

June 7, 2005

TO: Chairperson and Members of the Stockton Redevelopment Agency

FROM: Mark Lewis, Executive Director
Stockton Redevelopment Agency

SUBJECT: RESOLUTION: ACCEPTING AND APPROVING THE PRELIMINARY PLAN FOR THE AMENDMENT TO THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT, AUTHORIZING STAFF TO PROCEED WITH THE PREPARATION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT AREA, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW ("CRL"), AND AUTHORIZING STAFF TO PREPARE ANY NECESSARY ENVIRONMENTAL DOCUMENTATION FOR THE PLAN AMENDMENT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

RECOMMENDATION

It is recommended that the Redevelopment Agency adopt a resolution:

1. Accepting and approving the Preliminary Plan for the Amendment to the North Stockton Redevelopment Project Area to include the Cannery Park Project;
2. Authorizing staff to proceed with the preparation of the First Amendment to the Redevelopment Plan for the North Stockton Redevelopment Project Area to include the Cannery Park Project Area, pursuant to the California Community Redevelopment Law ("CRL"); and
3. Authorizing staff to prepare any necessary environmental documentation for the Plan Amendment pursuant to the California Environmental Quality Act ("CEQA").

SUMMARY

In November of last year the City of Stockton annexed property into the City near the North Stockton Redevelopment Project Area. The property contains a former cannery operation which had been closed for many years. Redevelopment is sought to help facilitate reuse of the site. Actions necessary to include the Cannery Park Project Area into the North Stockton Redevelopment Project Area are being requested to accomplish this goal.

RESOLUTION: ACCEPTING AND APPROVING THE PRELIMINARY PLAN FOR THE AMENDMENT TO THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT, AUTHORIZING STAFF TO PROCEED WITH THE PREPARATION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT AREA, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW ("CRL"), AND AUTHORIZING STAFF TO PREPARE ANY NECESSARY ENVIRONMENTAL DOCUMENTATION FOR THE PLAN AMENDMENT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") **Page 2**

DISCUSSION

Background

On November 26, 2002, the City Council adopted Resolution No. 02-0694 designating the Survey Area for the North Stockton Redevelopment Plan.

On July 13, 2004, the City Council adopted the Redevelopment Plan for the North Stockton Redevelopment Project Area by Ordinance No. 012-04 providing the Redevelopment Agency the authority to undertake a comprehensive redevelopment program within the newly created 3,822-acre North Stockton Redevelopment Project Area. The area boundaries contain most of the City located north of Harding Way between Interstate 5 and Highway 99. (Exhibit A.) The North Stockton Redevelopment Project Area did not include the Cannery Park area at that time as the area was still within County jurisdiction and the planned annexation had not yet occurred.

On November 1, 2004, the City annexed an area in the most northeastern portion of its boundaries along the south side of Eight Mile Road, immediately east of the Union Pacific right of way. The added area is located approximately 0.9 miles from the northern portions of the existing redevelopment area. The added area contains a former cannery operation which has been closed for several years. Redevelopment is sought to help facilitate reuse of the property. The Amendment would enlarge the existing area by +/- 92 acres, and increase the size of the total North Stockton Redevelopment Project Area by approximately 2.3 percent to 3,914 acres.

On May 12, 2005, the Planning Commission adopted a resolution noting that "in cooperation with the Redevelopment Agency of the City of Stockton (the "Agency"), [the Planning Commission] has analyzed the Survey Area and has determined that it would be appropriate to add the Cannery Park Project Area (the "Added Area") to the Project Area, for purposes of redevelopment..." At that May 12 meeting, the Planning Commission approved and adopted a Preliminary Plan for a proposed amendment of the North Stockton Redevelopment Project Area to include the Cannery Park Project Area.

