas.**	**Complete as part of Comprehensive Development Code Update by April 2024; annually review Development Code and revise as needed; produce brochures and make information available on the City's website by December 2024.**	6th Cycle	In Progress	The city is in the process of developing informational, guidance, and educational materials to promote the use of density bonuses for developers. This flyer will be made available at the permit counter and on the city's website by Summer 2026.			None.
21. Preserve At-Risk Units	**Continue to monitor the 392 assisted units, and if any become at risk, work with property owners to develop a strategy to provide assistance to maintain or replace 392 at-risk units as affordable to reduce potential for displacement of tenants and loss of affordable housing stock in the city.**	**Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis, in particular at the time of change of ownership.**	6th Cycle	In Progress	In December 2025, the city reached out to the California Housing Partnership Corporation to obtain the most recent at-risk housing data and identified five affordable housing developments at risk of conversion during the planning period. Of these projects, four were identified in the Housing Element and one new project at risk since adoption of the Housing Element 2023-2031. The city is conducting best-practice research for the preservation of the five identified at-risk developments and will then determine the most appropriate approach to support affected residents and property owners. During 2025, the city released a Notice of Funding Availability (NOFA) process to provide funding from the U.S. Department of Housing & Urban Development (HUD) for the development of affordable housing, which includes substantial rehabilitation of existing multi-family housing to preserve at-risk units. City staff continue to monitor expiring affordability periods for existing affordable housing units and will coordinate with property owners to identify strategies to preserve at-risk units.			None.

22. Housing Rehabilitation Programs	**Assist 300 lower-income units to address potential displacement, especially in areas of the city with the poorest housing conditions as identified during the windshield survey, including the Downtown area; areas in close proximity to agricultural employment opportunities such as parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood; as well as any areas identified during the development of the HAP and Neighborhood Action Plans. Additional outreach will be targeted in areas with the highest concentration of children in single female-headed households, including parts of the Weston/Van Buskirk neighborhood, Downtown, and South Stockton. Of these units, assist 75 units with extremely low-income households.**	**Completed study and survey in 2023. Rehabilitation program is ongoing. Annually review the availability of funding opportunities and apply as opportunities become available.**	6th Cycle	In Progress	The study and survey were completed in 2023 and resulted in the creation and adoption of a Slum Blight Area Map for use of HUD funding. Assistance and outreach for rehabilitation is ongoing, and during 2026, targeted outreach will be conducted as part of the Homeowner Rehabilitation Programs in low-income neighborhoods, including those identified in the Neighborhood Action Plans.			None.
23. Code Enforcement Program	**Inspect 2,000 units annually, prioritizing areas with high potential need for rehabilitation, including the Downtown area; as well as areas in close proximity to agricultural employment opportunities including parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood; as well as any areas identified during the development of the HAP and Neighborhood Action Plans.**	**Ongoing**	6th Cycle	In Progress	The Neighborhood Services Department conducted 36,322 inspections citywide. It is important to note these inspections were for residential, commercial and vacant lots: categorization of the specific type of inspections was not readily available to staff.			None.
24. Replacement of Existing Affordable Units	**N/A**	**Ongoing**	6th Cycle	In Progress	Demolition permits are being monitored to ensure state compliance.			None.
25. Continue to Support Organizations Assisting Homeless Persons	**Annually, assist up to 2,000 unduplicated homeless persons; and 1,000 households at-risk of homelessness with limited-term rental assistance or utility payments. Target outreach and distribute information about these programs in the downtown area, close to existing homeless services. As part of this, increase the number of board and care or other types of residential or transitional care facilities for vulnerable populations by 300-500 beds. Prioritize new residential or transitional care facilities for vulnerable populations in higher-opportunity areas or areas in close proximity to services, including the Midtown, Trinity/Northwest Stockton, Pacific Avenue/Lincoln Village, Eight Mile/Bear Creek, and Morada/Holman neighborhoods.**	**Apply for funding annually and provide funding to housing providers to fund on-site case managers and other support services annually. Provide operating support for organizations that provide basic services, outreach, and engagement annually. Provide financial support for the Coordinated Entry system annually through at least 2027.**	6th Cycle	In Progress	The city continues to coordinate with homeless-support organizations to provide resources and funding for ongoing operations, as well as to support the development of housing for homeless persons. During 2025, the city provided funding for five projects that will provide shelter and supportive services including shelter and case management, housing navigation, life skill development, employment support, and low-barrier sheltering as well as funding for housing rehabilitation and on-site Behavioral Health Services. With Resolution 2025-07-15-1208, the Stockton City Council approved these five projects, with Homeless Housing, Assistance and Prevention (HHAP) funding. (**Resolution 2025-07-15-1208**)			**Resolution 2025-07-15-1208**: https://stockton.granicus.com/MetaViewer.php?view_id=48&clip_id=9120&meta_id=816047
26. Continue to Assist the Disabled in Community Development Block Grant Project Areas	**Provide mobility assistance home-repair grants for 120 low-income individuals and households including those with special needs including disabilities, in Stockton, including rental units. Of these individuals or households, provide mobility assistance for home-repair grants for 5 extremely low-income individuals or households including those with special needs including disabilities.**	**Annually, contingent upon CDBG funding**	6th Cycle	In Progress	During 2025, the city completed three homeowner rehabilitation projects for seniors with mobility issues and continues to explore avenues to provide affordable housing funding for the construction of new housing for a full spectrum of population types, including disabled individuals.			None.
27. Universal Design	**100 housing units with universal design features to facilitate accessibility for persons with disabilities and seniors; encouraging at least five (5) of these units to be located near transit stations and services.**	**Make updates as part of the Comprehensive Development Code update by April 2024**	6th Cycle	In Progress	In the 2025 APR, city staff estimated that an amendment to the Development Code would be presented for consideration by the end of 2025. This was not possible. The city is conducting best practices research on universal design standards and will then determine features that could be adopted for the City of Stockton for new residential units and accessory dwelling units. These updates are intended to improve access to housing for senior residents and other residents with disabilities and the city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026.			None.

