



Via e-mail

April 6, 2017

Re: Clarification of Motion to Support Alternative C for the updated General Plan

Mayor Michael Tubbs and Members of the Stockton City Council

We are writing you this letter following Tuesday night's Council session on the General Plan Update to try to clarify the intent of the motion that was passed.

The final motion on this very complicated issue was, as is often the case, confusing in its actual implementation.

It's important that we all come to an agreement on the motion while it's still fresh in our head, because now staff will interpret Council action as they prepare the "preferred land use alternative."

The intent of the motion as we heard it expressed by Councilman Holman at the end of the meeting was to direct staff to proceed with Alternative C and "add to it to allow us to take advantage of opportunities that occur within the sphere of influence" by adding some language but that it "would not necessarily say we're going to develop in that area."

These "opportunities" are clearly directed at the ag lands controlled by Spanos north of Eight Mile Road. There was some discussion by other Council members of extraordinary opportunities that could occur such as locating a large (500-acre) Tesla-type plant (up to 10,000 jobs) or a Cal State University campus.

In fact, I noted in my written remarks (attached) that the Council could address such opportunities by including policies in the new General Plan "allow consideration of future amendments to the General Plan to consider extraordinary growth plans outside the Urban Services Boundary if significant job generators (e.g., Tesla-type employers) or public investments (e.g., Cal State University) are proposed."

The appropriate way to implement this direction is to add one or more policies to the new General Plan which say something to the effect:

“The City will 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.”

We sense there is some intense confusion over how to implement Mr. Holman’s motion (which passed with Councilwoman Fugazi voting No). Prior to the vote, Councilman Wright stated that the motion should only apply to projects north of Eight Mile Road that were real “home runs” like Tesla or CSU, and that he would not support “500 acres of warehouses.”

The confusion arises because the City cannot retain the existing Sphere of Influence (see the attached current SOI map) and/or designate areas for future urban development north of Eight Mile Road (or anywhere outside the existing Urban Services Boundary) without violating the expressed goals and land use pattern of Alternative C (attached).

Alternative C is described as “relatively dense infill development,” and “At the edges of the city , this scenario would eliminate the “village” concept from the current General Plan, **shrink the current Sphere of Influence, and reserve much of the area beyond the city limit for open space and agricultural uses.**” (emphasis added)

All of the Council members agreed that the public wants Alternative C and all Council members expressed support for that alternative, not Alternatives A or B, which propose urban development north of Eight Mile Road.

We respectfully request that Councilman Holman and Mayor Tubbs clarify that the intent of the motion is to support Alternative C, which includes direction to shrink the Sphere of Influence back to Eight Mile Road, and to add one or more General plan policies that explicitly state the City will consider future amendments to the General Plan for development north of Eight Mile Road for extraordinary projects that reap huge and tangible benefits to the City.

To be clear, we will vigorously oppose any attempt to retain the existing Sphere of Influence line which includes the Spanos lands north of Eight Mile Road. We hope that we will not have to organize public opposition to the new General Plan over this issue, but we are prepared to do so.

Thank you for your consideration of this important matter. We look forward to much more discussion and debate about these issues.

Very truly yours,

ss/Eric Parfrey

Chair, CCG and
Chair, Sierra Club California Executive Committee

encl: Parfrey comments to Council; existing SOI map; Alternative C

Notes for Eric's City Council Testimony
Stockton General Plan Update
April 4, 2017

1. Infill not sprawl. Alternative #3 is the only acceptable land use alternative and even that alternative may not fulfill the City goals of reducing greenhouse gas emissions over the coming decades.
2. Plenty of housing growth already approved within the existing City footprint.
3. The Land Use Alternatives fail to provide information to determine if any of the growth alternatives meet the City's and the region's goals to reduce greenhouse gas emissions by 2040.

