



Appendix G: Stockton Background Documents Affecting Visual Quality



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City of Stockton General Plan

Land Use

Action LU-1.3B Work with transportation agency partners and private property owners to improve maintenance, code enforcement, screening, and landscaping of viewsheds along major transportation routes into Stockton, including rail corridors, Highway 99, Highway 4, and Interstate 5.

Action LU-5.1C Require landscape plans to incorporate native and drought-tolerant plants in order to preserve the visual integrity of the landscape, conserve water, provide habitat conditions suitable for native vegetation, and ensure that a maximum number and variety of well-adapted plants are maintained.

Action LU-5.3A. At the interface between development and rural landscapes, use landscaping and other attractive edging instead of soundwalls and similar utilitarian edges of developments to maintain the visual integrity of open space.

Action LU-6.3D. Design public facilities and infrastructure to maintain and improve the visual quality of the urban environment, including through the following approaches:

- Designing buildings and infrastructure to fit into and complement their ultimate surroundings.
- Buffering buildings and infrastructure from their surroundings as appropriate to shield unsightly areas from public view.
- Providing appropriate landscaping.



City of Stockton Municipal Code

Title 15 Buildings and Construction

CHAPTER 15.32 MAINTENANCE, SECURITY AND REHABILITATION OF ABANDONED AND VACANT PROPERTY

15.32.010 Findings—Declaration of purpose.

- A. The Council finds that neglected, vacant, and abandoned properties are a major source of blight in residential and nonresidential neighborhoods, especially when owners or responsible persons fail to maintain and manage those properties in a manner that ensures they do not become a liability to the surrounding community. Vacant buildings often attract transients and criminals, including drug users and prostitutes. Use of vacant, unsecured buildings by transients and criminals, who may employ primitive cooking or heating methods, creates a risk of fire for the building and adjacent properties and presents a dangerous attractive nuisance to children. Vacant properties are often used as dumping grounds for drug paraphernalia, furniture, tires, garbage, junk and debris, and are frequently overgrown with weeds and vegetation. In addition, the presence of vacant buildings that are simply boarded up for long periods of time to prevent entry by transients or vandals very often discourages economic development and encourages graffiti, disrupting neighborhood stability, retarding appreciation of property values, and promoting blight conditions. As a result, neighboring property owners and occupants are denied full use and enjoyment of their property.
- B. The City currently expends vast resources monitoring and responding to the numerous health, welfare, safety, and economic problems caused by neglected, vacant properties. Because there is already a significant cost to the City for monitoring these properties, as well as a substantial toll on the citizens who are affected by the nuisance conditions created, the City Council finds there is an urgent need to implement a process by which these buildings are monitored and the costs borne by the owners of these properties, rather than the community. (Ord. 009-08 C.S. § 2; prior code § 14-520)