

VICINITY MAP

NOT TO SCALE

LEGEND

APN	ASSESSORS PARCEL NUMBER
A/UR	AGRICULTURE URBAN RESERVE
AG-40	GENERAL AGRICULTURE
GP	GENERAL PLAN
IL	LIMITED/LIGHT INDUSTRIAL
SJC	SAN JOAQUIN COUNTY

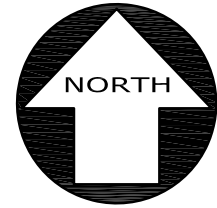


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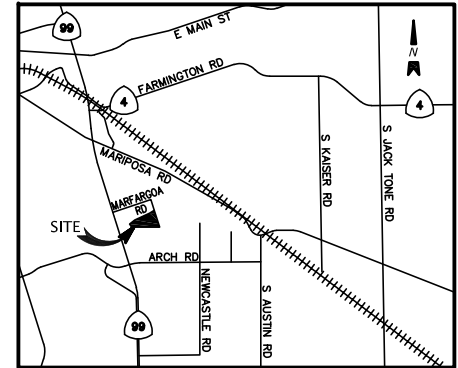
**PREZONE EXHIBIT
FOR ANNEXATION OF APN 181-100-090-000**

STOCKTON, SAN JOAQUIN COUNTY CALIFORNIA

DATE	NOV., 2019
SCALE	1" = 500'
BY	DAJ
JOB NO.	A07567-103
SHEET	1 OF 1



0 150' 300' 600'
Scale 1" = 300'