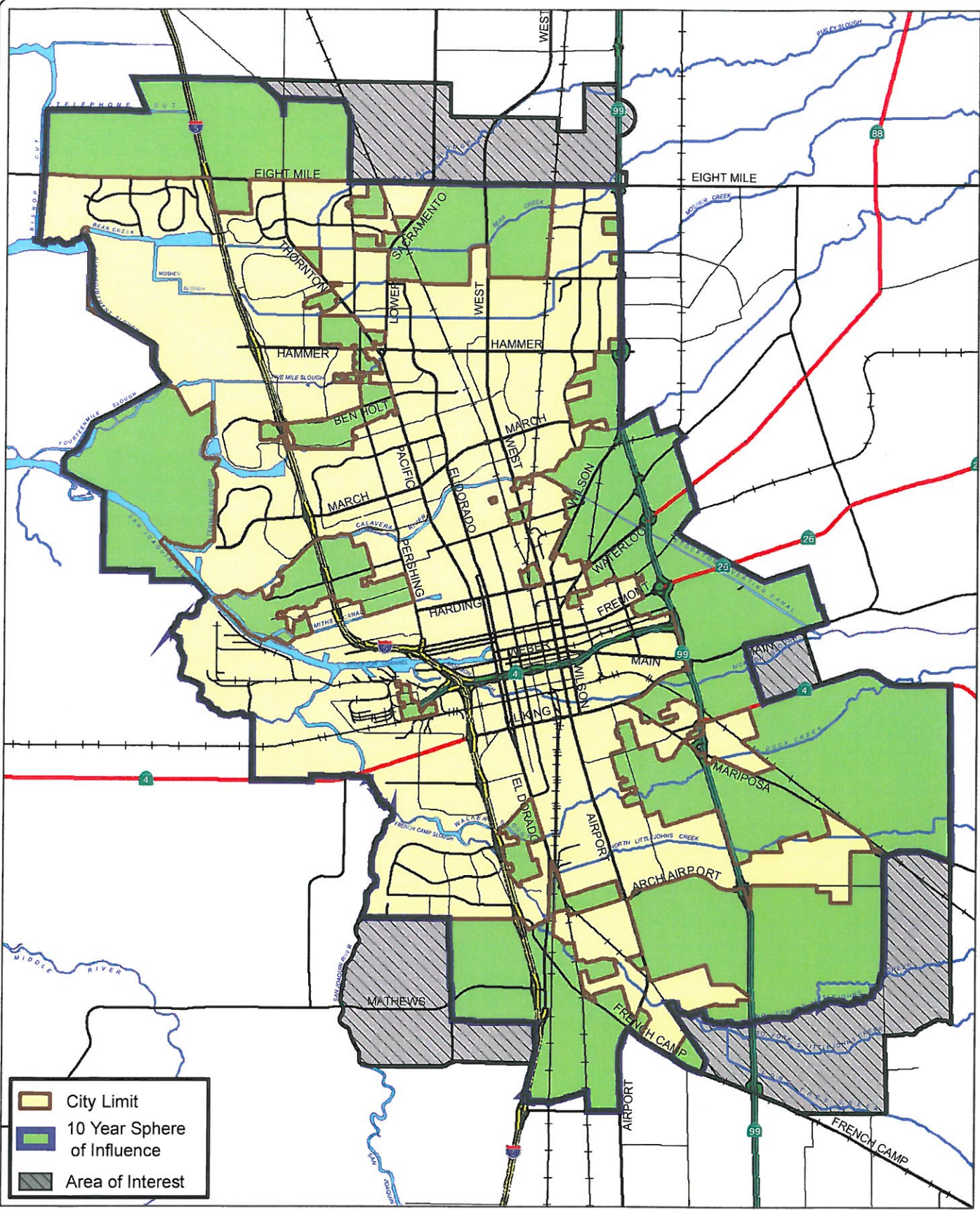
What do we want?