RESOLUTION: ACCEPTING AND APPROVING THE PRELIMINARY PLAN FOR THE AMENDMENT TO THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT, AUTHORIZING STAFF TO PROCEED WITH THE PREPARATION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT AREA, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW ("CRL"), AND AUTHORIZING STAFF TO PREPARE ANY NECESSARY ENVIRONMENTAL DOCUMENTATION FOR THE PLAN AMENDMENT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") **Page 3**

Preliminary Plan

The Preliminary Plan is a conceptual plan forming the basis for the development of the final Redevelopment Plan. The Preliminary Plan alone does not establish authority for the Agency to implement a redevelopment program in the Added Area. Only upon adoption of the Amended Plan (tentatively calendared for consideration by the City council and Agency in early November 2005), could the implementation of a redevelopment program in the Added Area begin.

In general terms, the Preliminary Plan must:

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

The Preliminary Plan for the First Amendment to the Redevelopment Plan of the North Stockton Redevelopment Project Area, which contains the information necessary for evaluation, is attached as Exhibit B. The adoption of the Preliminary Plan authorizes staff and consultants to proceed with the preparation of the First Amendment to the Redevelopment Plan, environmental documents, and other related documents. A community meeting, Project Area Committee (PAC) meeting and Public Hearing are also incorporated into the process to receive input and provide information.

Environmental Review

As was the case with the adoption of the initial Preliminary Plan for the North Stockton Redevelopment Project Area, this Added Area inclusion is also statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15262 of the State CEQA Guidelines. The City-initiated Environmental Impact

June 7, 2005

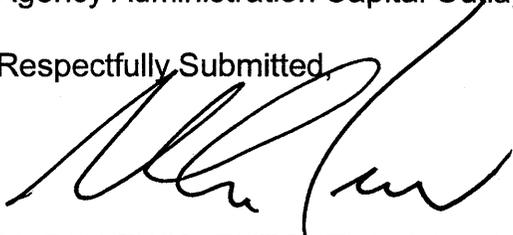
RESOLUTION: ACCEPTING AND APPROVING THE PRELIMINARY PLAN FOR THE AMENDMENT TO THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT, AUTHORIZING STAFF TO PROCEED WITH THE PREPARATION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH STOCKTON REDEVELOPMENT PROJECT AREA TO INCLUDE THE CANNERY PARK PROJECT AREA, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW ("CRL"), AND AUTHORIZING STAFF TO PREPARE ANY NECESSARY ENVIRONMENTAL DOCUMENTATION FOR THE PLAN AMENDMENT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") Page 4

Report (EIR7-03) for the North Stockton Redevelopment Project Plan was certified last year prior to the July 13, 2004 final adoption of the North Stockton Redevelopment Project Plan.

FINANCIAL SUMMARY

Sufficient funds to continue the activities necessary to implement the above actions are available in Account No. 330-7310-610, Redevelopment Agency CIP-Redevelopment Agency Administration Capital Outlay--general government.