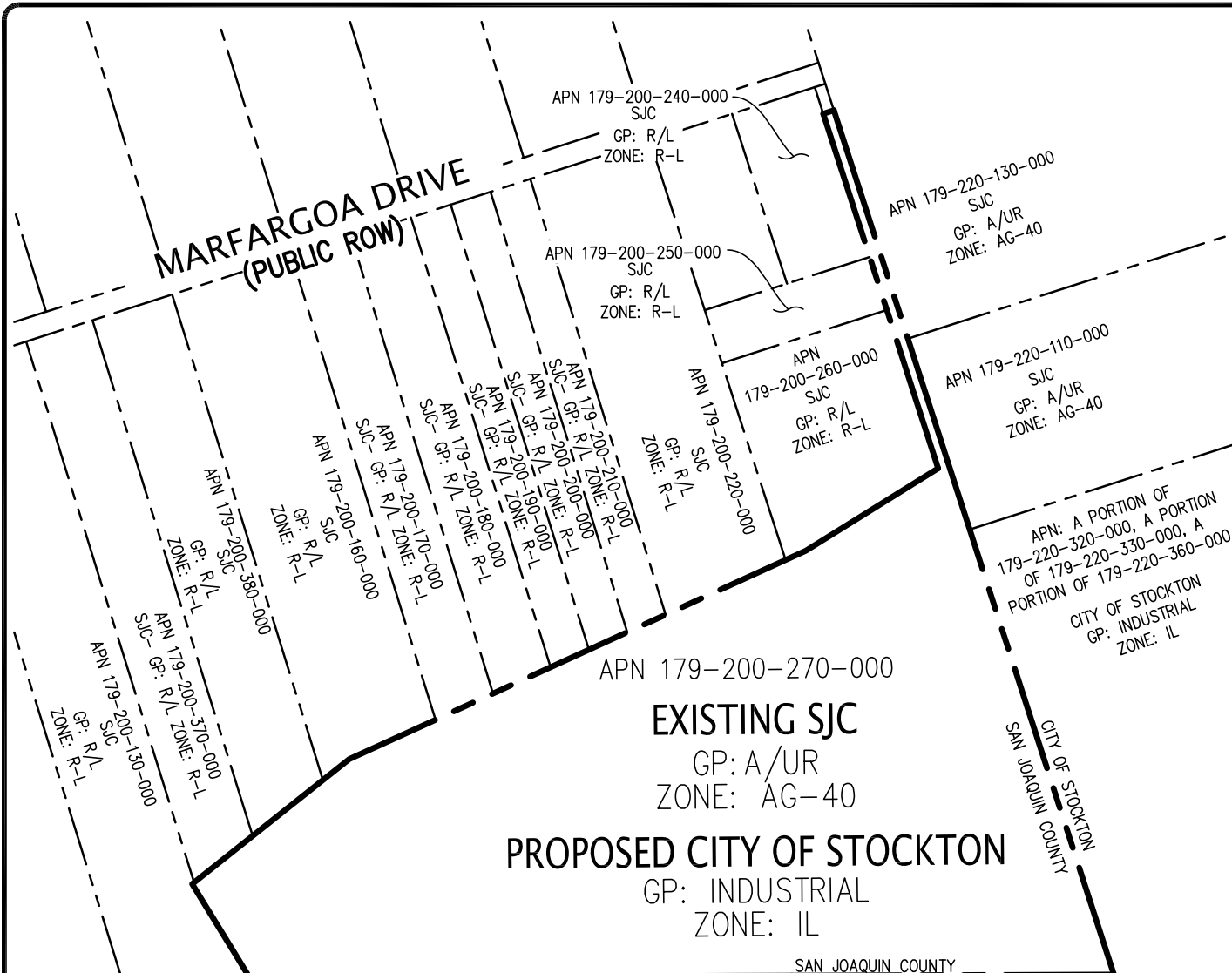


VICINITY MAP

NOT TO SCALE

LEGEND

APN	ASSESSORS PARCEL NUMBER
A/UR	AGRICULTURE URBAN RESERVE
AG-40	GENERAL AGRICULTURE
GP	GENERAL PLAN
IL	LIMITED/LIGHT INDUSTRIAL
R/L	LOW DENSITY RESIDENTIAL
SJC	SAN JOAQUIN COUNTY



APN 179-250-280-000 CITY OF STOCKTON GP: INDUSTRIAL ZONE: IL	APN 179-250-030-000 CITY OF STOCKTON GP: INDUSTRIAL ZONE: IL	APN 179-250-040-000 CITY OF STOCKTON GP: INDUSTRIAL ZONE: IL	APN 179-250-050-000 CITY OF STOCKTON GP: INDUSTRIAL ZONE: IL	APN 179-250-420-000 CITY OF STOCKTON GP: INDUSTRIAL ZONE: IL	APN 179-250-430-000 CITY OF STOCKTON GP: INDUSTRIAL ZONE: IL
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**PREZONE EXHIBIT
FOR ANNEXATION OF APN 179-200-270-000**

STOCKTON, SAN JOAQUIN COUNTY CALIFORNIA

DATE	NOV., 2019
SCALE	1" = 300'
BY	DAJ
JOB NO.	A07567-103
SHEET	1 OF 1

LAFCO 19-____
SANCHEZ PROPERTY ANNEXATION
TO CITY OF STOCKTON
ANNEXATION NO. _____

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 27 AND 26, TOWNSHIP 1 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27 (T1N, R7E), SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO ANTHONY A. SANCHEZ AND STEVEN A. SANCHEZ, CO-TRUSTEES UNDER THE WILL OF ROBERTA SANCHEZ, TRUST B, RECORDED MAY 18, 2018, AS DOCUMENT NO. 2018-055198, SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID SANCHEZ TRUST PARCEL AND THE NORTHERLY LINE OF SECTION 27, SOUTH 89° 58' 14" EAST, 1753.79 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO BURLINGTON NORTH AND SANTA FE RAILWAY COMPANY, RECORDED APRIL 15, 2003, AS DOCUMENT NO. 2003-079581, SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE LINE COMMON TO THE SAID PARCELS THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 1100.08 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 51° 41' 41" EAST, THROUGH A CENTRAL ANGLE OF 50° 02' 54", AN ARC DISTANCE OF 960.93 FEET,
- 2) SOUTH 88°21' 13" EAST, 11.31 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AUSTIN ROAD, A 60-FOOT-WIDE PUBLIC RIGHT OF WAY AT THIS POINT, AND
- 3) ALONG SAID LINE NORTH 00° 16' 34" WEST, 417.32 FEET, TO A POINT ALONG THE NORTHERLY LINE OF SAID SECTION 27 (T1N, R7E).

THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 58' 14" EAST, 60.00 FEET TO THE NORTHEASTERLY CORNER OF SAID SECTION 27 (T1N, R7E), SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF AUSTIN ROAD, A 60-FOOT-WIDE PUBLIC RIGHT OF WAY AT THIS POINT;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALSO BEING THE EASTERLY LINE OF SAID SECTION 27 (T1N, R7E), SOUTH 00° 16' 34" EAST, 2064.98 FEET, TO AN ANGLE POINT IN SAID EASTERLY RIGHT OF WAY LINE;

THENCE LEAVING SAID EASTERLY LINE OF SECTION 27 (T1N R7E) AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 03° 01' 17" EAST, 626.36 FEET, TO A POINT OF INTERSECTION WITH THE SAID EASTERLY RIGHT OF WAY LINE AND THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF ARCH ROAD, A 72' WIDE PUBLIC RIGHT OF WAY;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF AUSTIN ROAD, AND ALONG SAID EXTENSION AND THE SOUTHERLY RIGHT OF WAY LINE OF ARCH ROAD, SOUTH 89° 59' 12" WEST, 2685.13 FEET, TO A POINT OF INTERSECTION WITH THE SAID SOUTHERLY RIGHT OF WAY LINE AND THE EXTENSION OF THE WESTERLY LINE OF SAID SANCHEZ TRUST PARCEL (2018-055198 OR), SAID POINT ALSO BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 27 (T1N, R7E);

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE OF ARCH ROAD, AND ALONG SAID EXTENSION, THE WESTERLY LINE OF SAID SANCHEZ TRUST PARCEL (2018-055198 OR) AND THE CENTERLINE OF SAID SECTION 27, NORTH 00° 16' 03" WEST, 2692.46 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 158.69 ACRES, MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT (GOVERNMENT CODE SECTION 66410) AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

