

## CONTINUANCE

REQUEST FOR ANNEXATION AND PREZONING  
FOR A PROPOSED 217 LOT SINGLE-FAMILY  
RESIDENTIAL DEVELOPMENT AT  
2560 HALL AVENUE (P23-0346)

Agenda Item 16.3

July 29, 2025

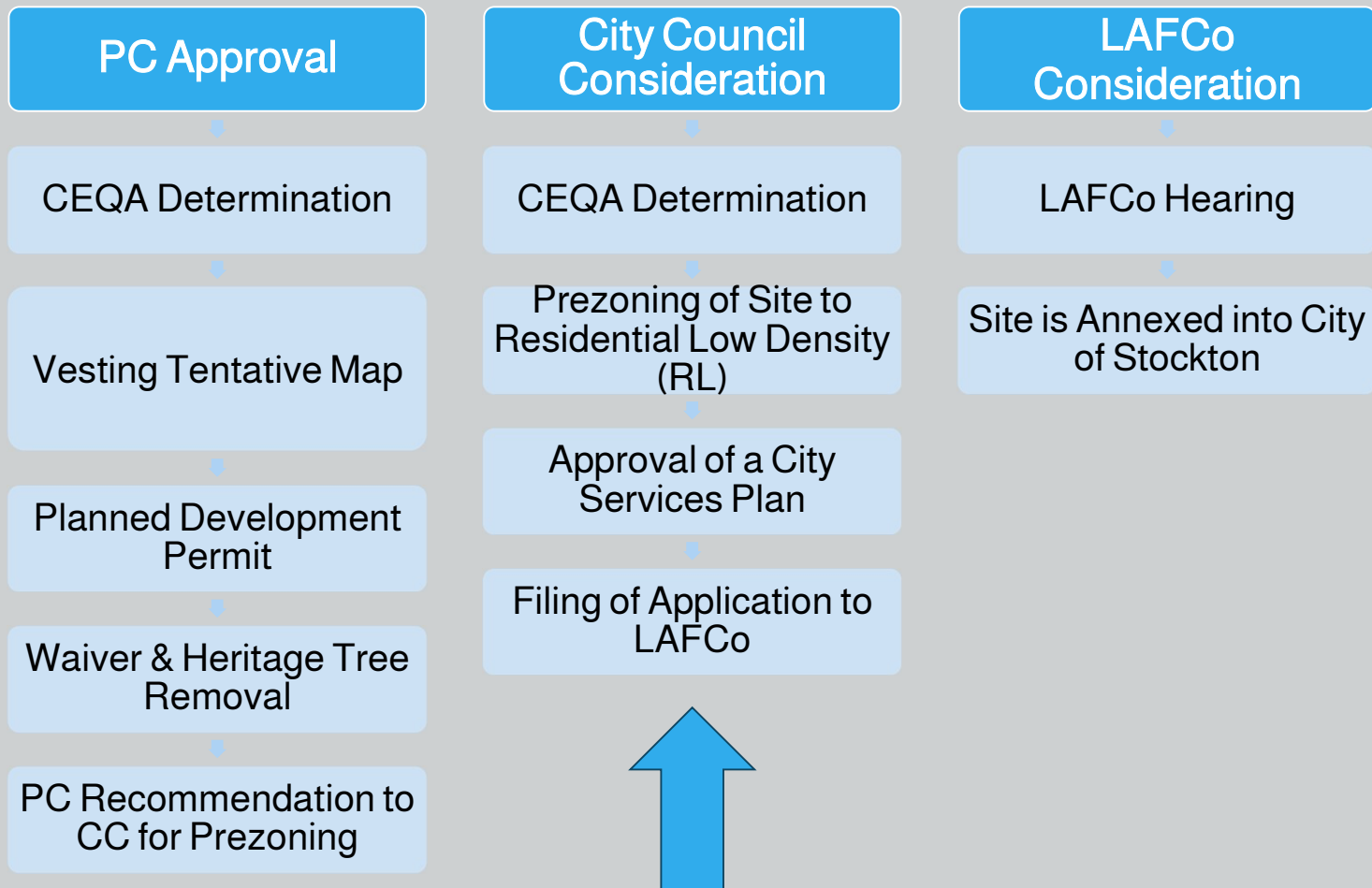
# LOCATION

## 2560 Hall Avenue

The Project site is located south of E. Charter Way and North/East of Mariposa Road.