Proposed motion by the City Council:

1. Direct staff to prepare a preferred land use alternative that relies as a starting point on Alternative #3. The preferred land use alternative for the updated General Plan shall include, but not be limited to, the following goals:
 - (1) Designate future priority growth areas within the existing City limits;
 - (2) Adopt specific goals, policies, and programs that strongly encourage infill growth and revitalization in the downtown, South Stockton, and the other existing neighborhoods and commercial areas;
 - (3) Adopt specific goals, policies, and programs that address each of the issues outlined in the Healthy Neighborhood Collaborative letter, including public health co-benefits; focusing on underserved communities; housing affordability; housing near transit; community safety by design; water conservation; complete streets and complete parks; healthy retail; consistency in planning; and public participation;
 - (4) Include specific policies that require the City to meet the greenhouse gas reduction goals set forth in the City Climate Action Plan (20% reduction in 2005 GHG emissions by 2020) and set by the State CARB in the San Joaquin Council of Governments Regional Transportation Plan/Sustainable Communities Plan (5% reduction in GHG emissions by 2020 and 10% reduction by 2035)
 - (5) Recognize and incorporate the previously approved Specific Plans and Master Plans for the Sanctuary, Delta Cove, Cannery Park, and other development projects within the existing City limits;
 - (6) Set a population and housing growth projection for the planning period that assumes a growth rate, taking into account "boom and bust" building cycles, of approximately 750 – 1,000 new housing units per year, averaged over 25 years of growth, which is consistent with the most recent Regional Housing Needs Allocation;

- (7) Retain the Settlement Agreement goals of 14,000 new housing units within the existing City limits and 4,000 units in the greater downtown area;
- (8) Re-adjust the above housing growth projections, as needed, to meet the greenhouse gas reduction goals noted above;
- (9) Set a housing construction goal of 50% single family homes and 50% multi-family units over the planning period;
- (10) Re-adjust the Urban Services Boundary to support a primarily urban infill growth pattern, with a firm boundary on the north at Eight Mile Road, which will allow the annexation of approximately 1,000 acres (8,000-10,000 units) in the Bear Creek area;
- (11) Include policies that allow consideration of future amendments to the General Plan to consider extraordinary growth plans outside the Urban Services Boundary if significant job generators (e.g., Tesla-type employers) or public investments (e.g., Cal State University) are proposed;
- (12) Designate all of the lands outside the Urban Services Boundary as "Agriculture" in the updated City General Plan;
- (13) Include policies that encourage the establishment of an "Ag Belt" of productive agricultural lands between the existing City limits of Stockton and Lodi, including the acquisition of conservation easements; investigate the establishment of similar Ag Belts on the south between Stockton and the cities of Lathrop and Manteca, and on the east side.

2. Direct staff to prepare infrastructure and service delivery plans that support the primarily infill growth pattern within the new Urban Services Boundary;
3. Direct staff to submit a petition to the Local Agency Formation Commission to readjust the 10- and 20-year Sphere of Influence boundaries for the City to reflect the updated Urban Services Boundary and other policies of the General Plan;
4. Direct staff to return to the City Council within four weeks with an annual review of the Development Agreements signed for the Mariposa Lakes, Sanctuary, and other development projects, as required by State law (Government Code Section 65865.1).