EXHIBIT "B" A PLAT IS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

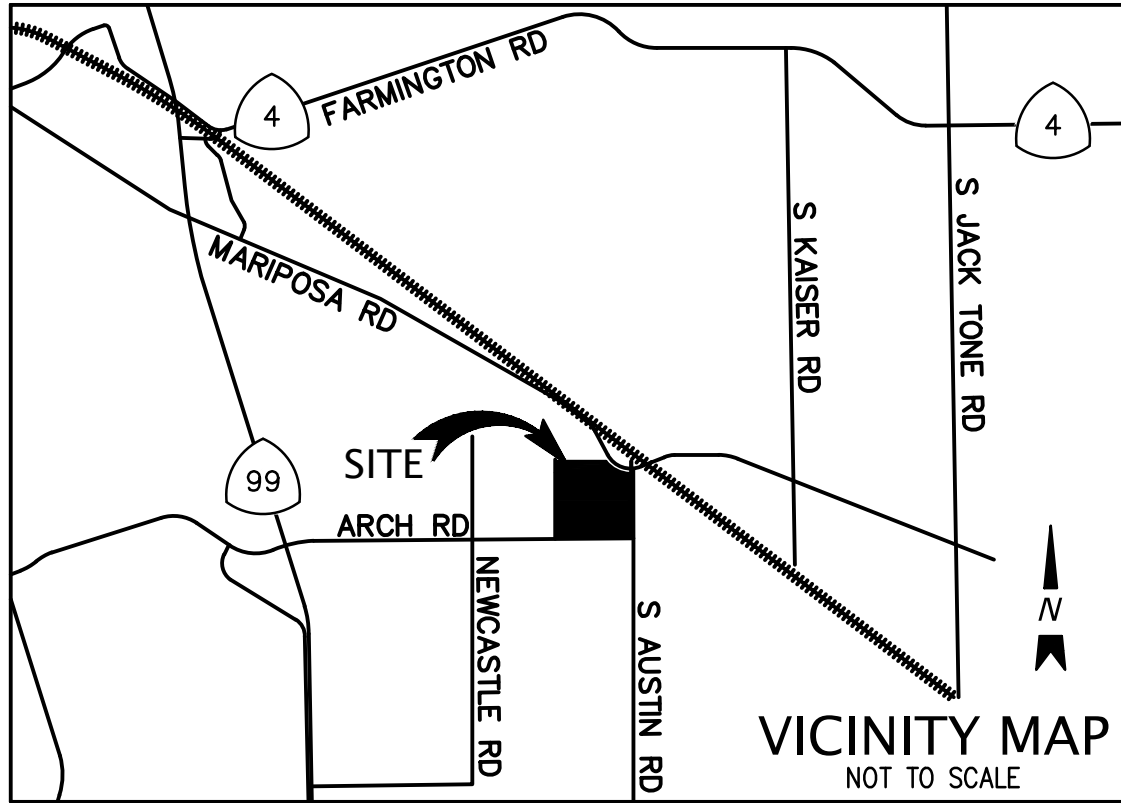
GARY K. LAMB, P.L.S. 6627

DATE

THIS DESCRIPTION CONFORMS TO THE LAFCO REQUIREMENTS.

JAMES E. HART, P.L.S. 8657
COUNTY SURVEYOR

DATE



THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION.
 FOR ASSESSMENT PURPOSES ONLY, THIS DESCRIPTION IS NOT A LEGAL PROPERTY
 DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED
 AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

THIS DESCRIPTION CONFORMS TO THE LAFCO REQUIREMENTS.

DATED THIS ____ DAY OF _____, 2019.

DATED THIS ____ DAY OF _____, 2019.

 GARY K. LAMB, P.L.S. NO. 6627

 JAMES E. HART, COUNTY SURVEYOR
 P.L.S. NO. 8657



KIER+WRIGHT

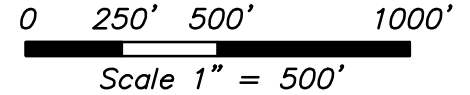
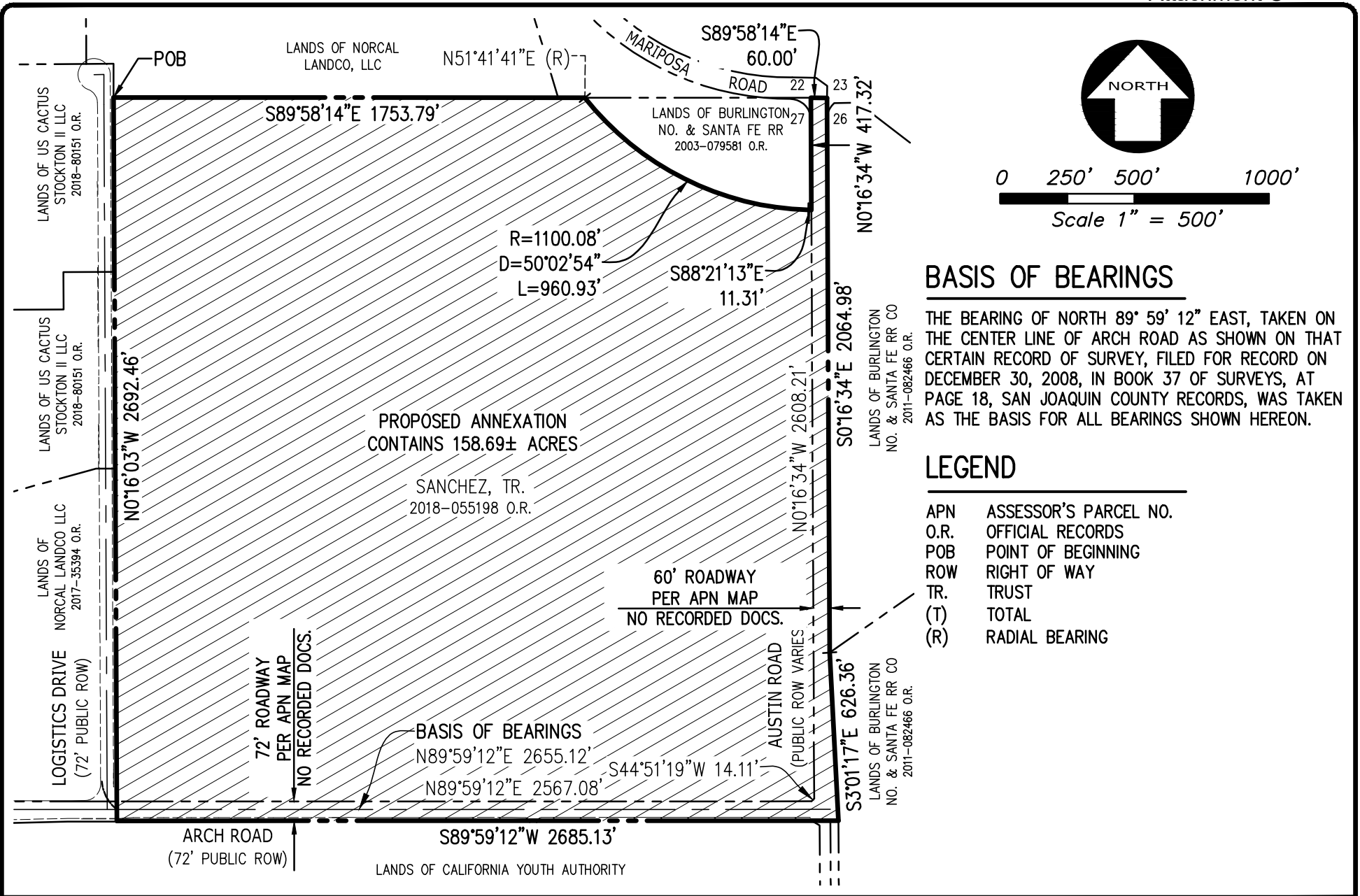
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 Manteca, CA 95337