# PROJECT ENTITLEMENTS



# PUBLIC OUTREACH & COMMENTS

## **4/1/2025 PUBLIC HEARING NOTICE**

- Published & sent to all property owners within 300'

## **4/10/2025 PLANNING COMMISSION HEARING**

- Hall Avenue residents expressed concerns in opposition citing traffic, biological resources, & noticing process
- Planning Commission Approved recommendation to City Council (6-0 unanimous vote)

## **5/7/2025 NEIGHBORHOOD MEETING**

- Mostly attended by neighbors from Hall Avenue and City staff
- Concerns raised about loss of neighborhood feel, heavy truck traffic during construction, wanting assurances park would be built in the project

## **6/25/2025 PUBLIC HEARING NOTICE**

- Published & sent to all property owners within 300'
- All Hall & Learned Avenue property owners also included

## **7/15/2025 CITY COUNCIL MEETING**

- Hall Avenue residents expressed concerns in opposition citing traffic and pedestrian safety
- Item was continued to 7/29 to allow additional time for applicant to address neighborhood concerns

## **7/22/2025 COURTESY PUBLIC HEARING NOTICE SENT**

- Published & sent to all property owners within 300'
- All Hall & Learned Avenue property owners included in addition to those within 300'

## **7/26/2025 NEIGHBORHOOD MEETING #2**

- All Hall Avenue residents invited to meet and discuss concerns and solutions
- Notices sent to all physical addresses as well as established e-mail distribution list





