

## CHAPTER ONE: INTRODUCTION

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## Chapter One: Introduction

### 1.1 WHAT IS A MASTER DEVELOPMENT PLAN?

A master development plan is the regulatory and vision document that guides the development of a specific geographic area. The City of Stockton uses the master development plan to “provide a comprehensive framework for the development of property which have a Mixed Use or University designation on the General Plan or for a specified geographical area that will be developed as a single concept” (Section 16-540.010 of the Stockton Municipal Code).

Section 16-540.050, Master Development Plans Preparation and Content of the City of Stockton Development Code, mandates that a Master Development Plan include at a minimum the following information:

- A. **Proposed land use.** The distribution, location, and extent (e.g., density, intensity, etc.) of land uses proposed within the area covered by the Master Development Plan, including open space areas;
- B. **Infrastructure.** A description of the major components of public and private facilities, including circulation/transportation, energy, sanitary sewage, solid waste disposal, water, storm water drainage, and other essential facilities to be located within the Master Development Plan Area and needed to support the proposed land uses;
- C. **Land use and development standards.** Criteria, guidelines, and standards by which development would proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- D. **Implementation measures.** A program of implementation measures and environmental mitigation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the proposed land uses, infrastructure, development and conservation standards and criteria, and;

- E. **Relationship to General Plan.** A discussion of the relationship of the Master Development Plan to the objectives, policies, general land uses, and programs of the City's General Plan.

Section 16-540.050(f) of the Stockton Municipal Code (SMC) provides that a Master Development Plan shall also include such additional information, based on the characteristics of the area to be covered by the Plan, applicable policies of the General Plan, or any other issue(s) that are determined by the Community Development Director to be significant. The Municipal Code requires the use of a Development Agreement to implement the Master Development Plan.

## 1.2 PURPOSE OF THE MASTER DEVELOPMENT PLAN

The Tidewater Crossing Master Development Plan ('Master Development Plan') is intended to be a land use and regulatory document establishing the planning principles, policies, and standards to guide the future development of Tidewater Crossing. The Tidewater Crossing Master Development Plan presents a "vision" for the development of the Tidewater Crossing Community, including single-family and higher density residential neighborhoods, neighborhood serving commercial uses, recreation/open space, and institutional uses. The Master Development Plan vision also includes a land use component addressing regionally-scaled industrial land uses.

The Master Development Plan provides land developers, merchant homebuilders, planners, and decision-makers with the information that is necessary to guide and manage the development of Tidewater Crossing. The Master Development Plan includes practical planning concepts that will provide planners and developers of future development projects with the ability to meet changes in market demand.

