

## **Envision Stockton 2040 General Plan Update Goals and Policies Open House Summary May 1 and 2, 2017**

On May 1 and May 2, 2017, the City of Stockton hosted two open house events for community members to preview the community-identified draft goals for the General Plan Update. The draft goals were presented at four stations: Land Use, Transportation, Safety, and Community Health. Community members were invited to visit each station and provide suggestions for City of Stockton policies to support the draft goals. The input received during the open house events will aid in identifying policies that will guide the City's future decision-making, and actions that the City can undertake to support the General Plan goals. Each open house began with a presentation by City staff and consultants describing the status and overall progress of the Envision Stockton 2040 General Plan Update, the draft goals, and next steps.

Participants offered input by providing written suggestions for policies that can implement the General Plan vision at each of the four stations. The input received at the open houses is summarized below. The written suggestions and comment cards are provided as Attachments A and B. A complementing online open house can be access at: <http://envisionstockton.org/> for anyone wanting to add comments or review the presentation materials.

### ***Land Use***

The Land Use station provided background information on the community-driven land use alternatives process that recently concluded, and presented the preliminary draft preferred land use alternative map that resulted from that process after City Council review and direction on April 4, 2017. This station also listed 11 draft land use goals that address Stockton serving as a regional destination, protecting authentic qualities of Stockton, restoring underserved areas, incentivizing high-quality housing, attracting high-quality jobs, prioritizing redevelopment of vacant lands, preserving agricultural lands, integrating nature into the city, promoting water conservation, protecting natural resources, and coordinating planning efforts among City departments and other agencies.

Participants suggested land use policies to expand recreational opportunities in the Delta and waterfront, create a citywide park or greenbelt, promote backyard farming, focus on and provide monetary incentives for infill development, eliminate the City's "big-box" ordinance, encourage local business, support development of healthy grocery stores in southwest Stockton and Weston Ranch, develop inclusionary housing policies, provide affordable housing, develop regulations to allow tiny homes and RV parks, promote water conservation during both drought and non-drought years, and divert stormwater to infiltration areas to help restore wetlands.

### ***Transportation***

The Transportation station showed maps of existing bus routes, bikeways, and traffic volumes in the city. This station also listed seven draft transportation goals that address maintaining an integrated transportation system, creating complete and safe streets, developing safe bicycle and pedestrian

facilities, connecting housing and employment areas to transit, providing active transportation choices, expanding flight service at the airport, and supporting the movement of goods through the Port of Stockton.

Participants suggested transportation policies to improve “multi-modal” connectivity throughout the city, provide 24-hour transit, improve infrastructure to create walkable and bikeable neighborhoods, provide bicycle parking, collaborate with San Joaquin County to increase Altamont Corridor Express (ACE) rail service, create an overlay zone to facilitate Transit Oriented Development (TOD), expand Amtrak service, and provide infrastructure to improve goods movement through the Port of Stockton and reduce at-grade crossing blockage (i.e., per the concepts in the Stockton Freight and Passenger Rail Mobility Enhancement Project that is underway).

## ***Safety***

The Safety station provided background information on flood hazards, crime incidents in the city, and urban design and development strategies to prevent incidents using “crime prevention through environmental design” (CPTED) principles. This station also listed six draft safety goals that address creating a safe and welcoming environment, promoting new development that supports effective police and fire protection services, minimizing flooding risk, protecting residents and businesses from hazards, and ensuring that the entire Stockton community is adequately prepared for natural disasters and emergencies.

Participants suggested safety policies to construct walkable neighborhood corridors, improve infrastructure, provide adequate lighting, promote youth and family oriented activities, increase police presence, create a citizens academy to foster relationships with law enforcement, provide job training opportunities, inform Stockton residents of potential flood risks, and provide emergency preparedness training.