Respectfully Submitted,



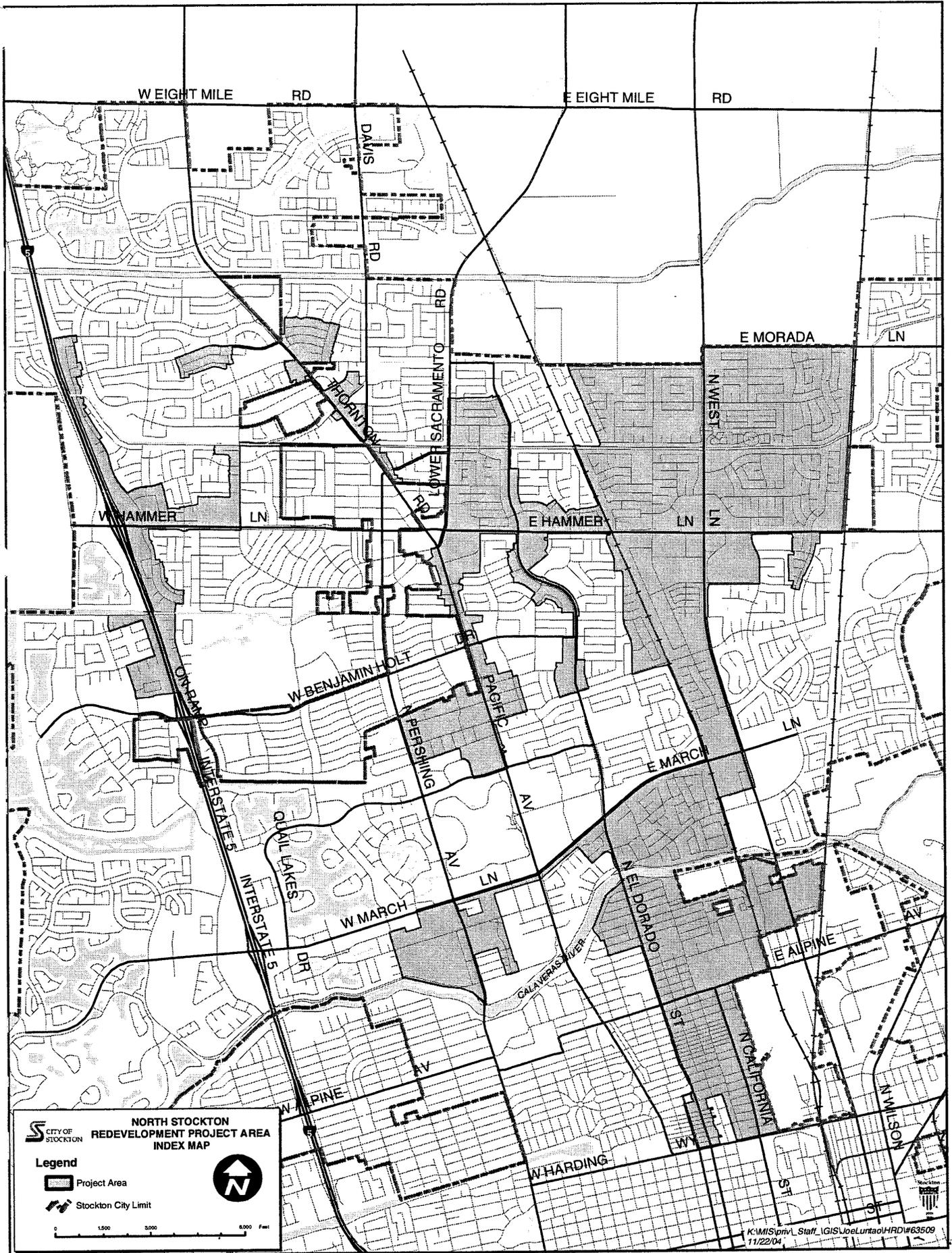
MARK LEWIS, EXECUTIVE DIRECTOR
STOCKTON REDEVELOPMENT AGENCY

ML:SP:jb

Attachment

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EXHIBIT A



CITY OF STOCKTON

NORTH STOCKTON REDEVELOPMENT PROJECT AREA INDEX MAP

Legend



Project Area



Stockton City Limit



0 1500 3000 6000 Feet

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EXHIBIT B

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

Preliminary Plan

Approved by Planning Commission on _____.

Approved By Redevelopment Agency on _____.

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



Preliminary Plan

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

Table of Contents

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

Preliminary Plan

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

Introduction

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

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

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

Added Area Location and Description

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

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

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

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

General Statement of Proposed Planning Elements

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

Land Uses

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

- Industrial
- Open Space
- Low-Medium Residential

General Statement of Proposed Layout of Principal Streets

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

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

General Statement of Proposed Population Densities

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

General Statement of Proposed Building Intensities

Building intensity shall be controlled by limits on the:

