

2008 SETTLEMENT AGREEMENT CONSISTENCY

2008 SETTLEMENT AGREEMENT PROVISION	DRAFT ENVISION STOCKTON 2040 GENERAL PLAN POLICY/ACTION
6a: Require 4,400 units of new housing growth to be in Greater Downtown Stockton.	Policy LU-2.2: Facilitate the development of at least 4,400 units in the Greater Downtown by 2040.
	Action LU-2.2A: Provide more flexibility for residential development, including through a streamlined permit process, and to contribute to the “charm” of the Downtown.
	Action LU-2.2C: Adjust the Public Facilities Fee structure to promote development in the Downtown.
6b: Require an additional 14,000 units of new housing growth to be in 2008 city limit.	Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.
	Action LU-6.2A: Implement an infill incentive program that encourages infill through expedited permitting, changes in fee structures, and other strategies.
	Action 6.2B: Do not approve future annexations or City utility connections unless they are consistent with the overall goals and policies of the General Plan and do not adversely impact the City’s fiscal viability, environmental resources, infrastructure and services, and quality of life.
6c: Provide incentives to promote infill development in the Greater Downtown.	Action LU-2.1A: Develop and utilize all available financing tools and incentives to stimulate Downtown investment.
	Action LU-2.1B: Provide flexibility for redevelopment of historic structures in the Downtown.
	Policy LU-2.2: Facilitate the development of at least 4,400 units in the Greater Downtown by 2040.
	Action LU-2.2A: Provide more flexibility for residential development, including through a streamlined permit process, and to contribute to the “charm” of the Downtown.
	Action LU-2.2B: Establish Transit Oriented Development (TOD) Overlay Zones around the ACE and Amtrak train stations to promote high-density residential and TOD.
	Action LU-2.2C: Adjust the Public Facilities Fee structure to promote development in the Downtown.
	Action LU-2.3A: Establish an entertainment district in the Downtown with strategies to promote entertainment uses, including reducing permit requirements and other incentives.
6d: Provide incentives for infill development within the existing city limit but outside the Greater Downtown.	Action LU-2.4A: Promote new Downtown commercial businesses that serve Downtown residents through reduced permit requirements and other incentives.
	Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.
7a: Establish criteria for minimum levels of transportation efficiency, transit availability and level of service (LOS), City service capacity, water availability, and other urban services performance measures.	Action LU-6.2A: Implement an infill incentive program that encourages infill through expedited permitting, changes in fee structures, and other strategies.
	Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.
	Action LU-6.2B: Do not approve future annexations or City utility connections unless they are consistent with the overall goals and policies of the General Plan and do not adversely impact the City’s fiscal viability, environmental resources, infrastructure and services, and quality of life.
	Action LU-6.3A: Require development to mitigate any impacts to existing sewer, water, stormwater, street, fire station, park, or library infrastructure that would reduce service levels.

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	Policy TR-4.1: Utilize level of service (LOS) information to aid understanding of potential major increases to vehicle delay at key signalized intersections.
	Action TR-4.1A: Strive for traffic LOS D or better.
	Policy TR-4.2: Replace LOS with: (1) vehicle-miles traveled (VMT) per capita; and (2) impacts to non-automobile travel modes, as the metrics to analyze impacts related to land use proposals under the California Environmental Quality Act, in accordance with SB 743.
	Action TR-4.2A: Require projects to evaluate per capita vehicle miles traveled (VMT) and impacts to transit, bicycle, and pedestrian modes.
	Action TR-4.2B: Amend the Transportation Impact Analysis Guidelines to include alternative travel metrics and screening criteria.
	Action TR-4.3A: Amend the Transportation Impact Analysis Guidelines to establish a threshold of 15 percent below baseline VMT per capita to determine a significant impact under CEQA.
	Policy SAF-3.2: Protect the availability of clean potable water from groundwater sources.
	Action SAF-3.2A: Continue to cooperate with San Joaquin County, Stockton East Water District, and CalWater to monitor groundwater withdrawals and ensure that they fall within the target yield for the drinking water aquifer.
	Policy SAF-3.4: Ensure adequate collection, treatment, and safe disposal of wastewater.
	Action SAF-3.4A: Require all new development to be served by an adequate wastewater collection system to avoid possible contamination of groundwater from onsite disposal systems.
7b: Establish criteria for firm, effective milestones that will assure infill, jobs/housing, GHG, and VMT reduction goals are met before new entitlements can be granted.	Policy LU-6.1: Carefully plan for future development and proactively mitigate potential impacts.
	Action LU-6.1A: Require that environmental review for any development project that would exceed the development anticipated in the General Plan EIR address associated growth impacts.
	Action LU-6.1B: Monitor the rate of growth to ensure that it does not overburden the City's infrastructure and services.
	Action LU-6.1C: Require that vacant unincorporated properties be annexed prior to provision of City services.
	Action LU-6.1D: Require that all utility connections outside the city limit be for land uses that are consistent with the General Plan.
	Action LU-6.1E: Do not approve new development unless there is adequate infrastructure in place or planned and funded.
7c: Establish impact fees on new development or alternative financing mechanisms that will ensure the milestones identified in 7a and 7b are met. Such fees shall be structured to ensure that development is revenue-neutral to the City, may be in addition to mitigation measures required by	Action LU-6.1F: Adjust the Public Facilities Fee structure to encourage development in areas where infrastructure is already present and ensure that non-infill pays its fair share of anticipated citywide capital facilities and operational costs.
	Policy LU-2.2: Facilitate the development of at least 4,400 new housing units in the Greater Downtown by 2040.
	Action LU-2.2C: Adjust the Public Facilities Fee structure to promote development in the Downtown.
	Policy LU-3.3: Maintain or expand the currently available amount of public park and open space area in each neighborhood.
	Action LU-3.3-D: Periodically review the City's Development Impact Fee requirements to determine whether they should be adjusted to reflect the City's recreation priorities.

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CEQA, and shall be based on a fiscal impact analysis and a public facilities financing plan.	Policy LU-6.1: Carefully plan for future development and proactively mitigate potential impacts.
	Action LU-6.1F: Adjust the Public Facilities Fee structure to encourage development in areas where infrastructure is already present and ensure that non-infill pays its fair share of anticipated citywide capital facilities and operational costs.
	Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.
	Action LU-6.2A: Implement an infill incentive program that encourages infill through expedited permitting, changes in fee structures, and other strategies.
	Policy LU-6.5: Improve and maintain the City's fiscal health.
	Action LU-6.5A: Require preparation of a fiscal impact analysis for large development projects and annexations to ensure a full accounting of infrastructure and public service costs, and require fiscal mitigations when necessary.
	Action LU-6.5B: Utilize development agreements to implement public facilities financing plans and secure fiscal mitigations.
	Action LU-6.5C: Utilize developer fees, the City's public facilities fees, and other methods to finance public facilities.
7d: Explore the feasibility of enhancing the financial viability of infill development in the Greater Downtown, through the use of such mechanisms as an infill mitigation bank.	Policy LU-2.1: Promote the Downtown and waterfront as a hub for regional commerce and entertainment, with high-quality housing to complement commercial activity and to infuse the area with daytime, evening, and weekend activity.
	Action LU-2.1A: Develop and utilize all available financing tools and incentives to stimulate Downtown investment.
	Action LU-2.1B: Provide flexibility for redevelopment of historic structures in the Downtown.
	Action LU-2.2C: Adjust the Public Facilities Fee structure to promote development in the Downtown.