28. Assist Farm Workers and other Members of the Workforce	**Assist other organizations in developing at least 500 units or housing for farmworkers in Stockton or in the County during the planning period, including 300 in high and moderate resource areas in relative proximity to agricultural employment opportunities, including parts of the Weston/Van Buskirk neighborhood, the Industrial Annex, the Morada/Holman neighborhood, and the North Stockton Annex neighborhood.**	**Meet twice per year to explore opportunities for farmworker housing**	6th Cycle	In Progress	The city is in the process of amending the Development Code to provide that employee housing for six persons or fewer is treated as a single-family residential structure and residential use, and that group quarters with up to a maximum of 36 beds, or 12 units, are treated as an agricultural use, in compliance with state law. The city anticipates that revisions would go before the Stockton City Council for consideration by Fall 2026. The City updated their HOME preference policies in 2024 to include farmworker housing. There are active farmworker housing projects (Casa de Mariposa) under development that are receiving HUD funding awarded through the NOFA process.			None.
29. Addressing the Needs of Those with Disabilities	**By revising its Development Code to remove development constraints, the City will facilitate the development of 300 units for households with a household member who has a disability.**	**Revise the Reasonable Accommodation procedure including the findings as part of the Comprehensive Development Code Update by April 2024. Prepare public information on Reasonable Accommodations by June 2024. Continue to partner with the Valley Mountain Regional Center and review the materials on the City website annually starting in 2024 and update as needed after each annual review.**	6th Cycle	In Progress	The city completed Development Code amendments on June 3, 2025, related to reasonable accommodation. (**Ordinance No. 2025-06-03-1601**) In addition, the city made several revisions related to increasing housing access for persons with disabilities. The city anticipates that minor revisions to the reasonable accommodation regulations will go before the Stockton City Council along with Program 17 amendments for consideration by Fall 2026. The city is in the process of creating informational brochures on housing and services available for persons with disabilities and reasonable accommodation and assumes completion of these brochures by Winter 2026.			**Ordinance No. 2025-06-03-1601**: https://ecode360.com/ST5019/laws/LF2386901.pdf.
30. Practices to Affirmatively Further Fair Housing	**See individual strategies bulleted in the program language at left with specific targets.**	**Refer to each strategy in this Affirmatively Furthering Fair Housing (AFFH) program for specific time frames.**	6th Cycle	In Progress	Program 30 strategies are in *italics*. *•Implement the following strategies to affirmatively further fair housing in coordination with the efforts of this action:* *oStrategies to facilitate housing mobility/expand affordable housing in high opportunity areas: Programs 6, 12, 14, 15, 17, 26, 27* -Ongoing. *o Strategies to reduce or prevent displacement/place-based revitalization strategies: Programs 4, 7, 9, 16, 18, 21, 22, 23, 24, 31* -Ongoing. *•The City shall continue to provide funds from its CDBG Program to San Joaquin County Fair Housing to provide fair housing counseling and education and outreach efforts to City residents. In addition to providing contact information for San Joaquin Fair Housing on the City's website (under the Housing Division), the City shall continue to make referrals to Fair Housing as issues/cases come to the City's attention. The City shall also work with Fair Housing to periodically review and update fair housing brochures that are provided to the public and posted on the City's website. The City shall distribute fair housing information at City offices, the library, community centers, and other community facilities. These actions are ongoing. Review fair housing materials every two years starting in 2024. Update materials as needed every two years following the review. The City will assist at least 200 residents annually through the complaint referral process. If fewer than 200 residents use the process, provide assistance to all that do.* -To the extent possible the city will continue to allocate funds from state or federal grant funding sources to contract with fair housing service providers to provide counseling, education, and outreach efforts to city residents and landlords. The city will also work with it's fair housing provider to periodically review and update fair housing brochures and information provided to the public. The city will distribute fair housing information at city offices, the library, community centers, and other community facilities. *•The City will educate selected staff in the Community Development, Economic Development, City Attorney, and City Manager departments on responding to complaints received regarding potential claims of housing discrimination and provide these selected personnel with a handout detailing the process for someone with a complaint and the agency that should be contacted regarding a claim: Legal Aid of Northern California. The City will also maintain a log of all complaints received. The initial training of City staff will start in 2024; with updated training occurring two (2) years thereafter to align with changes to state law.* -Ongoing. *•The City will also work with San Joaquin Fair Housing to provide additional training to housing providers to prevent discriminatory actions and behaviors. If the City does not have enough staff capacity to conduct housing audits in order to reduce displacement risk, particularly in lower opportunity areas of Stockton, the City will pursue audit or other strategies to proactively identify discrimination such as contracting with a fair housing provider or outside housing consultant to provide assistance, by March 2025, and then later reviewed annually. The steps in the process would be the City issuing a Request for Proposals for partnership with an external consultant to provide the service of conducting housing audits annually. The City would either renew the contract or seek a new fair housing provider to provide the same service on a yearly basis.* -The city is no longer contracting San Joaquin Fair Housing. On May 13, 2025, the Stockton City Council approved a contract with Project Sentinel to provide fair housing services to support the city's ongoing efforts to address and/or prevent housing discrimination, increase awareness of fair housing laws, and foster inclusive communities. Project Sentinel will implement the following strategies to affirmatively further fair housing in coordination with the efforts of this action: 1. Provide comprehensive fair housing enforcement services. 2. Conduct audits, testing, & investigations into discrimination complaints. 