## ***Community Health***

The Community Health station provided background information on environmental justice issues, disadvantaged communities in Stockton, pollution sources, household incomes, and median home prices. This station also listed 11 draft community health goals that address opportunities for maintaining healthy lifestyles, providing resources for vocation and professional readiness, fostering access to community education and library services, maintaining safe and accessible parks, reducing health risks in disadvantaged communities, providing access to well-maintained utilities, exhibiting leadership in sustainability, accommodating a changing climate, improving local air quality, and protecting the community from health hazards and annoyance associated with excessive noise levels.

Participants suggested community health policies to improve access to recreational activities for residents of all ages, improve access to healthy food options, provide urgent care facilities and access to mental health services, partner with organizations to provide access to vocational training, provide opportunities for urban agriculture, encourage large retail businesses in Weston Ranch, provide incentives for small business, preserve open spaces for wildlife viewing, restrict the number of liquor stores and check cashing establishments in low-income neighborhoods, develop dense urban neighborhoods near the future High Speed Rail alignment, incentivize TOD, require large factories to

implement practices to decrease pollution and emission of harmful gases, and provide mitigation for train noise and the movement of hazardous materials.

APPENDIX A:  
OPEN HOUSE COMMUNITY INPUT



STOCKTON DRAFT LAND USE GOALS AND POLICIES

DRAFT LAND USE GOALS	1. 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.	2. Protect and preserve the authentic qualities of Stockton’s neighborhoods and historic districts.	3. Restore underserved areas into vibrant neighborhoods that stimulate investment and offer high-quality affordable housing, a range of employment options, enhanced social and health services, and active public spaces.	4. Incentivize high-quality housing and commercial uses in the Downtown to infuse the area with 24/7 retail, dining, entertainment, and other activity.	5. Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and State
POTENTIAL POLICIES/ COMMUNITY FEEDBACK	Expand recreational opportunities of Delta and develop waterfront like Oakland.	Focus on Infill Development	Encourage local business to operate rather than corporate sector	Develop inclusionary housing policies to provide affordable housing for low and very low income residents	Remove big box ordinance
		Develop City-wide park similar to San Francisco Bay Trail	Remove big-box ordinance and introduce policies to encourage retail store development, which will provide more jobs to the youth	Affordable housing should be provided throughout the city in order to get the diverse element of Stockton talking to each other. Central Stockton has duplexes that look like surrounding homes	Upgrade Levees
		Community had questions regarding activity planned for public spaces	Day care centers are required in Southwest Stockton	Remove road blocks for Big box retail	Building shopping center in Weston ranch similar to 8-mile road
			Weston Ranch requires a shopping center	More retail should be planned in Weston Ranch	
			Prioritize Older neighborhood to help improve entire city	Support local companies and unions that provide living wage jobs. Curtailing ordinances to "encourage small businesses" is sympathetic but	
			Grocery stores in southwest Stockton like - Sprouts or wishful thinking Trader Joes. A store with more healthier choices than food-4-Less or Dollar General or another Walmart.	City needs to partner with businesses looking for locating in Stockton and offer incentives	
				Monetary incentives to developers to invest in infill development	

STOCKTON DRAFT LAND USE GOALS AND POLICIES

DRAFT LAND USE GOALS	6. Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.	7. Define discrete and clear city edges that preserve agriculture, open space, and scenic views.	8. Integrate nature into the city by maintaining Stockton’s urban forest.	9. Promote water conservation as an important part of a long-term and sustainable water supply.	10. Protect, restore, and maintain natural resources in Stockton.	11. Coordinate planning efforts among City departments and also with regional agencies.
POTENTIAL POLICIES/ COMMUNITY FEEDBACK	Remove big-box retail ordinance	At City edge, create an attractive bike-ped greenscape to make obvious where the line between city and agriculture	Develop City ordinances for tiny homes and RV parks	Emphasis on water conservation irrespective of whether we are in drought or have plenty. Southern California is doing a better job at water conservation.	Work with County and Lodi and Stockton government to create a legal greenbelt between cities	Coordinate planning efforts with Regional agencies, designate city/county work groups that encourage and collaborate robustly to ensure that city of Stockton aligns with.
	Encourage affordable housing	Keep open space north of eight mile road. Retract the sphere of influence to Eight Mile Road	Provide urban greenspace which supports habitat for flora and fauna		Expand recycling	
	Create walkable neighborhoods and path/trails in rural parts of the City	Make sure the residents are involved in the planning process and there is transparency with respect to the City planning process	Create backyard farming ordinance and County Cottage food industry ordinance			
	Locate government buildings in South Stockton					