- City Limit
- 10 Year Sphere of Influence
- Area of Interest



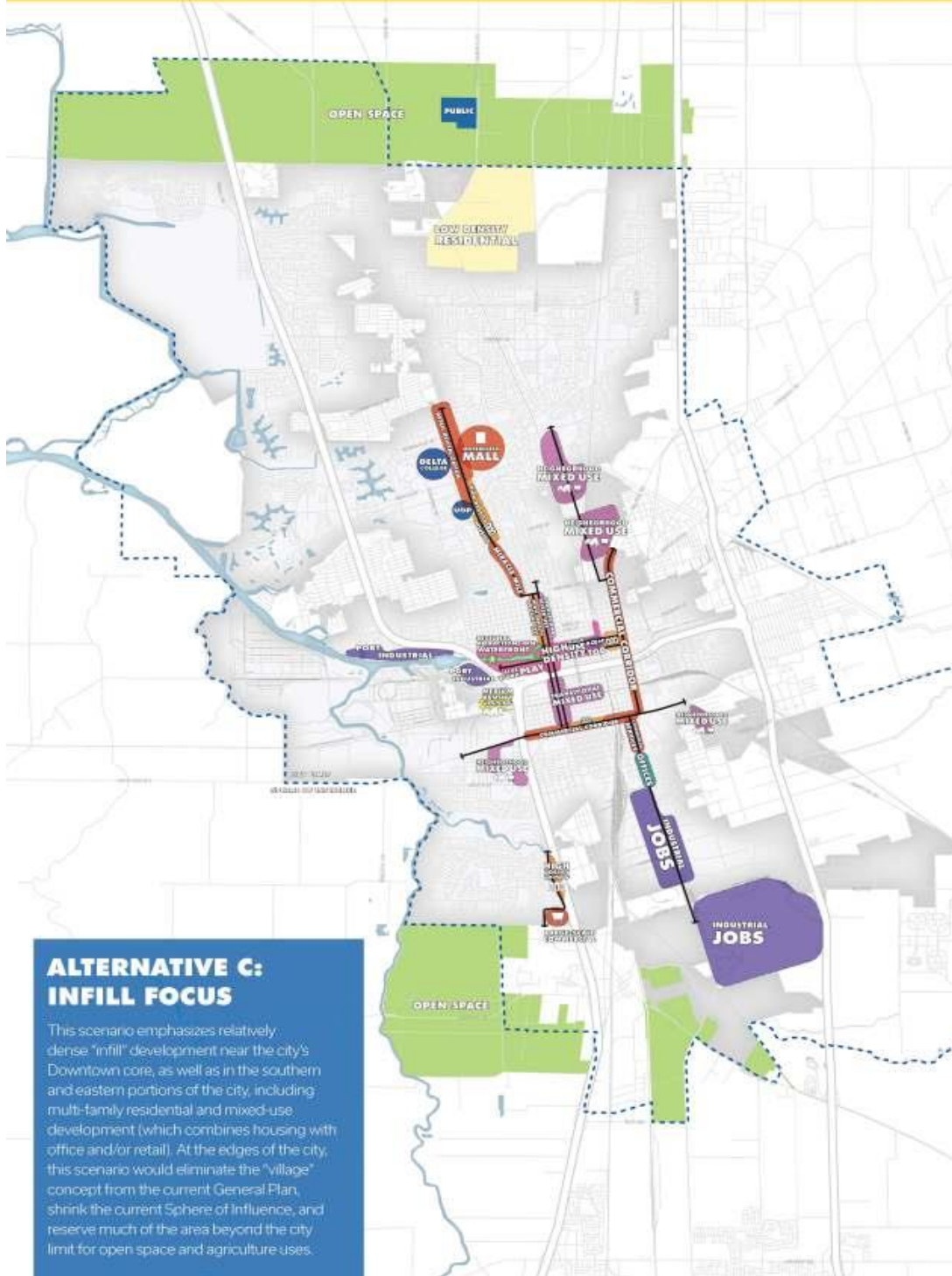
STOCKTON SPHERE of INFLUENCE

San Joaquin County Geographic Information Systems
 1810 East Hazelton Avenue, Stockton, CA 95205

The information on this map is based on the most current information available to San Joaquin County Geographic Information Systems. The County of San Joaquin does not warrant the accuracy, completeness or timeliness of any particular purpose. The information on this map is not intended to replace engineering, financial or public records research.



December 2, 2011 GIS-rnt



ALTERNATIVE C: INFILL FOCUS

This scenario emphasizes relatively dense "infill" development near the city's Downtown core, as well as in the southern and eastern portions of the city, including multi-family residential and mixed-use development (which combines housing with office and/or retail). At the edges of the city, this scenario would eliminate the "village" concept from the current General Plan, shrink the current Sphere of Influence, and reserve much of the area beyond the city limit for open space and agriculture uses.