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

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

General Statement of Proposed Building Standards

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

Attainment of the Purposes of the Redevelopment Law

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

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

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

Consistency with the General Plan of the City

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

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

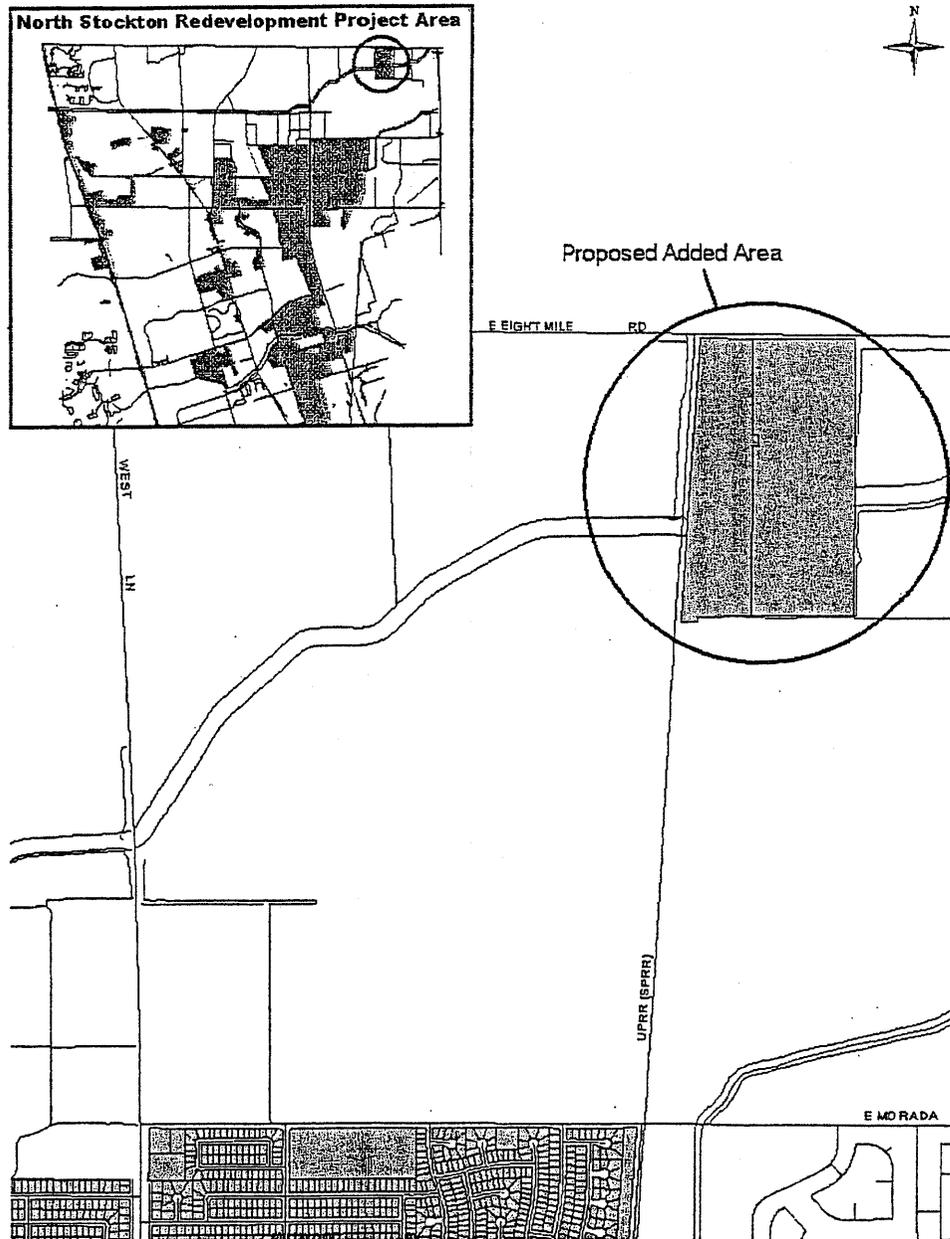
Project impacts on residents within, and adjacent to, the proposed Added Area will generally be improved economic and physical conditions. Through the Amendment and implementation of redevelopment projects in the Added Area, the Agency desires to facilitate the redevelopment of existing uses to better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