STOCKTON DRAFT TRANSPORTATION GOALS AND POLICIES

DRAFT TRANSPORTATION GOALS	1. Maintain an integrated transportation system that enables safe and efficient movement of people and goods for all modes of travel.	2. Create complete and safe streets in all neighborhoods in Stockton.	3. Develop safe and interconnected bicycle and pedestrian facilities.	4. Connect housing and employment development in areas with good transit access.	5. Offer opportunities for the entire Stockton community to maintain active lifestyles through transportation choices.	6. Facilitate expanded flight service at the airport to fuel business and employment growth.	7. Support goods movement through Port of Stockton operations and development as an asset to the community and a source of jobs.
POTENTIAL POLICIES/ COMMUNITY FEEDBACK	Emphasize importance of major transit centers to improve communities such as Downtown transit Center and ACE's Cabral Station.	Provide infrastructure and facilities to create walkable and bikeable neighborhoods	Provide solutions to make bike facilities safer along Hammer/Thornton. Dedicated bike lanes could be an alternative solution.	Collaborate with San Joaquin County of Governments to increase ACE rail service.	Partner with SJCPHS to develop evidence based strategies	Collaborate with SJBOS to bring the "National" airport status back to Stockton.	Provide infrastructure to improve movement through Port of Stockton and reduce at-grade crossing blockage (i.e. Stockton WYE project)
	Prioritize multi-modal connectivity (bike, pedestrian, transit, and auto) to transit stop	Sidewalks needed on Turnpike Road and along Lincoln to Eight street. Residents concerned about safety of students walking to and from school.	Provide bike connectivity from South-side of Town to surrounding neighborhoods	Provide rail and bus services to link transportation services such as BART, in other Counties.	Create "community health" workgroup within an existing City agency.		
	Increase bus frequencies, expand connectivity to neighborhoods, and provide bike facilities	Address bottleneck issues. Convert Argonaut to Lever Boulevard from two lane to four lane	Bike path and stop sign required along Eight St. and at West Eight St. /Stockton St. intersection	Improve sidewalks and streets to encourage alternate modes of transport, such as biking and walking. Encourage implementation of bike lanes	Support for having Light Rail service to and from the Town		
		Require developments to implement safe and complete streets		Create BRT/rail overlay zones to facilitate TOD and introduce permit streamlining, expedited environmental review, site design flexibility, and funding alternatives.	Support to expand Amtrak service to Manteca. Provide connection to bay-area cities and Sacramento with trains running at half an hour intervals		
	Provide charging stations for electric cars	Convert some one -way streets to two-way streets (e.g.. Oak and Park)		Connect to bay area with transit facilities along Altamont and Highway, in and out of Lodi and South Stockton . Also provide east-west evening bus service connecting key job locations.			
		Concerns- fire hazard at fold fire house on Lever Blvd.		Provide a transit/bus hub and 24 -hours transit access			

