

# Disposition and Development Agreement with RBH Stockton OZ Project, LLC for the South Pointe Project

CITY COUNCIL MEETING  
FEBRUARY 6, 2024  
AGENDA ITEM 15.1



# Background

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- **1980's:** Redevelopment Agency (RDA) acquired properties along the south shore.
- **April 7, 2015:** Long Range Property Management Plan approved.
  - South Pointe as mixed-used waterfront development.
- **December 4, 2018: Envision Stockton 2040 General Plan adopted.**
  - **Policy LU-2.1** encourages the development of “high-quality housing to complement commercial activity and to infuse the area with daytime, evening, and weekend activity.”

# Background

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- **June 2020:** Request for Interest/Qualifications released.
- **December 15, 2020:** Council approved an ENRA with RBH Group.
- **May 2021:** Council deemed the parcels as surplus.
  - Pursuant to SLA, the notice period expired without a response.
- **March 2022:** Council authorized grant application to DTSC.
  - Awarded \$5.25M to cleanup South Pointe.
  - Remediation planning efforts are underway.



# Project Site

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**701 – 855 West Weber Avenue**

**Approx. 9.12 acres**

**Four vacant parcels**

# Present Situation

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- Mixed-use development on 4 City-Owned parcels (9.12 acres).
  - Market rate, workforce, and independent living senior units.
  - Retail space; Community/civic space; Parking; and
  - Site improvements: landscaping, lighting, and drainage facilities.
- DDA result of 3 years of negotiations:
  - City staff
  - Developer team
  - Environmental consultants
  - Burke, Williams & Sorensen
  - Economic & Planning Systems

# Present Situation

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- DDA outlines:
  - Project description and definition of terms;
  - Developer and City responsibilities, including site remediation;
  - Phased development milestones and conveyances;
  - Inclusionary housing: 15% of units reserved as affordable for lower income households;
  - CEQA compliance;
  - Schedule of performance; and
  - License & Maintenance Agreement for the existing shared public space.

# Project Phases

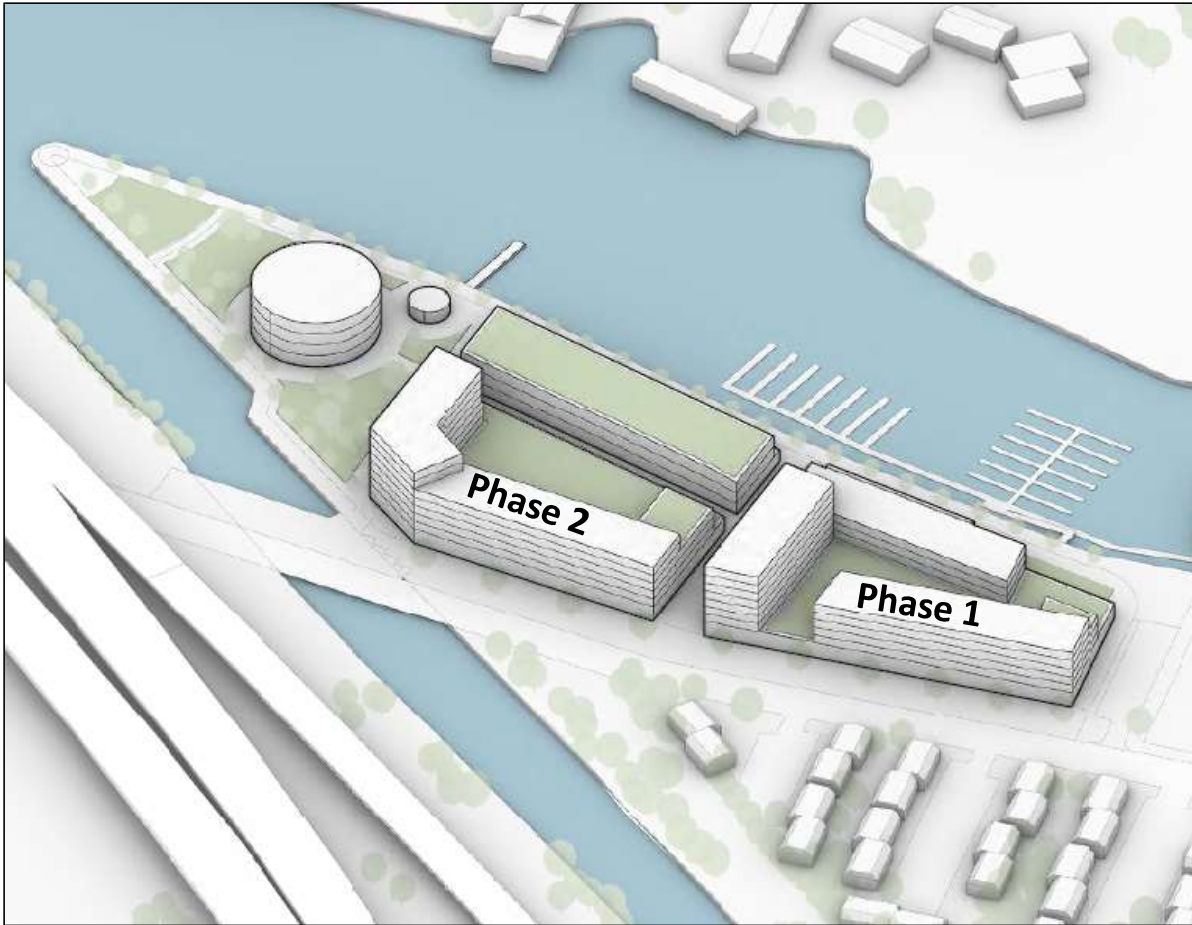
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- Phase 1:
  - No fewer than 300 housing units, including independent living senior units;
  - 4,000 sq ft of educational space;
  - 16,000 sq ft of retail and/or community facility space; and
  - Associated infrastructure.
- Phase 2:
  - No fewer than 220 housing units.
- Developer may maximize density to include additional units in accordance with applicable code and zoning.

# Conceptual Rendering

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**Aerial view from the south**





# Community Benefits

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- General Plan Goals:
  - High-quality housing.
  - Commercial activity (daytime, evening, and weekend).
- Mixed-income, multi-generational housing.
- \$100s of millions in private investment.
- Generation of sales tax from commercial activity and increased property taxes.
- Artwork installation.

# Next Steps

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- Planning Commission Approval
  - Commission Use Permit
  - CEQA: Addendum to the 2040 General Plan EIR
- Completion of Remedial Action Plan (RAP)
  - Procurement of remediation contractor
  - Implementation of RAP
  - Remediation approval by DTSC
- Following Schedule of Performance

# Recommendation

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- Adopt a Resolution:
  - Approving a Disposition and Development Agreement between the City of Stockton and RBH Stockton OZ Project, LLC for the South Pointe Project;
  - Authorizing the City Manager, or designee, to execute the Disposition and Development Agreement with RBH Stockton OZ Project, LLC;
  - Authorizing the filing of Notice of Exemption No. 01-24 under the California Environmental Quality Act (CEQA) for the disposition of real property for parcels which make up the South Pointe properties;

# Recommendation

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- Adopt a Resolution:
  - Authorizing the disposition of four City-owned parcels which make up the South Pointe properties, in accordance with the Disposition and Development Agreement;
  - Authorizing budgeting, and receiving of revenue associated with disposition of four City-owned parcels which make up the South Pointe properties; and
  - Authorizing the City Manager, or designee, to take whatever actions are necessary and appropriate to carry out the purpose and intent of this resolution.



CITY OF  
STOCKTON