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EXHIBIT "B"
LAFCO 19-____
CITY OF STOCKTON ANNEXATION NO. ____

UNINCORPORATED SAN JOAQUIN COUNTY CALIFORNIA

DATE	NOV., 2019
SCALE	NTS
BY	GKL
JOB NO.	A07567-103
SHEET	1 OF 2



BASIS OF BEARINGS

THE BEARING OF NORTH 89° 59' 12" EAST, TAKEN ON THE CENTER LINE OF ARCH ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON DECEMBER 30, 2008, IN BOOK 37 OF SURVEYS, AT PAGE 18, SAN JOAQUIN COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

- APN ASSESSOR'S PARCEL NO.
- O.R. OFFICIAL RECORDS
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- TR. TRUST
- (T) TOTAL
- (R) RADIAL BEARING



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EXHIBIT "B"
LAFCO 19-__

CITY OF STOCKTON ANNEXATION NO. __

UNINCORPORATED

SAN JOAQUIN COUNTY

CALIFORNIA

DATE	NOV., 2019
SCALE	1" = 500'
BY	GKL
JOB NO.	A07567-103
SHEET	2 OF 2

Parcel Map Check Report

Client: Client
Prepared by: Gary Lamb
 KIER & WRIGHT
 250 Cherry Lane, Suite 208

Date: 11/11/2019 4:56:19 PM

Parcel Name: BNDRY-LOT - SANCHEZ ANNEX CLOSURE

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 2,155,504.0599' East: 6,367,580.3361'

Segment# 1: Line

Course: S89° 58' 14"E Length: 1,753.79'
 North: 2,155,503.1587' East: 6,369,334.1259'

Segment# 2: Curve

Length: 960.93' Radius: 1,100.08'
 Delta: 50° 02' 54" Tangent: 513.54'
 Chord: 930.67' Course: S63° 19' 46"E
 Course In: N51° 41' 41"E Course Out: S1° 38' 47"W
 RP North: 2,156,185.0447' East: 6,370,197.3798'
 End North: 2,155,085.4188' East: 6,370,165.7735'