3. Provide callers with education, information & referral for services. The city will work with its fair housing service provider to provide additional training to housing providers with the intent of preventing discriminatory actions and behaviors. *•The City shall review and update its Analysis of Impediments to Fair Housing Report every five years. The next update is scheduled to happen in 2025.* -Ongoing. *•Should the City conduct a new General Plan Update within the housing cycle, the elements will be updated to strengthen existing AFFH and equity programs as well as a new disadvantaged community inventory for city and unincorporated areas within the City's sphere of influence.* -Ongoing. *•The City shall post its Annual Housing Element Progress Reports to HCD on the City website annually in the Spring after the report is completed.* -To be completed in Spring 2026. City staff will post the Annual Housing Element Progress Reports on the city website following the state's approval. *•The City will implement multilingual communication and outreach strategies for City-funded affordable housing developments as follows. To increase access to City housing programs and remove barriers to homeownership, provide translation services in the most common languages spoken locally at all public meetings by July 2024 and ensure all public materials are translated and made available.* -Ongoing. *•In order to assist with the high percentage of households living in overcrowded situations including farmworkers, the City will encourage rental developments to add additional bedrooms and will prioritize the use of HOME funds for rental projects, provided that some of the units have three or more bedrooms with a goal of approving 100 units with three or more bedrooms. Additionally, when feasible, expand the City's preapproved ADU plans to include ADU plans with 3 bedrooms.* -Ongoing. *•when feasible, expand ADU pre-approved plans to include ADU plans with 3-bedrooms.* -Ongoing. *•Incentivize on-site child care in mixed use and multifamily development, particularly for projects in areas with higher proportions of single parent households, which can make childcare easier to access for single-female headed households and potentially lower their cost of living.* -Ongoing. *•The City shall explore best practices for Rent Stabilization and Just Cause Evictions to increase the certainty and fairness within the residential rental market in the City and work to prevent displacement. In addition to the protection granted by California Civil Code Section 1946.2. Exploration may include efforts associated*			None.
31. Environmental Health and Access to Resources	**See individual strategies bulleted in the program language at left with specific targets.**	**Refer to each strategy in this program for specific time frames.**	6th Cycle	In Progress	Program 31 strategies are in *italics*. *•Update the City's Parks and Recreation Master Plan and continue to enhance existing parks, open space, and tree plantings and provide new parks and open space in these areas to improve environmental health. Facilitate safe pedestrian and bicycle access to parks or open spaces to reduce environmental health disparities across the city. Implement this objective during the CIP process.* -On October 14, 2025, the Stockton City Council approved the 2025 Parks and Recreation Master Facilities Plan with Resolution 2025-10-14-1601. (Resolution No. 2025-10-14-1601) The city will continue to facilitate safe pedestrian and bicycle access to parks/open spaces during the Capital Improvement Plan (CIP) process. *•Work with Caltrans to reduce regional air quality impacts associated with regional transportation facilities. The City will meet with Caltrans annually, as feasible, to identify options for air quality improvements and coordinate action implementation.* -Ongoing. *•Add performance measures to the City's Development Code for inventory sites located within 1000 feet of freeways and/or existing facilities that contribute to low air quality conditions as part of the Comprehensive Development Code Update, by April 2024.* -Ongoing. In last year's APR, city staff estimated that this amendment would be presented for consideration by the end of 2025. This was not possible. A separate amendment to the Development Code will be proposed following the adoption of the draft Development Code that is anticipated to be presented to the Stockton City Council for consideration in Summer 2026. *•Partner with regional transit agencies and other organizations to address transit needs of those with disabilities including non-fixed-route transportation including paratransit, dial-a-ride, reduced-fare taxis or volunteer driver programs.* -Ongoing. City staff is participating in the Regional Transportation Plan (RTP) and Sustainable Communities Strategies (SCS) with regional agencies and organizations, including the San Joaquin Council of Governments (SJCOG). This plan provides future regional transportation goals and needs within the county. *•Use place-based strategies to increase active transportation facilities in Downtown and South Stockton to reduce dependence on automobiles and enhance safe connections to existing pedestrian and bicycle routes. The City will identify at least two active transportation projects in these areas of the city by June 2025. The City has completed a sidewalk survey as part of the Neighborhood Action Plans (in Little Manila/Gleason Park, Cabral Station and South Airport Way areas) to identify gaps and where repairs are needed. As part of implementation of the Neighborhood Action Plans, the city plans to pursue funding to assist property owners with repair and installation of sidewalks in the three study areas. Funding could come from local sources such as the City's General Fund or State or federal sources such as the Safe Routes to School Program.* -Ongoing. *•Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier, focusing on disadvantaged areas with low education domain scores, including the Port and Mount Diablo Waterfront, Midtown, South Stockton, East Stockton, Industrial Annex, Mariposa Lakes, and Weston/Van Buskirk neighborhoods. Work with the school districts to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide.* -Ongoing. *•Require developers to provide local schools with information about initial lease-ups of new affordable housing units within the school catchment area, and ask school leadership to distribute this information to families in their school.* -Ongoing. *•Implement new commercial/industrial zoning in South Stockton (details are provided in Program 17)* -The city completed Development Code amendments on June 3, 2025, that created the CH (Commercial Heavy) zoning district. (Ordinance No. 2025-06-03-1601) *•Implement new industrial zoning standards and processing for reviewing existing and future industrial projects adjacent to residential uses (details are provided in Program 16)* -The city completed the adoption of Section 16.80.390, Industrial Warehouse Standards, on December 6, 2023, to regulate new industrial uses and buildings, and amended the section on July 9, 2024. Established Stockton Municipal Code Section 16.80.390-Industrial Warehouse Standards. (**Ordinance No. 2024-07-09-1602**)			**Ordinance No. 2024-07-09-1602**: https://stockton.granicus.com/MetaViewer.php?view_id=48&clip_id=8721&meta_id=774474