STOCKTON DRAFT SAFETY GOALS AND POLICIES

DRAFT SAFETY GOALS	1. Create a safe and welcoming environment in all areas of the city and at all times of day and night.	2. Invest in neighborhoods through partnership with the community to help prevent violence and crime.	3. Design new development to support effective police and fire protection services.	4. Minimize risks to the community from flooding.	5. Protect residents and businesses from natural and human-caused hazards.	6. Ensure that the entire Stockton community is adequately prepared for natural disasters and emergencies.
POTENTIAL POLICIES/ COMMUNITY FEEDBACK	Construct walkable neighborhood corridors that have desirable pedestrian necessities such as shade-giving trees, well-marked crosswalks and bulb-outs, pedestrian-scale street lights	Statistically culture & arts have had the ability to dramatically reduce crime rates & safety issue. Planning activities for the community and youth, artists, etc., is essential to creating healthier and safer environments and outcomes.	Facilitate dense neighborhoods that reduce service distances. Incorporate grid pattern of street networks that allow for efficient movement of emergency vehicles	Outreach and inform flood zone residents on their flood zones and how they can protect themselves, who/where they can go for resources/info during an emergency, and what their evacuation routes.		Conduct informative workshops possibly by census tracts, if not by other criteria for area.
	Provide adequate lighting in public places and at crime hotspots (such as Oak Park) to reduce loitering and promote safe activity	Poverty is a community risk factor. Attacking only the symptoms- violence & crime won't accomplish a renewed Stockton for many.	Create more police sub-stations in hot spot areas to better address the needs of various communities	Have San Joaquin County/City of Stockton fix SB5		Partner with FEMA; State OES-maintain participation of workgroups/disaster exercises
	Part of each park can be developed as a coffee shop/restaurant which will operate in the evening, providing life and lights in the park as well as rent for the City income.	City commerce at key cross streets for crime deterrent in Western Ranch	Partner and grow business watch, neighborhood watch and school watch partnerships			
	Fix broken lights. Provide adequate lighting in park. Example, soccer field (developed)	Focus on building trust				
	Improve sidewalk conditions. Sidewalk maintenance many sections are buckled significantly creating a hazard and impediment to pedestrians/wheelchair travelers	Hire diverse work force of Police department and FD personnel				
	Community Police stations/substations	When police patrol, they should be observant to traffic signs and hazards, reporting them in daily reports.				
	Homeless programs/prevention	More police presence at crime hotspot locations				
	Better laws to protect property owners	Citizen patrols should be organized by police				
		Install better/more cameras to prevent crime and help resources to monitor real-time				
		Create a citizens academy to foster relationships with law enforcement, provide open dialogue and transparency in government				
		More Job Training/education in trades				

STOCKTON DRAFT COMMUNITY HEALTH GOALS AND POLICIES

DRAFT COMMUNITY HEALTH GOALS	1. Provide opportunities for the entire Stockton community to maintain healthy lifestyles.	2. Ensure that local 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.	3. Support both small businesses that serve individual neighborhoods as well as and large-scale retailers that generate sales from the surrounding region.	4. Foster innovation through access to quality community education and library services.	5. Maintain parks that are safe and accessible in all areas of Stockton.
POTENTIAL POLICIES/ COMMUNITY FEEDBACK	Improve access to sports and other recreational activities for youth, adults, seniors, and the disabled	The library can help provide access to resources for developing professional skills	Encourage dialogue on including large retail businesses in Weston Ranch and provide incentives to attract local businesses	Create a fund to supplement the cost of helmets for people who rely on bicycles as their primary form of transportation but who cannot afford the cost of reliable helmets	Include "wild" spaces with hiking and wildlife viewing
	Provide neighborhood farmers market and access to fresh food in neighborhood	Partner with organizations that offer after college programs to improve professional skills	Support and incentivize both small businesses and large scale retailers to generate sales	More collaborative relationships between health, mental health, CBO's, NGO's, Non profits, that can serve as innovators and partners in providing non-traditional alternatives to care ( i.e. Agriculture to Poetry)	Create habitat friendly to flora and fauna
	Promote complete streets which encourage walking and biking	Partner with County office to encourage education campuses to offer lab/real life experience for students and introduce educational activities and events	Create and align cottage food industry or distances with existing County and State laws	Provide medical facilities and pharmacy in SW Stockton	Rehire parks and recreation maintenance crews
	Provide urgent care facilities; Encourage City funded clinics that can employ retired volunteer health workers and can act as intermediary before the hospital	Provide amenities for youth and family entertainment, such as water parks, golf, etc.	Purchase land in different neighborhoods for community gardening only		
	Provide plots for community gardens and community centers that provide healthy living and physical activities for youth! Especially near Kelley Drive				
	Provide access to mental health opportunities and promote advocacy				