Tim Lewis Land Group  
**MURRAY RANCH**

*Stockton, California*

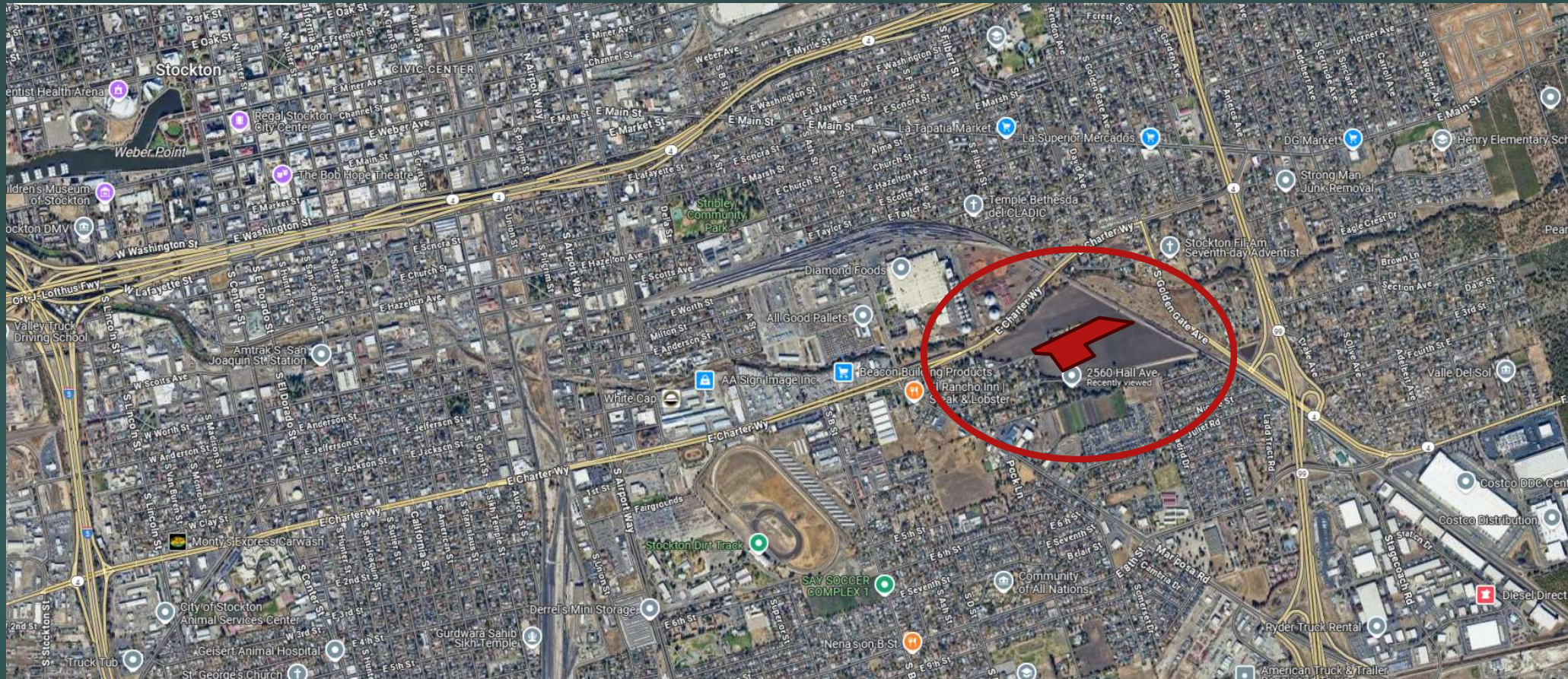
CITY COUNCIL

JULY 29, 2025



# LOCATION

1





# LOCATION

2





GRAPHIC SCALE



**LANDSCAPE ARCHITECTURE**  
**LAND PLANNING**  
1615 BONANZA STREET  
SUITE 114  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
www.rhodesdesign.com

**TIM LEWIS COMMUNITIES**  
3500 Douglas Boulevard  
Suite 219  
Roseville, Ca 95661  
TEL: 916.783.2300

**MURRAY RANCH**  
Stockton, CA  
April 10, 2025

**Preliminary Landscape Plan**  
**Open Space**

L1 A



*Developing a variety of homes across a spectrum of lot sizes, providing more affordable options*

- Creates viable housing for the near term
- Built in accordance with City General Plan's areas of planned growth
- Varied lot sizes (45 x 80, 50 x 90 and 50 x 95)
- Affordability by design, alternative to North Stockton master plans
- Creates new residential uses in District 6







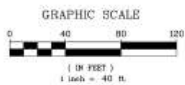
TOT LOT PLAY AREA WITH SECURITY FENCING



OVERLOOK BENCH SEATING AT EXISTING OAKS



FITNESS STATIONS



**IRPLEY**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
1615 BONANZA STREET  
SUITE 314  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
www.ripleydesign.com

**TIM LEWIS COMMUNITIES**  
3500 Douglas Boulevard  
Suite 270  
Roseville, Ca 95661  
TEL: 916.783.2300

**MURRAY RANCH**  
Stockton, CA  
April 10, 2025

**Preliminary Landscape Plan**  
**LOT A & B Concepts**

**L2**



TRIKE COURSE



FITNESS STATION



DOG PARK



SWING SETS



GRAPHIC SCALE  
0 40 80 120  
1" IN FEET  
1 inch = 40 ft.



LANDSCAPE ARCHITECTURE  
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MURRAY RANCH  
Stockton, CA  
April 10, 2025

