

**NORTH POINT PLANNING DISTRICT
at the Route 99 / Jack Tone Road Interchange (San Joaquin County)
JOBS OPPORTUNITY ZONE PROPOSAL SUMMARY**

Proposer

City of Ripon

Private Sector Partner

N/A

Zone Characteristics

This employment zone proposal consists of 407 acres in the City of Ripon, located north of Route 99 on both sides of Jack Tone Road. All acreage is zoned for urban uses, and 81% is vacant.

Existing Jobs/Housing Imbalance

The City of Ripon currently has a surplus of housing with a jobs to housing ratio of 0.5.

Development Proposal

The project would develop 70 acres of land as community commercial, 110 acres as highway services, 25 acres as professional office, 75 acres as light industrial, 25 acres as heavy industrial, 52 acres of mixed use, and 50 acres of municipal services. The City of Ripon would serve as the master developer. The City has utilized a \$2 million grant from the Economic Development Administration to extend city services to the site. A Benefits Assessment District has been created by the City so that cost sharing on infrastructure is done by the developers wanting to establish projects within the proposed zone. A zone designation can offset these costs for the developer and reimburse the city dollars that have been spent on these and other improvements.

Incentives

The City is interested in working with the IRP to establish incentives for the zone, including:

- A grant of \$2.5 million to \$5.0 million for infrastructure financing
- Empowerment Zone designation
- Tax Increment Financing
- Priority in the State's bond allocation process
- Educational Revenue Augmentation Funding (ERAF) reform, to allow local agencies to keep property taxes shifted to the State in 1993 to balance the state budget.

Performance Measures

In five years, the City estimates that 2,795 jobs will be created within the zone.