

**A.G. SPANOS BUSINESS PARK
West of I-5 and South of Eight Mile Road (San Joaquin County).
JOBS and HOUSING OPPORTUNITY ZONE PROPOSAL SUMMARY**

Proposer

City of Stockton

Private Sector Partner

A.G. Spanos Companies

Zone Characteristics

The Spanos opportunity zone is the only one submitted in San Joaquin County that would construct housing as well as promote employment opportunities. It consists of 219 acres southwest of the Interstate 5 and Eight Mile Road interchange in the northwestern part of the City of Stockton. The southern edge of the project is bounded by Bear Creek and land proposed for single family residential housing. North of the project, across Eight Mile Road, is an electrical substation and land used for agriculture. Immediately west are three electric power easements. Interstate 5 provides the eastern boundary of the site.

Existing Jobs/Housing Imbalance

In the year 2000, the City of Stockton had 96,290 jobs, and 107,450 employed residents, a ratio of .90 jobs per employed resident.

Development Proposal

The proposed business park would be a mixed-use master planned development that would consist of a corporate headquarters, office space, village and campus office uses, a hotel, retail services, multi-family residential housing, and open space areas. The entire project site is vacant and undeveloped and has been rough graded and improved with water, sewer and storm drainage. The site is zoned for commercial and single, two-family and multi family residential uses. The commercial zoning designations include commercial business and commercial residential uses. The project site is undergoing the final stages of a general plan amendment and rezoning, in which the site would be reclassified to a 'mixed-use' general plan and zoning land use designation to allow for a variety of urban uses.

Incentives

The proponents are interested in financial incentives that would facilitate progress towards completion of the project.

Performance Measures

Within five years, 3,040 jobs are projected to be created by the office park and 570 jobs created by retail services. Over the second five years, the project would create an additional 760 and 140 jobs at the office park and in retail services, respectively. Factoring in indirect jobs, it is projected that the proposal would create between 6,000 and 9,000 jobs over 10 years.