32. Removal of Racially Restrictive Covenants	**Remove all racially restrictive covenants from Stockton City-owned properties by December 2025 and assist in the removal of all known privately owned properties by the end of the 6th housing cycle. Advertise County program starting in 2025; launch website and social media campaigns to support property owners to voluntarily remove these covenants by December 2025, with ongoing reminders in City publications and at City events. Support County enforcement of this State requirement as appropriate through City actions. Work with at least 20 property owners annually to support their efforts to remove restrictions from their deeds.**	**Remove all covenants on City-owned properties by December 2025; launch informational campaign between June and December 2025; encouragement of removal of covenants from private properties is ongoing.**	6th Cycle	In Progress	City staff will continue conducting extensive research on the existence (if any) of racially restrictive covenants from city-owned properties, with a target date of having them removed by December 2026.			None.
33. Disperse Sites Suitable for Lower Income Housing to Affirmatively Further Fair Housing	**1,193 additional lower income units on sites in relatively higher income and higher resource areas in neighborhoods such as Trinity/Northwest Stockton, Eight Mile Rd/Bear Creek, and Northeast of Morada Lane.**	**Make sites available including any needed General Plan or zoning code revisions, by December 31, 2026.**	6th Cycle	In Progress	The city has started the process of identifying additional suitable sites to disperse the lower income RHNA across the City, including areas of relatively higher income and higher resource areas. The city remains on track to meet the December 31, 2026, timeframe for this program.			None.