Segment# 3: Line

Course: S88° 21' 13"E Length: 11.31'
 North: 2,155,085.0939' East: 6,370,177.0788'

Segment# 4: Line

Course: N0° 16' 34"W Length: 417.64'
 North: 2,155,502.7290' East: 6,370,175.0662'

Segment# 5: Line

Course: S89° 58' 14"E Length: 60.00'
 North: 2,155,502.6982' East: 6,370,235.0662'

Segment# 6: Line

Course: S0° 16' 34"E Length: 2,064.98'
 North: 2,153,437.7422' East: 6,370,245.0174'

Segment# 7: Line

Course: S3° 01' 17"E Length: 626.36'

North: 2,152,812.2529'

East: 6,370,278.0321'

Segment# 8: Line

Course: S89° 59' 12"W

North: 2,152,811.6280'

Length: 2,685.13'

East: 6,367,592.9021'

Segment# 9: Line

Course: N0° 16' 03"W

North: 2,155,504.0587'

Length: 2,692.46'

East: 6,367,580.3317'

Perimeter: 11,272.59'

Error Closure: 0.0045

Error North : -0.00127

Area: 158.6849Acre

Course: S73° 43' 00"W

East: -0.00436

Precision 1: 2,505,022.22

LAFCO 19-____
NORCAL LANDCO, LLC PROPERTY ANNEXATION
TO CITY OF STOCKTON
ANNEXATION NO. _____

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 114 OF THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION NO. 4, CLARKADOTA FIG PLANTATIONS" FILED FOR RECORD ON JUNE 8, 1921, IN VOL 10 OF MAPS AND PLATS, PAGE 38, SAN JOAQUIN COUNTY RECORDS, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JULY 31, 2019, AS DOCUMENT NO. 2019-081524, SAN JOAQUIN COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID LOT 114, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 6 OF THAT CERTAIN PARCEL MAP FILED FOR RECORD ON NOVEMBER 29, 2018, IN BOOK 216 OF MAPS AND PLATS, PAGE 119, SAN JOAQUIN COUNTY RECORDS, AND SAID POINT ALSO BEING ALONG THE NORTHERLY LINE OF THAT CERTAIN TRACT 1959, FILED FOR RECORD APRIL 19, 1985, IN VOLUME 27 OF MAPS AND PLATS, PAGE 34, SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 114 AND THE NORTHERLY LINE OF SAID TRACT 1959 (27 MP 34) SOUTH 89° 48' 09" EAST, 1550.11 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 114;

THENCE LEAVING SAID LINE AND RUNNING ALONG THE GENERAL NORTHWESTERLY LINE OF SAID LOT 114 THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 31° 30' 37" WEST, 196.46 FEET,
- 2) NORTH 51° 31' 23" EAST, 360.00 FEET,
- 3) NORTH 65° 27' 23" EAST, 900.00 FEET,
- 4) NORTH 58° 05' 23" EAST, 279.39 FEET, AND
- 5) NORTH 17° 56' 37" WEST, 668.50 FEET, TO THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND QUITCLAIMED TO SAN JOAQUIN COUNTY IN THE CERTAIN DEED RECORDED DECEMBER 29, 1958 IN BOOK 2130, PAGE 342, SAN JOAQUIN COUNTY RECORDS;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL NORTH 72° 07' 09" EAST, 20.00 FEET, TO THE SOUTHEAST CORNER THEREOF;

THENCE LEAVING SAID LINE AND RUNNING ALONG THE EASTERLY LINE OF SAID LOT 114 (10 MP 38), SOUTH 17° 56' 37" EAST, 790.72 FEET TO THE NORTHEASTERLY CORNER OF THE HEREINABOVE SAID PARCEL 6 (216 MP 119);

THENCE CONTINUING ALONG SAID EASTERLY LINE AND THE WESTERLY LINE OF SAID PARCEL 6, SOUTH 17° 56' 37" EAST, 838.78 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 20.81 ACRES, MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT (GOVERNMENT CODE SECTION 66410) AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