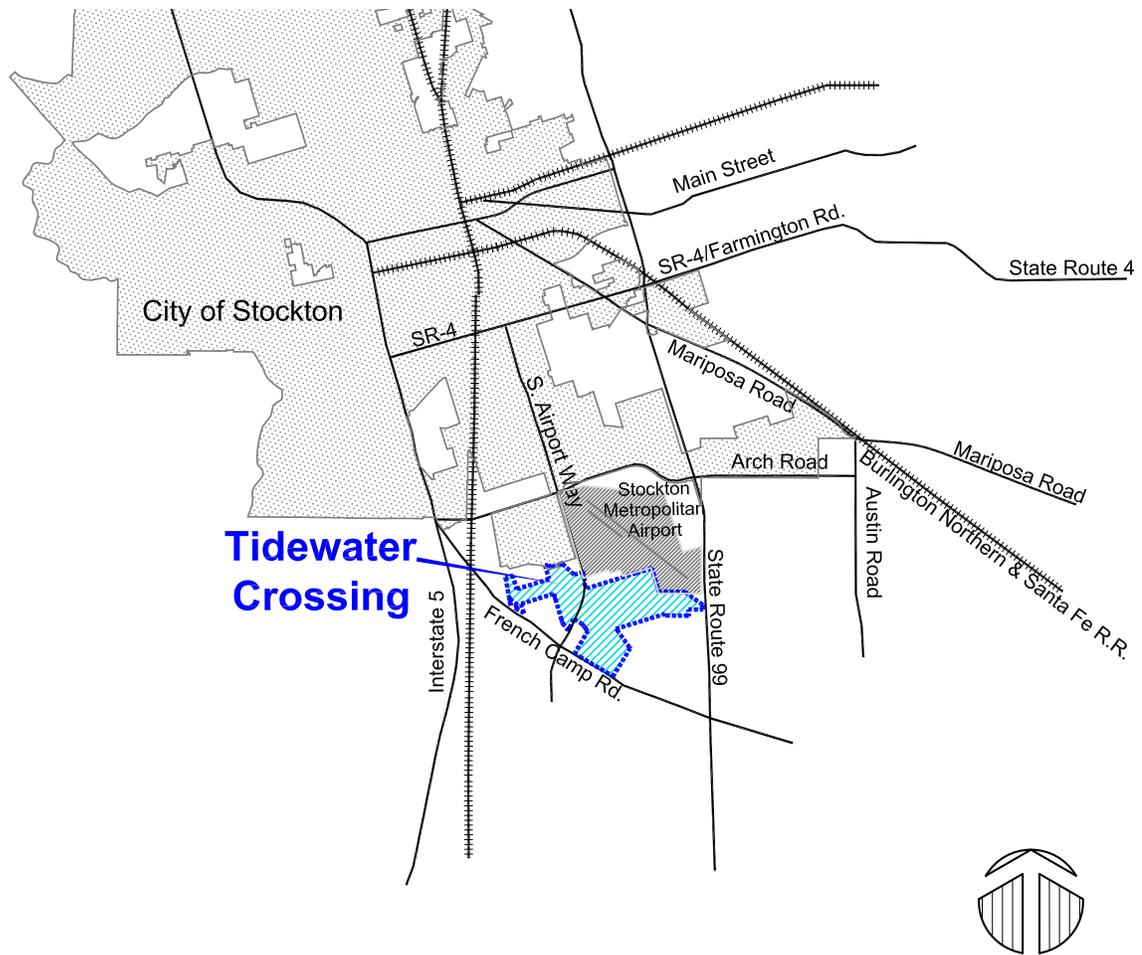
The Master Development Plan includes an implementation program that describes regulatory mechanisms and amendment procedures, strategies for financing, and the phasing of public facilities and services required by the Master Development Plan.

### 1.2.1 The MDP and the General Plan

The City of Stockton's General Plan sets the overall land use and planning policy affecting development in the City, including the Tidewater Crossing Master Development Plan Area. The General Plan serves as the City's "vision" for long-range growth and economic development.

The Tidewater Crossing Master Development Plan is written to be consistent with the goals, objectives, and policies contained in the adopted 1990 General Plan. The City of Stockton adopted the 2035 General Plan in December 2007 to replace the 1990 General Plan. Therefore, the Tidewater Crossing Master Development Plan shall be consistent with the 2035 General Plan, per Government Code Sec. 65454, but shall supplement the policies with project specific information and/or direction. The proposed updated plan has a planning time horizon of 2035. The Tidewater Crossing Master Development Plan is consistent

FIGURE 1.1 REGIONAL MAP



with the planning principles used to guide the preparation of the 2035 General Plan.

The Tidewater Crossing Master Plan Area is presently located within the unincorporated area of San Joaquin County, and is currently designated as General Agriculture. When approved, the Tidewater Crossing Master Plan Area will include General Plan designations of Low-Density Residential, Medium-Density Residential, High-Density Residential, Commercial, Industrial, Institutional, and Parks and Recreation.

Upon approval by the City of Stockton, the Tidewater Crossing Plan will be consistent with the policies, general land uses, and programs of the City's General Plan. The Tidewater Crossing Master Plan specifies a range of land uses, development intensities, and densities that will be implemented within the proposed development.

### **1.2.2 The MDP and the Village Concept**

Villages have been introduced as a component of the 2035 General Plan. Villages will be used to “organize new development areas to create vibrant, mixed-use villages characterized by a mix of land uses, pedestrian and transit accessibility, and neighborhood identity.”<sup>1</sup> Tidewater Crossing, a new development at the southeastern edge of the Stockton community, has been identified as a village in the City of Stockton 2035 General Plan. Tidewater Crossing will conform to the Village Concept by:

- Developing new neighborhoods that combine a mix of residential, commercial, school, public, and recreation uses;
- Promoting a mix of residential densities resulting in a more efficient use of land; and
- Providing an enhanced circulation system that encourages alternative forms of movement, including transit, bicycles, and pedestrians.