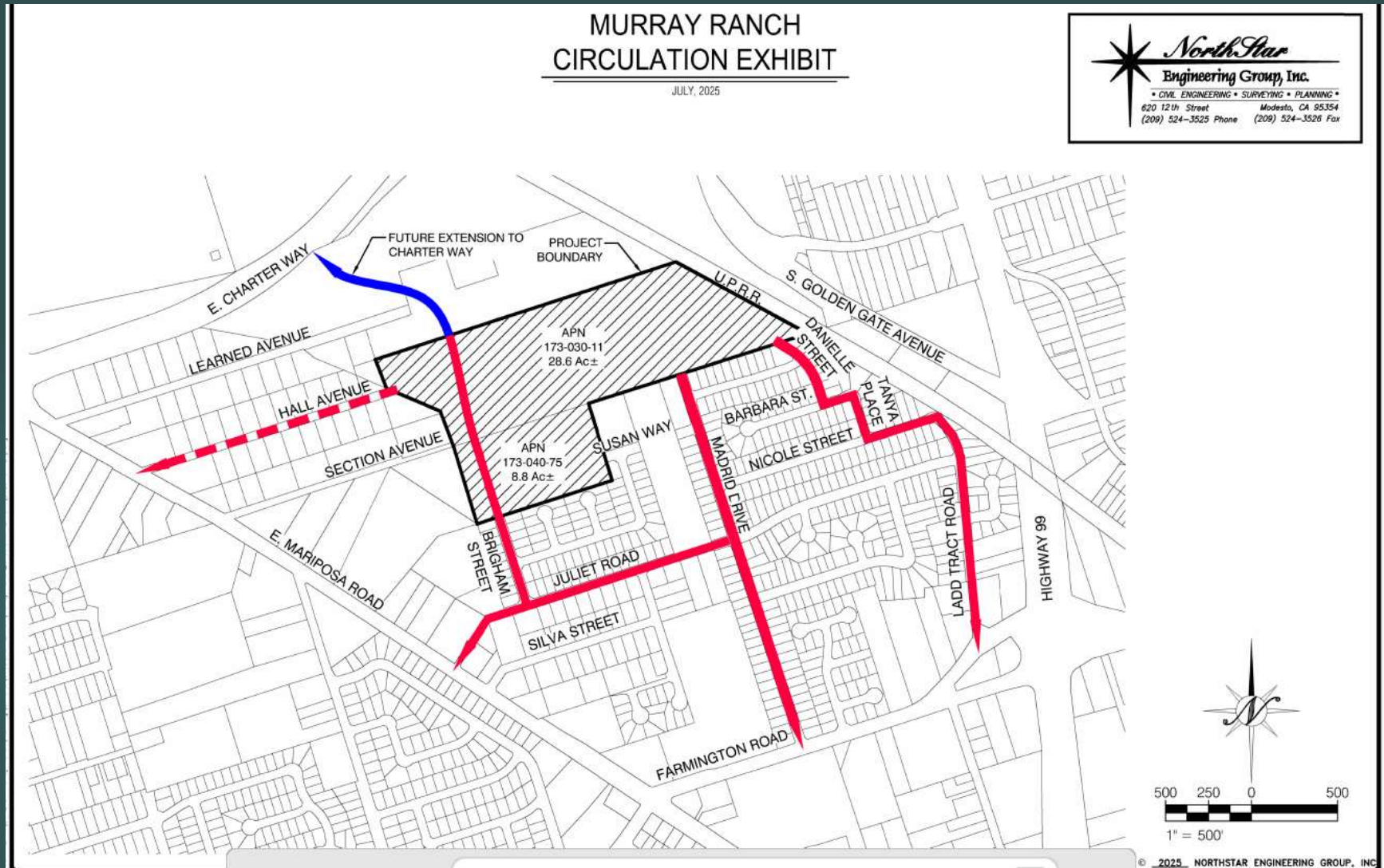
Preliminary Landscape Plan  
LOT C & D Concepts

