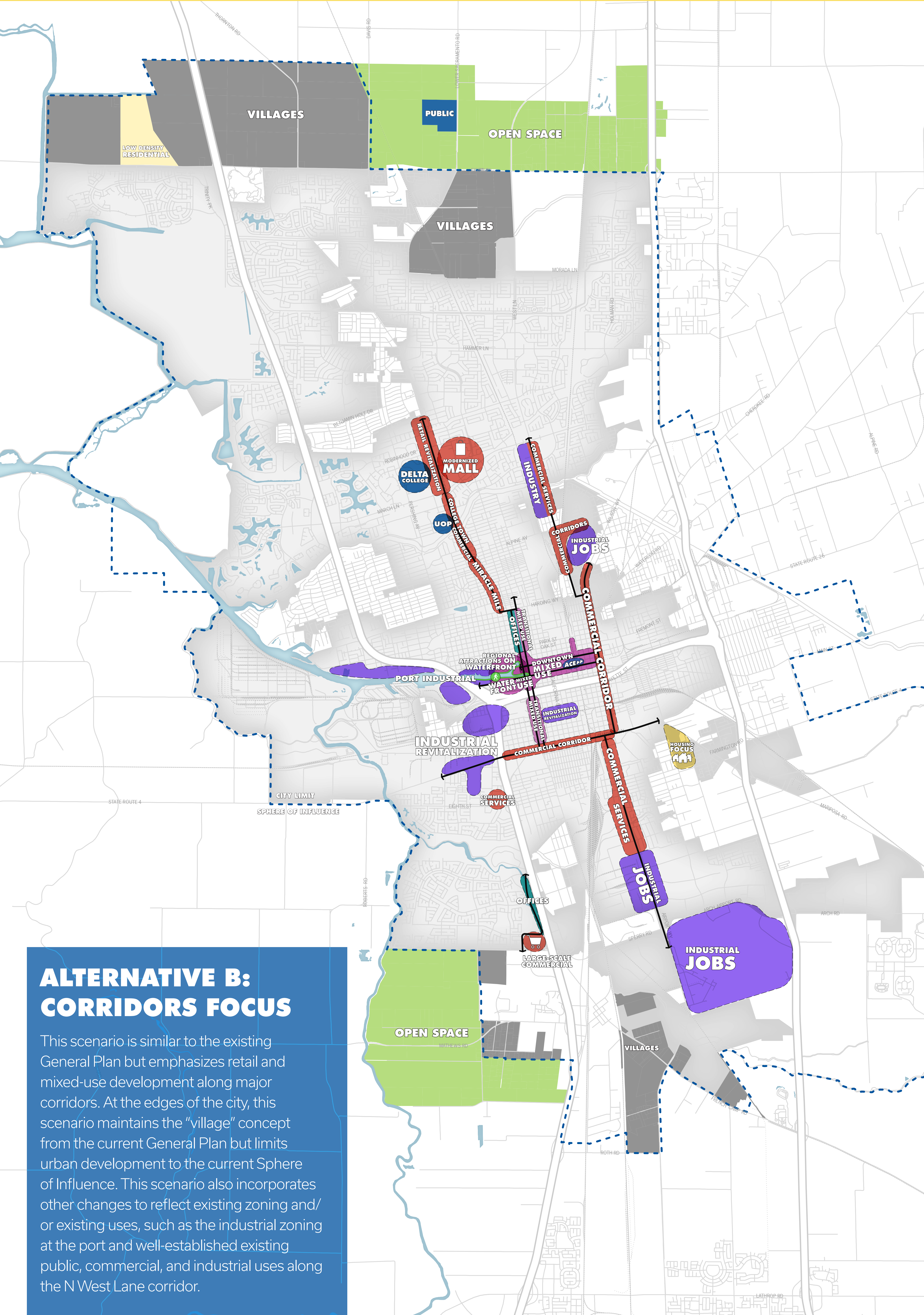


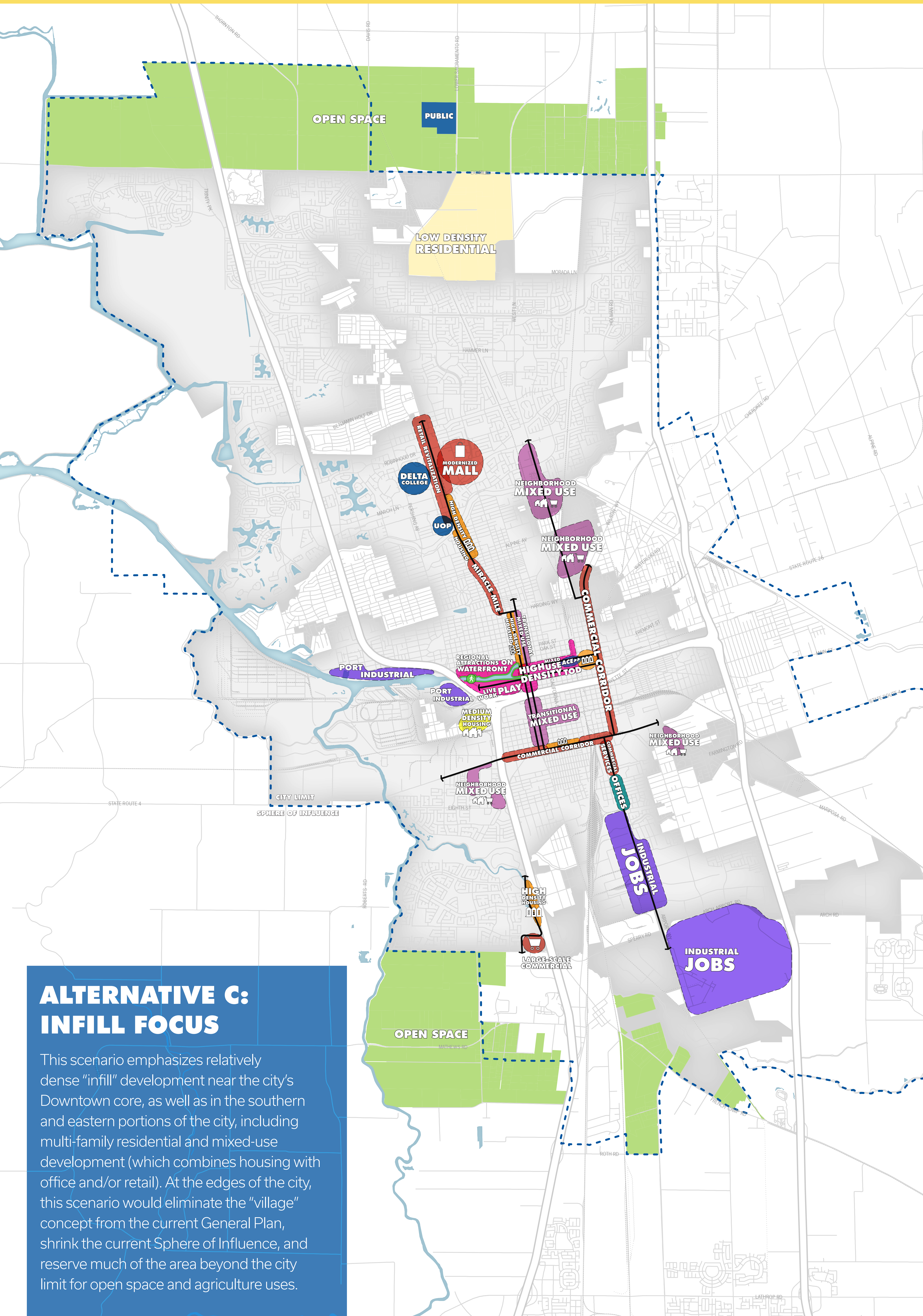
ALTERNATIVE A: EXISTING GENERAL PLAN

This scenario follows the land use designations identified in the current General Plan, which calls for most residential growth to occur in "villages" at the edges of the city that would include a range of housing choices and neighborhood amenities in new communities, including in some locations beyond the current "Sphere of Influence" (the area identified by the City and regional planning agencies for possible future expansion). Nonresidential growth is planned at regional and neighborhood commercial centers, new office uses along I-5 and in the Downtown, and new industrial uses in South Stockton.



ALTERNATIVE B: CORRIDORS FOCUS

This scenario is similar to the existing General Plan but emphasizes retail and mixed-use development along major corridors. At the edges of the city, this scenario maintains the “village” concept from the current General Plan but limits urban development to the current Sphere of Influence. This scenario also incorporates other changes to reflect existing zoning and/or existing uses, such as the industrial zoning at the port and well-established existing public, commercial, and industrial uses along the N West Lane corridor.



ALTERNATIVE C: INFILL FOCUS

This scenario emphasizes relatively dense “infill” development near the city’s Downtown core, as well as in the southern and eastern portions of the city, including multi-family residential and mixed-use development (which combines housing with office and/or retail). At the edges of the city, this scenario would eliminate the “village” concept from the current General Plan, shrink the current Sphere of Influence, and reserve much of the area beyond the city limit for open space and agriculture uses.