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1 Excerpted from DV-5, page 7-17 of the Goals and Policies Report (12-01-06).

### 1.3 ELEMENTS OF THE MASTER DEVELOPMENT PLAN

#### 1.3.1 Location

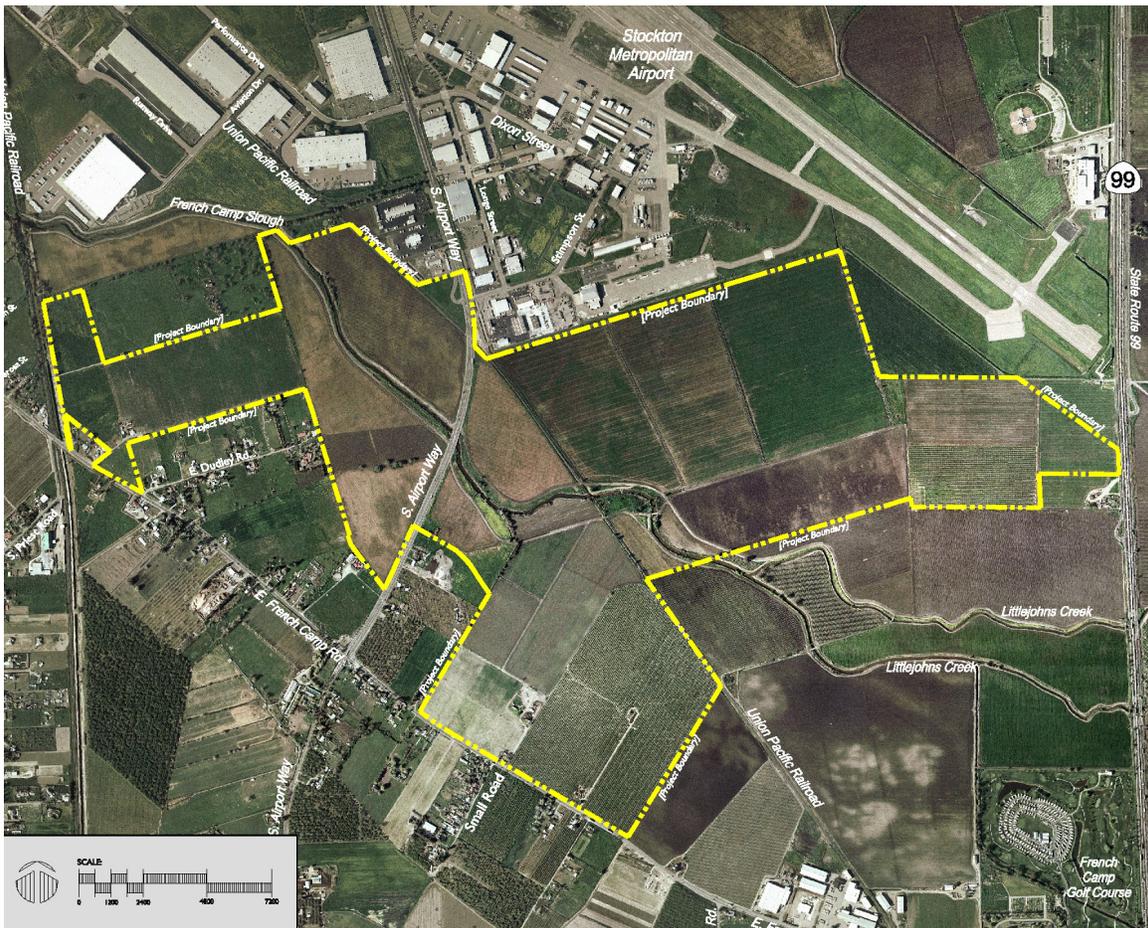
The Tidewater Crossing Master Development Plan Area consists of approximately 909± acres located within San Joaquin County and within the southeast portion of the City of Stockton, California. The project site is generally bounded by the Stockton Metropolitan Airport to the north, State Route 99 to the east, Union Pacific Railroad to the west, and East French Camp Road to the south.