L3



# ROADWAY CIRCULATION

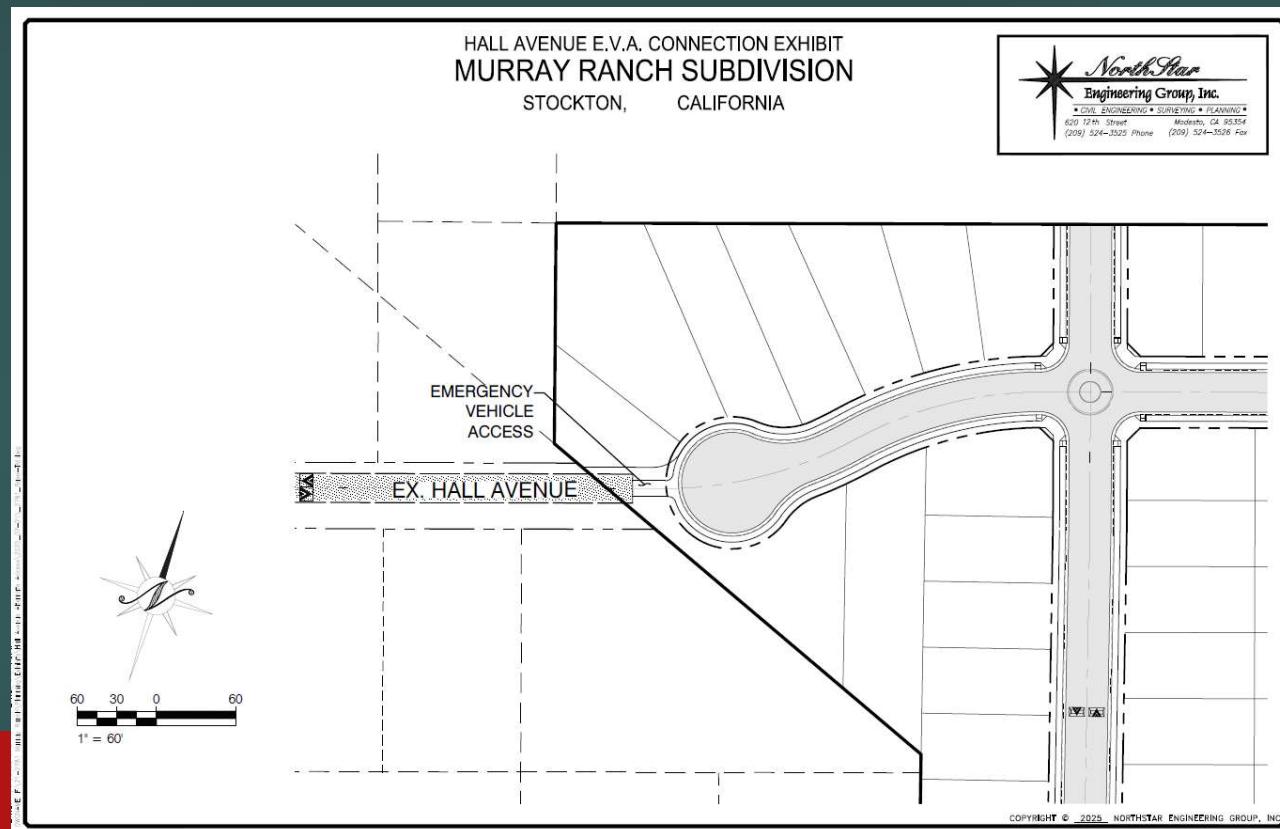
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# PROPOSED CONDITION

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- Upon construction initiation: Access to Murray Ranch from Hall Avenue will be closed to vehicular and construction traffic, except for Emergency Vehicle Access (EVA)
- If a vehicular connection to Dr. MLK Jr. Blvd is constructed by the future northern development by the time 100 building permits are issued OR September 1, 2029, whichever is later, the EVA-only access becomes permanent