STOCKTON DRAFT COMMUNITY HEALTH GOALS AND POLICIES

DRAFT COMMUNITY HEALTH GOALS	6. Reduce the unique and compounded health risks in disadvantaged communities.	7. Ensure that all areas of Stockton have access to well-maintained utilities that meet community service needs.	8. Exhibit leadership in sustainability among other cities in the Central Valley and beyond.	9. Accommodate a changing climate through adaptation and resiliency.	10. Improve local air quality and minimize the adverse effects of air pollution on human health and the economy.	11. Protect the community from health hazards and annoyance associated with excessive noise levels.
POTENTIAL POLICIES/ COMMUNITY FEEDBACK	Limit fast food encourage healthy food options	To provide fair and equal treatment for people of all races and to include people of color. Discourage targeting low income areas that are predominantly black and Hispanic. Keep a check on liquor stores and cashing establishments. Both are fiscally/financially disabling and do not promote fiscal stability and intelligence, but rather promotes poverty and irresponsibility.	Develop dense urban neighborhoods/facilitate around future HSR and associated feeder stations (through zoning development incentives, revolving loan fund etc.)	Hold pesticide users accountable	Create incentives for TOD's that reduce automobile dependency, particularly for transit modes serving long distance and super commuters	Provide mitigation for train noise and movement of hazards materials
		Maintain existing trees	Educate communities to advocate for themselves	Promote solar-powered green lighting	Encourage or require large factories near residential areas to implement practices to decrease pollution and emission of harmful gases	
		Create walkable and bikeable connections from residences to parks; discourage driving to parks. Provide multi-modal options	Promote sustainable efforts on educational campuses	Create policies that promote backyard and front yard gardening	Design urban spaces to keep people out of autos	
					Partner with SUC Parks and Recreation for parks like Oak Grove	
					Encourage biking and walking and provide solutions for safety issues	



APPENDIX B:  
COMMENT CARDS





## COMMENT CARD

Date: 5/01/17

Please fill out this form if you have any comments about the General Plan Update.  
(Name and contact information is optional).

Name: \_\_\_\_\_

Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_

Phone / Email: \_\_\_\_\_

Comments (Use back if necessary): \_\_\_\_\_

1) what steps will City take to make housing more affordable?

2) what steps will City take to attract large employers like Tesla?



## COMMENT CARD

Date: 5-1-17

Please fill out this form if you have any comments about the General Plan Update.  
(Name and contact information is optional).

Name: Ernest WilliamsAffiliation: Evangelist ChurchAddress: 2303 11th StPhone / Email: Ernest1250@gmail.com

Comments (Use back if necessary):

Covered a lot of Areas  
Some not Cover was Transportation  
land use, Safety, Community Health  
hope my suggestion will help bring  
about a General Plan that  
Represents all the comments  
from the people that attended!



## COMMENT CARD

Date: 5/1/17

Please fill out this form if you have any comments about the General Plan Update.  
(Name and contact information is optional).

Name: Gera AndersonAffiliation: NAACP, NCVCAAddress: 1106 Sherman WayPhone / Email: 310-890-4034

Comments (Use back if necessary):

More bike lanes & paths, increase walkability  
(transportation)  
Have a fine house land designation area as a  
part of affordable housing, as well as  
an RR park.



## COMMENT CARD

Date: 5/2/17

Please fill out this form if you have any comments about the General Plan Update.  
(Name and contact information is optional).

Name: ALAN WAGNER

Affiliation: \_\_\_\_\_

Address: 10221 BRIDGEVIEW LANE STOCKTON, CA. 95219Phone / Email: alanst7@gmail.com

Comments (Use back if necessary): \_\_\_\_\_

- IT'S GOOD TO SEE MORE ~~ALTERNATIVE~~ OPEN SPACE AS DEPICTED IN ALTERNATIVE C.