#### 1.3.2 Vision and Goals

##### *Vision*

The Tidewater Crossing Master Development Plan proposes a cohesive community that fulfills the commercial, residential, and industrial needs of South Stockton and the French Camp community. Residential areas will feature community gathering places and open spaces; commercial areas will provide jobs and shopping opportunities within the community. The large industrial portion of Tidewater Crossing will benefit the Stockton Metropolitan Airport by providing additional space for warehouses and other similar uses.

FIGURE 1.2 SITE MAP



### **Goals**

Tidewater Crossing has been designed as a master planned community. Every aspect of the project was thoughtfully considered. Tidewater Crossing, when complete, will provide an interesting community for its residents and an economic benefit to the City of Stockton. Goals included in the 2035 General Plan have been incorporated into the Tidewater Crossing design. Specific goals include:

- DV-5:** To organize new development areas to create vibrant, mixed-use villages characterized by a mix of land uses, pedestrian and transit accessibility, and neighborhood identity.
- TC-7:** To promote an airport system capable of accommodating the future growth of air commerce while minimizing adverse airport-related environmental impacts and safety hazards.
- LU-5:** To encourage, facilitate, and assist the location of new industry, and the expansion of existing industry.
- ED-2:** To expand job opportunities in the community, providing a full range of quality career choices, serving entry level as well as highly-trained workers.

### **1.3.3 Guiding and Planning Principles and Influences**

The goals described above formed the basis for Tidewater Crossing's design. The goals were incorporated into design principles, which are included below.

- Principle 1: Create a community designed to enhance social interaction.
- Principle 2: Minimize impacts to existing neighborhoods.
- Principle 3: Recognize the historic/cultural resources within the community of French Camp, and minimize conflicts with incompatible neighboring uses.
- Principle 4: Promote the use of open space to provide a convenient and safe destination for families to congregate and for children to play and explore.

Principle 5: Protect and enhance the economic viability of the Stockton Metropolitan Airport.

Principle 6: Minimize land use and operational conflicts between existing and planned residential uses and proposed industrial uses.

Principle 7: Provide a jobs/housing relationship, which can result in the reduction of commuting distances between residential concentrations and employment opportunities.

#### **1.3.4 Application of Village Concept**

Tidewater Crossing conforms to goals and policies set forth in Chapter Seven of the GPAT Goals and Policies Report. Specifically, the Tidewater Crossing MDP will promote enhancement of the entire Plan Area (Goal DV-1) and has been designed as a vibrant, mixed-use village (Goal DV-5).

### **1.4 PLANNING PROCESS**

The development described in this Master Development Plan will be phased over a number of years. The Master Development Plan was developed to anticipate many of the changes in housing markets and the creation of jobs that may occur in the coming years. This Master Development Plan can be modified, but any changes will require a Tidewater Crossing Master Development Plan Amendment and must be approved by the Stockton Planning Commission and City Council.

Adoption of the Master Development Plan and certification of the Environmental Impact Report (EIR) establishes the planning criteria and mitigation measures for other stages of the planning process. These include:

- An Amendment of the existing Stockton General Plan,
- A Development Agreement,
- A Water Supply Assessment,
- An Amendment to the City of Stockton Sphere of Influence (LAFCO),

- Rezoning of the project area,
- Annexation to the City of Stockton,
- Tentative Subdivision Map(s),
- Wastewater Master Plan Amendment, and
- An Integrated Water Management Plan.

## **1.5 CONSISTENCY WITH THE TIDEWATER CROSSING MASTER DEVELOPMENT PLAN**

The Tidewater Crossing Master Development Plan is prepared pursuant to Division 16-540 of the Stockton Municipal Code. All future development applications within the Tidewater Crossing Plan Area, including site plans, tentative maps, and other plans and uses, must demonstrate that the proposed development is consistent with policies of this Master Development Plan and the City's General Plan. Future development applications should include plans, reports, etc. that enable planners and decision-makers to determine if the proposed project is consistent with the Master Development Plan.

## **1.6 MASTER DEVELOPMENT PLAN ORGANIZATION**

The Tidewater Crossing Master Development Plan consists of twelve chapters:

### ***Chapter One: Introduction***

Provides an introduction to the plan, describes the Plan Area, and the project's relationship to the City of Stockton.

### ***Chapter Two: Existing Conditions & Constraints***

Describes the location in detail and focuses on the conditions currently present in the Plan Area.

