

Envision Stockton 2040 General Plan Update
Alternative C Modification Options for area north of Eight Mile Road

Notes:

- To be approved, a project would need to be inside the Sphere of Influence and Urban Services Boundary, have an urban land use designation (not open space/agriculture), and comply with applicable policies.
- Two sets of criteria are proposed below:
 - Land use map options: how the area is shown on the General Plan map.
 - Policy approach options: what policy statements say about the potential for development in the area.
- Council may select any combination of the map and policy options, or may direct staff to develop additional options for consideration.
- The table below lists four options based on combinations of two map options and two policy options and provides comments on the implications of each combination.

Land Use Map Options A or B	A) Keep existing Sphere of Influence boundary and maintain Village land use or change to other urban type designation(s) (e.g. Urban Reserve)	B) Remove area from Urban Services boundary and Sphere of Influence boundary and change to Ag/Open Space designation
Policy Approach Options 1 or 2		
1) Add language to consider development in the area, provided that the plans include significant job generators.	Map A + Policy 1: This combination would allow the most streamlined approach to approving potential new development by keeping the area within the existing Sphere of Influence inside the Urban Services Boundary, simplifying boundary issues, with proposals subject to general policy criteria.	Map B + Policy 1: This combination would require an extensive approval process by requiring an applicant to request amendments to the Sphere of Influence and Urban Services Boundary, with proposals subject to general policy criteria.
2) Same as #1 with requirements that jobs have above-median wage levels, reduce vehicle miles traveled, fully mitigate environmental impacts, and additional housing is linked to the additional jobs created and housing cost is correlated with job wage levels.	Map A + Policy 2: This combination would streamline the boundary portion of the approval process by keeping the area within the existing Sphere of Influence inside the Urban Services Boundary, but would require compliance with policy criteria that set high performance standards to allow potential new development in the area.	Map B + Policy 2: This combination would require the most extensive approval process by requiring an applicant to request amendments to the Sphere of Influence and Urban Services Boundary, and would require compliance with policy criteria that set high performance standards to allow potential new development in the area.