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

Preliminary Plan

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

Exhibit A – Map of Added Area



Preliminary Plan

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

Exhibit B - Legal Description of Added Area

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

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

SOUTH 00° 23' 16" WEST 2,586.56 FEET;

SOUTH 89° 26' 01" WEST 1,466.57 FEET;

SOUTH 00° 00' 00" WEST 50.00 FEET;

SOUTH 89° 25' 37" WEST 150.01 FEET;

TO THE POINT OF BEGINNING.

CONTAINING 92 ACRES MORE OR LESS.

REDEVELOPMENT AGENCY

RESOLUTION ACCEPTING AND APPROVING THE PRELIMINARY PLAN FOR THE AMENDMENT TO THE NORTH STOCKTON REDEVELOPMENT PROJECT TO INCLUDE THE CANNERY PARK PROJECT, AUTHORIZING STAFF TO PROCEED WITH THE PREPARATION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH STOCKTON REDEVELOPMENT PROJECT TO INCLUDE THE CANNERY PARK PROJECT AREA, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW ("CRL"), AND AUTHORIZING STAFF TO PREPARE ANY NECESSARY ENVIRONMENTAL DOCUMENTATION FOR THE PLAN AMENDMENT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

WHEREAS, the Planning Commission of the City of Stockton (the "Planning Commission") has caused to be prepared a Preliminary Plan (the "Preliminary Plan") for a proposed amendment of the North Stockton Redevelopment Project to include the Cannery Park Project Area (the "Project Area") which provides information pursuant to Health and Safety Code section 33324 regarding the proposed redevelopment of the Project Area; and

WHEREAS, by resolution of May 12, 2005, the Planning Commission approved and adopted the Preliminary Plan for the Project Area; and

WHEREAS, the Planning Commission has submitted the Preliminary Plan to the Redevelopment Agency of the City of Stockton (the "Agency") and the Agency has received and by this resolution hereby approves the Preliminary Plan for the Project Area; and

WHEREAS, the Agency desires to designate 2005/2006 as the base year assessment roll it proposes to use for the allocation of taxes with respect to the Project Area; and

WHEREAS, the Agency desires to prepare for City Council consideration an amendment to the redevelopment plan (the "Plan Amendment") for the Project Area; and

WHEREAS, pursuant to California Health and Safety Code section 33327, the Agency desires to submit the required documents to the County Administrator, Auditor, Assessor, Tax Collector, the State Board of Equalization, and to the legislative or governing bodies of all local agencies which receive a portion of the property tax generated in the Project Area; now, therefore,

CITY ATTY
REVIEW



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MAY 25 2005

DATE

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON, AS FOLLOWS:

1. That the Agency hereby accepts and approves the Preliminary Plan for the Amendment to the North Stockton Redevelopment Project Area to include the Cannery Park Project.

2. That without limiting the generality of the foregoing authorization and direction, the Agency authorizes and directs the Executive Director: to prepare and deliver all necessary notices and materials to affected taxing entities in the Project Area; to prepare and bring forward for Planning Commission, Agency and City Council consideration, as applicable, the proposed Plan Amendment, Preliminary Report on the Plan Amendment, and Final Report to the City Council; and to assist the City in connection with any required environmental documentation for the proposed Plan Amendment.

3. That the Agency hereby designates 2005/2006 as the base year assessment roll it proposes to use for the allocation of taxes if the City Council adopts the proposed Plan Amendment.

PASSED APPROVED and ADOPTED _____.

EDWARD J. CHAVEZ, Chairperson
Redevelopment Agency of the
City of Stockton

ATTEST:

KATHERINE GONG MEISSNER, Secretary
Redevelopment Agency of the
City of Stockton

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