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Stockton	**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field
Reporting Period	2025 (Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

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Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
145-270-09	705 W Weber Avenue	Vacant		Surplus Land	3.08	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
145-270-10	Weber Avenue	Vacant		Surplus Land	0.29	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
145-270-06	833 W Weber Avenue	Vacant		Surplus Land	3.73	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
145-190-03	855 W Weber Avenue	Vacant		Surplus Land	1.97	These properties, known collectively as "South Pointe," were approved by City Council as part of a Development & Disposition Agreement on February 6, 2024. The properties will be disposed upon successful environmental remediation.
149-261-20	411 S Stanislaus St	Vacant		Surplus Land	1.66	
149-095-02	530 E Lafayette St	Vacant		Surplus Land	0.11	
149-095-03	534 E Lafayette St	Vacant		Surplus Land	0.09	
149-095-04	536 E Lafayette St	Vacant		Surplus Land	0.14	
077-490-01	1450 W Hammer Lane	Vacant		Surplus Land	0.21	
149-180-21	725 E Main St	Vacant		Surplus Land	0.34	
137-410-09	Miner's Levee	Vacant		Surplus Land	2	
151-310-12	E Scotts Avenue & E Taylor Street	Vacant		Exempt Surplus Land	0.17	Site declared surplus, but will need subsequent action due to the ROW designation. City will coordinate with HCD on the appropriate process to dispose of the site as Exempt Surplus Land.
169-020-11	1501 S Airport Way	Vacant		Surplus Land	2.53	
169-030-13	1516 S Union Street	Vacant		Surplus Land	0.68	
169-020-02	1805 S Airport Way	Vacant		Surplus Land	0.34	
169-040-09	1814 S Union St	Vacant		Surplus Land	0.18	
175-260-34	Lincoln Street & Horton Avenue	Vacant		Surplus Land	0.06	
175-070-08	Lincoln Street & Horton Avenue	Vacant		Surplus Land	2.73	
169-077-03	2135 S Airport Way	Vacant		Surplus Land	0.33	
157-030-13	2849 E Lafayette St	Vacant		Surplus Land	0.19	
072-020-55	9602 Thornton Road	Vacant		Excess	5.16	Property has been determined to be Excess, pending Council approval to be declared Surplus.

