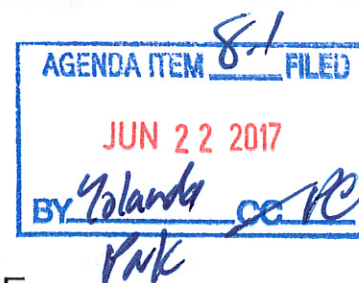
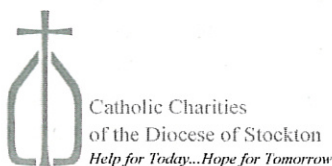


TEN | SPACE



Healthy Neighborhoods Collaborative
1106 N. El Dorado Street
Stockton, CA 95202

June 21, 2017

Mr. David Kwong
Community Development Director
City of Stockton
345 N. El Dorado Street
Stockton, CA 95202

Dear Mr. Kwong,

The Healthy Neighborhoods Collaborative would like to thank you for the opportunity to provide input on the Stockton General Plan.

The Healthy Neighborhoods Collaborative is made up of public health, environmental, environmental justice, housing, and transportation advocates as well as community and faith groups. Together we are working toward a more healthful, equitable, and sustainable city.

As a Collaborative, we would like to provide comments on the proposed options for allowing growth north of Eight Mile Road. Our Collaborative recognizes the need for flexibility in the General Plan should the opportunity for a truly catalytic anchor institution present itself, and we believe the General Plan should include policies to prepare the city to attract such an entity. However, we believe that the city

must also incorporate strong and definitive language to ensure that any project that requires a location outside of the existing city boundaries reflects the goals of the city at large.

During the city's public input process, there has been a clear preference for Land Use Alternative C, which prioritizes investment and growth in our existing neighborhoods rather than through expanding our city limits. If the city decides to allow development of an "anchor employer" in an area outside of the existing boundaries against the spirit of Alternative C, we believe that this development must be held to a very high standard. Specifically, our Collaborative would like to see the following components memorialized in any General Plan language permitting growth north of Eight Mile Road.

- A transparent process or policy that guarantees, with documentation, that the "anchor employer" cannot be reasonably accommodated within existing city limits
- The "anchor employer" must provide a significant number of new jobs in a Core Business Cluster industry as specified in the city's Economic Development Strategic Plan
- New jobs created must be of high quality, defined as full-time equivalent and on average offering wages of 120% of Area Median Income
- The new project must demonstrate development that will reduce Vehicle Miles Traveled (for example, through the provision of vanpool or car share services and/or the promotion of active transportation alternatives) and ensure proportionate amounts of diverse housing stock are available (single family, multifamily, mixed use)
- Projects proposed north of Eight Mile Road or anywhere outside of existing city limits must be required to go through the city's existing development review process (environmental review, Planning Commission, City Council, and annexation) and include a community benefits analysis
- A Community Benefits Agreement must be negotiated with any "anchor employer" to ensure specific amenities or benefits are included to the neighborhoods impacted (for example, local hire initiatives, creation of a community fund, workforce training, etc.)

Thank you for this opportunity to provide comment. We look forward to your response as well as continuing to provide public input as the General Plan process continues to move forward.

Sincerely,



Yolanda Park, Co-Chair
Healthy Neighborhoods Collaborative

Elvira Ramirez, Executive Director
Catholic Charities Diocese of Stockton

Richard Abood, Executive Committee
Delta Sierra Group

Kristine Williams, Central Valley Program Officer
Enterprise Community Partners

Pastor Curtis Smith, Chapter Director
Faith in San Joaquin

Jeri Bigbee
First Unitarian Universalist Social Justice Committee

Hector Lara, Executive Director
Reinvent South Stockton

Christina D. B. Frankel, Executive Director
Save Downtown Stockton Foundation

Tammy Evans, RN, PHN, MSN, PhD, Director
SJC Public Health Services

David Garcia, Chief Operating Officer
TenSpace

Jasmine Leek, Director
Third City Coalition

CC:

Mayor Michael Tubbs
Vice Mayor Elbert Holman
Councilmember Dan Wright
Councilmember Susan Lofthus
Councilmember Susan Lenz
Councilmember Christina Fugazi
Councilmember Jesus Andrade
Planning Commissioner Don Aguillard
Planning Commissioner Elizabeth Hull
Planning Commissioner Sol Jobrack
Planning Commissioner D'Adrea Davie
Planning Commissioner Kimberly Warmesley
Planning Commissioner Waqar Rizvi
Planning Commissioner Anne Mallett
David Stagnaro, Community Development Department