- TRANSPORTATION IS THE THREAD THAT RUNS THROUGH A CITY THAT PEOPLE USE TO LIVE THEIR LIVES.

FORTUNATELY WE'VE HAD IMPROVEMENTS WITH I-5 + HIGHWAY 99.

- PUBLIC TRANSPORTATION IS TERRIBLE.

IN THE 1990'S, EVEN DURING THE DOWNTURN IN THE EARLY 1990'S, NEIGHBORHOOD SERVICE RAN PAST 10 PM.

TODAY, OTHER THAN BRT'S FOR THE MOST PART, SERVICE ENDS EARLY. ON THE WEEKENDS THERE ARE LARGE SECTIONS OF THE CITY THAT HAVE NO SERVICE. THIS HAS HAD A NEGATIVE IMPACT ON CITIZENS AND ON THE COFFERS OF BUSINESSES, WHICH ULTIMATELY HURTS MONEY GOING TO THE CITY.

A LARGE SEGMENT OF THE RIDERSHIP ARE STUDENTS, WHO GET <sup>(STILL GETTING?)</sup> SUBSIDIZED BUS PASSES OR THOSE WHO HAVE NO CHOICE. THE LACK OF FREQUENCY OF NEIGHBORHOOD BUSES HAS DRIVEN MANY PEOPLE INTO CARS. A CITY THE SIZE OF STOCKTON DESERVES MORE. I WILL ADD, THAT THE DRAMA OF THE YOUNGER PEOPLE (NOT ALL) WHO RIDE THE BUS HAS UNFORTUNATELY DRIVEN PEOPLE AWAY. THE BRT'S ARE NOT THE ANSWER, BUT IT LOOKS GOOD WHEN VICTOR HOU WAS ON CGF BOARD WHEN BRT'S CAME IN HE ASKED THAT NEIGHBORHOOD BUSES NOT SUFFER AT THE EXPENSE OF ~~NEIGHBORHOOD BUSES~~. THE BRT'S. THEY HAVE.

HI. ON 8/28/14 THE PLANNING  
COMMISSION HAD A WORKSHOP ON  
TRANSPORTATION. AT THAT MEETING 4 EASELS  
WERE SET UP WITH MAPS WHERE PEOPLE COULD  
PUT UP GREEN (GOOD) + RED (BAD) DOTS. IT  
COVERED TRAFFIC, BIKE/PEDESTRIAN, RTD  
I WOULD LIKE TO GET COPIES OF EACH  
MAP. I COULD NOT FIND IT AVAILABLE  
ONLINE. THANK YOU. THANK YOU FOR THE  
MEETINGS. ALAN WAGNER  
10221 BRIDGEVIEW LN.  
alanst7@gmail.com STOCKTON 95219

**Tanya Sundberg**

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**Subject:** FW: Reminder - Help guide Stockton's future! - You're Invited to an Envision Stockton 2040 General Plan Update Open House

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**From:** Mary Elizabeth [<mailto:mebeth@outlook.com>]

**Sent:** Wednesday, May 10, 2017 8:50 PM

**To:** David Stagnaro <[David.Stagnaro@stocktonca.gov](mailto:David.Stagnaro@stocktonca.gov)>

**Subject:** RE: Reminder - Help guide Stockton's future! - You're Invited to an Envision Stockton 2040 General Plan Update Open House

Hello,

I wanted to thank you for all the efforts to involve folks. I was not able to attend the last meeting but wanted to emphasize how important bike parking is to ride in this town. I was visiting Sac last week which is where I moved from and missed so much all the places I could go because there is a place to lock my bike. I would like to see in the general plan a commitment to help fund bike parking or parking meter dual purposeing. Also, storm water diversions to infiltration areas (let's get some of Stockton's wetlands back).

Thank you again.

Sincerely,

Mary Elizabeth

Sent from [Mail](#) for Windows 10