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
Summary Row: Start Data Entry Below												

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Stockton	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Stockton	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 750,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Zoning Map and Code Amendments	$100,000.00	$175,023.00	Completed	Other	Funded by SB2, LEAP, and City.
Housing Element Update	$150,000.00	$100,000.00	Completed	Other	LEAP and City funded. Housing Element Approved in July 2024 with Resolution 2024-07-09-1601. Online Link: (https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8721).
Housing Action Plan	$200,000.00	$250,000.00	Completed	Other	LEAP and City funded. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863).
Mobility and Vehicle Miles Traveled (VMT) analysis	$100,000.00	$69,830.00	Completed	Other	LEAP and City funded.
Displacement Study	$100,000.00	$50,000.00	Completed	None	Part of the Action Plan analysis. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863).
Analysis of Infrastructure Dificencies	$100,000.00	$20,125.00	Completed	Other	LEAP, REAP, and City funds. Efforts tied to Housing Action Plan and Neighborhood Action Plans. Action Plans were adopted in November 2024 (Resolution 2024-11-19-1504. Online Link: https://stockton.granicus.com/MinutesViewer.php?view_id=48&clip_id=8863).

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	27
	Non-Deed Restricted	0
Very Low	Deed Restricted	66
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		623
Total Units		**716**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		176
Total Units		**176**

File #: 26-0210, **Version:** 1

PLANNING COMMISSION INFORMATIONAL PRESENTATION ON STOCKTON MUNICIPAL CODE SECTION 16.88.030 PUBLIC HEARING NOTICES

It is recommended that the Planning Commission receive a follow-up presentation from City staff regarding the public hearing noticing process.

Summary:
Follow-up to an oral presentation given at the February 12, 2026 Planning Commission Meeting which focused on the current noticing process specified in Stockton Municipal Code Section 16.88.030, Public Hearing Notices and noticing practices of other local jurisdictions in the region. The Commission requested further information on the practices of other Cities in the State of similar size to the City of Stockton.

This item is information only; no action to be taken.

File #: 26-0214, **Version:** 1

PLANNING COMMISSION INFORMATIONAL PRESENTATION ON ENVISION STOCKTON 2040 GENERAL PLAN ACTION CH-3.2B

RECOMMENDATION

It is recommended that the Planning Commission receive a presentation from City staff regarding Envision Stockton 2040 General Plan Action CH-3.2B.

Summary:
At the February 12th Planning Commission meeting, staff was directed to present an update regarding the implementation of General Plan Action CH-3.2B, particularly the creation of a map identifying mini markets, gas stations, fast food restaurants, check cashing establishments, and tobacco stores.

This item is information only; no action to be taken.

This report was prepared by Stephanie Ocasio, Director of Community Development, (209) 937-8544; stephanie.ocasio@stocktonca.gov