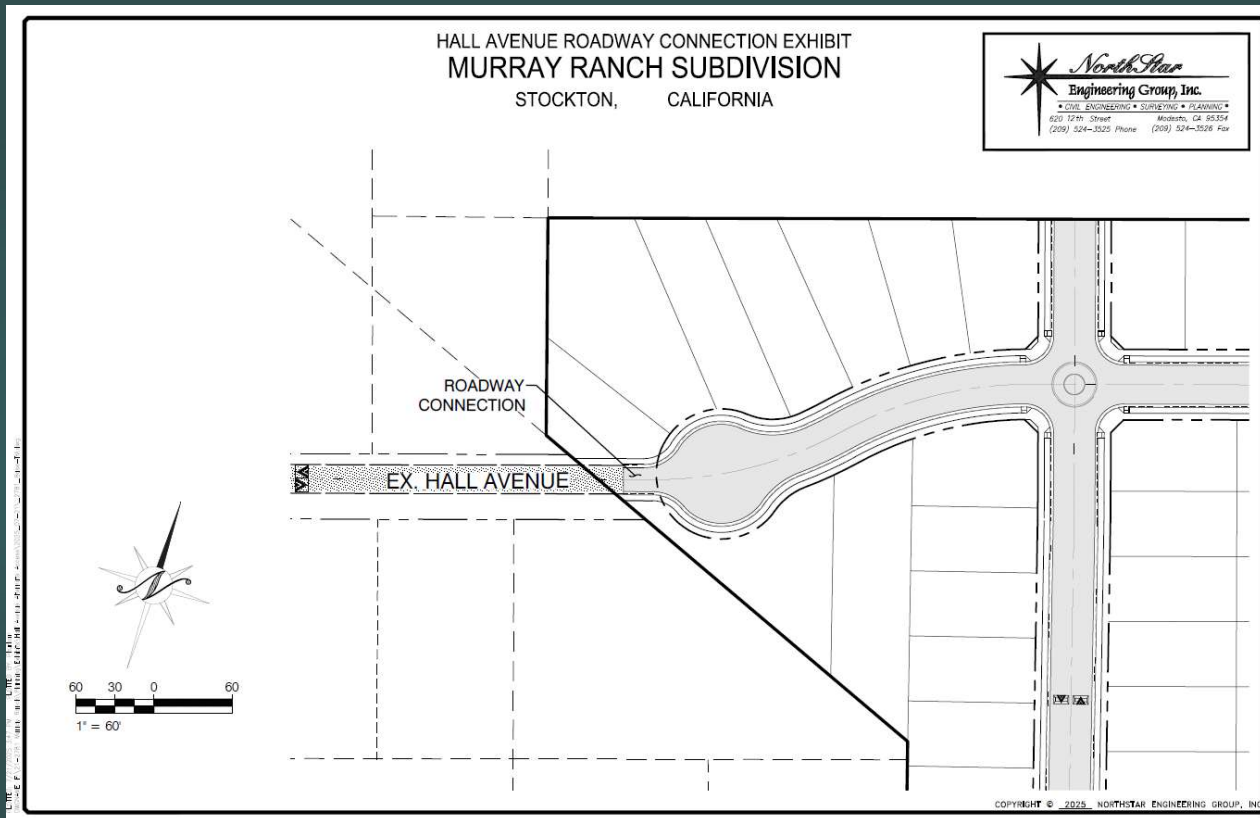




# PROPOSED CONDITION

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If a vehicular connection to Dr MLK Jr Blvd. is **not** constructed by the future northern development by the time 100 building permits are issued **OR** September 1, 2029, whichever is later, the following will occur:



- The EVA-only Connection will be removed & replaced with a Roadway Connection
- Hall Ave will be opened to through traffic, including Murray Ranch residents
- Three (3) Speed Humps will be installed on Hall Ave; location to be determined post neighborhood feedback



Tim Lewis Land Group  
**MURRAY RANCH**

*Stockton, California*

CITY COUNCIL

JULY 29, 2025



## CITY COUNCIL OPTIONS

A). Uphold Planning Commission approval of the Tentative Map indicating through-street access to Murray Ranch via Hall Avenue

B.) Require a new map condition and revision to the Tentative Map to reflect emergency vehicle access (EVA) only from Hall Avenue that can be converted to permanent through-street access with traffic calming if a new roadway connection to Dr. Martin Luther King Jr. Boulevard is not constructed by other development by September 1, 2029 or 100 building permits issued (whatever is later).

## PROPOSED NEW CONDITION TEXT

The ODS shall prepare design plans and obtain permit approvals from the City of Stockton and San Joaquin County to construct an emergency vehicle access (EVA) at the existing terminus of Hall Avenue in accordance with City Standards; To address future cumulative traffic conditions, construction of a new roadway is needed from street access established in the Murray Ranch subdivision to Dr. Martin Luther King Jr. Boulevard, through adjacent property to the north (that is not controlled by Murray Ranch developer). If said new roadway connection is not constructed by other development by issuance of the 100<sup>th</sup> building permit in Murray Ranch or by September 1, 2029, whichever occurs later, the ODS shall be responsible for preparing design plans and obtaining permit approvals from the City of Stockton and San Joaquin County for removal of the EVA and construction of Hall Avenue as a through-street for traffic with traffic calming improvements. The ODS shall meet with the residents on Hall Avenue to discuss traffic calming design options to achieve a consensus on the preferred design for the street to be open to through traffic. A surety bond or other acceptable form of security shall be provided to the City prior to approval of a final map to assure the construction of future roadway improvements.



# RECOMMENDATION

- ▶ **Find** No further environmental review is necessary
- ▶ **Adopt an Ordinance** The Rezoning of APNs 173-030-11 and 173-040-75 to Residential, Low (RL)
- ▶ **Adopt a Resolution** Authorizing the filing of an annexation application with the San Joaquin Local Agency Formation Commission
- ▶ **Authorize the City Manager** To take appropriate and necessary actions to carry out the purpose and intent of the approved resolutions and ordinance.  
  
A). To Uphold the Planning Commission's approval of the Tentative Map or, B.) Require a new map condition and revision to the Tentative Map to reflect emergency vehicle access from Hall Avenue that can be converted to permanent through-street access with traffic calming if a new roadway connection to Dr. Martin Luther King Jr. Boulevard is not constructed by other development by September 1, 2029.
- ▶ **Approve a Motion**