### ***Chapter Three: Master Development Plan***

Explicitly states the land uses involved in the Master Development Plan and describes the density and intensity of the proposed development.

***Chapter Four: Housing***

Discusses the number of housing units planned for the Tidewater Crossing Plan Area, including the range of housing types and mix of densities.

***Chapter Five: Transportation Plan***

Illustrates the circulation plan for the Plan Area and specifies street widths, traffic calming measures, trails, and streetscapes.

***Chapter Six: Public Facilities, Services, & Utilities***

Describes the projected need for or generation of water, wastewater, storm drainage, flood control, and solid waste disposal, as well as planned delivery. Also discusses the project's impact on police services, fire and emergency services, and local schools.

***Chapter Seven: Parks, Recreation, & Open Space***

Describes the distribution, location, and intensity of open space and recreation areas. Also describes the Plan Area's relationship to existing or planned recreation facilities.

***Chapter Eight: Resource Management and Conservation***

Discusses the concepts and policies regarding resources present within the Tidewater Crossing Plan Area. Also describes the conservation plan for agricultural lands and riparian corridors.

***Chapter Nine: Project Development Standards***

Presents the site development and performance standards for the Tidewater Crossing Plan Area.

***Chapter Ten: Design Guidelines***

Illustrates the overall design concept and specific guidelines that will apply to development within the Tidewater Crossing Plan Area.

***Chapter Eleven: Implementation and Administration***

Lists the processes involved with the adoption of the Master Development Plan and the steps required to properly administer the Plan. Also discusses the phasing of build-out and the mechanisms that will be used to finance public infrastructure improvements. Includes a Fiscal Impact Analysis and Preliminary Feasibility Analysis which establishes fiscal and financial objectives, policies and guidelines for development

of the Community, identifies funding programs for Community-wide facilities and services, and sets forth the fiscal analyses to demonstrate that development of the Community will not result in adverse fiscal impacts on the City.

*Chapter Twelve: Environmental Review*

Describes the CEQA process and incorporates discussions from the Environmental Impact Report. Summarizes the environmental impacts and issues as well as mitigation measures implemented in the Tidewater Crossing Master Development Plan.

Additional technical information is included in the appendices, most of which are published under separate covers.

**1.7 DEVELOPMENT AGREEMENTS &  
IMPLEMENTATION MEASURES**

Whenever this Plan refers to the City codes, that reference shall be to the Stockton Municipal Code Chapter 16 as it applies to Tidewater Crossing, pursuant to the Development Agreement prepared pursuant to Section 16-525 of the Development Code between the City, the Owner, and developer or successor-in-interest. The Development Agreement, with certain exceptions set forth in said agreement, limits the governing codes to provisions that were in effect upon the effective date of the Development Agreement. Nothing in this Master Development Plan shall be construed to change this limiting provision of the Development Agreement. This Master Development Plan by virtue of the Project's General Plan Amendment approved at the same time, is consistent with the City's Adopted General Plan.

Whenever the Development Regulations contained herein conflict with those contained in the City codes, the Development Regulations contained within the Master Development Plan shall take precedence, excluding all utility infrastructure, which shall be designed and constructed in accordance with the Stockton Municipal Code, City Standard Plans and Specifications, and local building codes.

**1.8 POLICIES**

- Policy 1.1:** The Tidewater Crossing Master Development Plan shall be the primary land use policy and regulatory document used to guide the development of the proposed Master Development Plan (MDP) Area.
- Policy 1.2:** The Tidewater Crossing Master Development Plan shall implement the overall policies of the City of Stockton's General Plan and establish clear direction for the development of the Planning Area. The MDP is both a policy and a regulatory document, in that it establishes zoning designations for the property and includes standards to guide the detailed design of individual projects within the Plan Area.
- Policy 1.3:** The intent of the Tidewater Crossing Master Development Plan is to promote the systematic and orderly development of the Tidewater Crossing area. All subsequent development projects and related activities in this area shall be required to be consistent with the Plan, excluding the design and construction of utility infrastructure, which shall be designed and constructed in accordance with the Stockton Municipal Code, City Standard Plans and Specifications, and local building codes.
- Policy 1.4:** The Tidewater Crossing Master Development Plan will constitute the basis for a Development Agreement between the Developer/Applicant and the City of Stockton.