EXHIBIT "B" A PLAT IS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

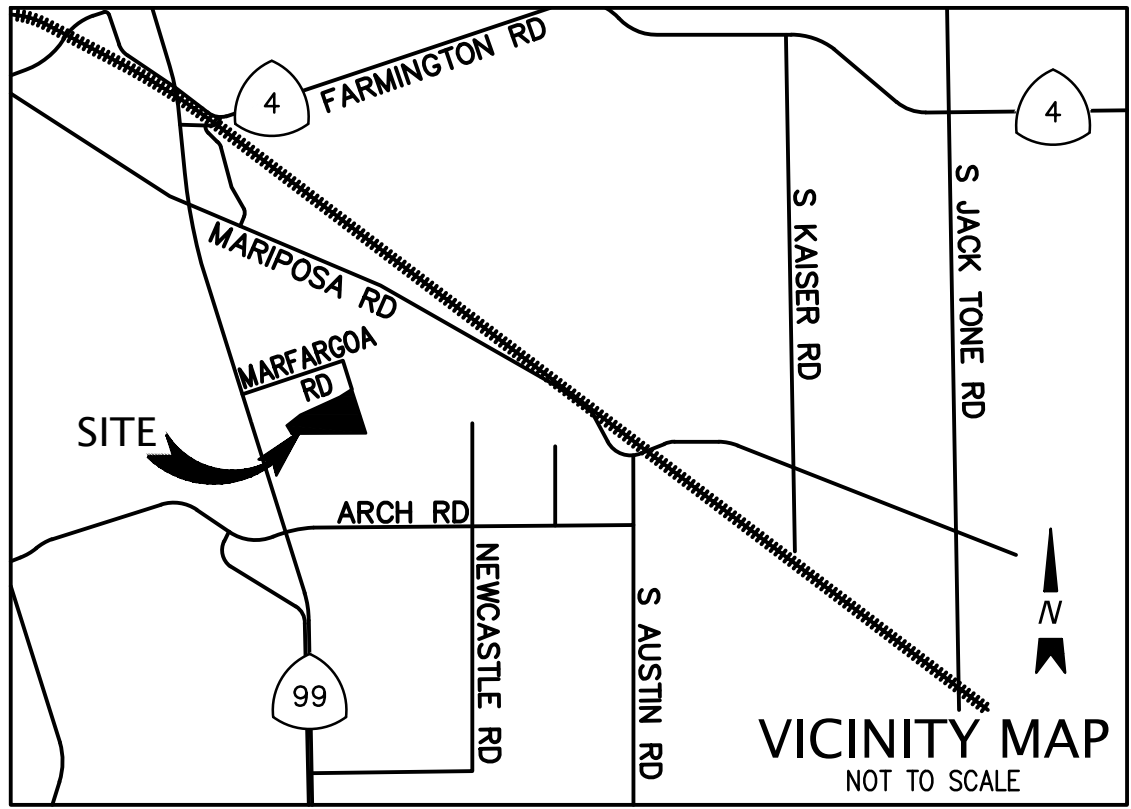
GARY K. LAMB, P.L.S. 6627

DATE

THIS DESCRIPTION CONFORMS TO THE LAFCO REQUIREMENTS.

JAMES E. HART, P.L.S. 8657
COUNTY SURVEYOR

DATE



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 DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED
 AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

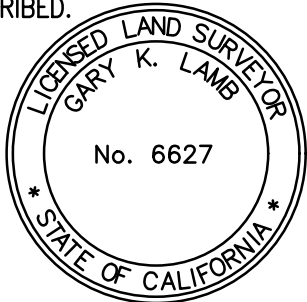
THIS DESCRIPTION CONFORMS TO THE LAFCO REQUIREMENTS.

DATED THIS _____ DAY OF _____, 2019.

DATED THIS _____ DAY OF _____, 2019.

 GARY K. LAMB, P.L.S. NO. 6627

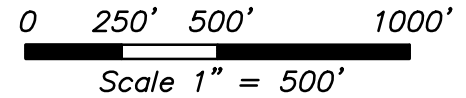
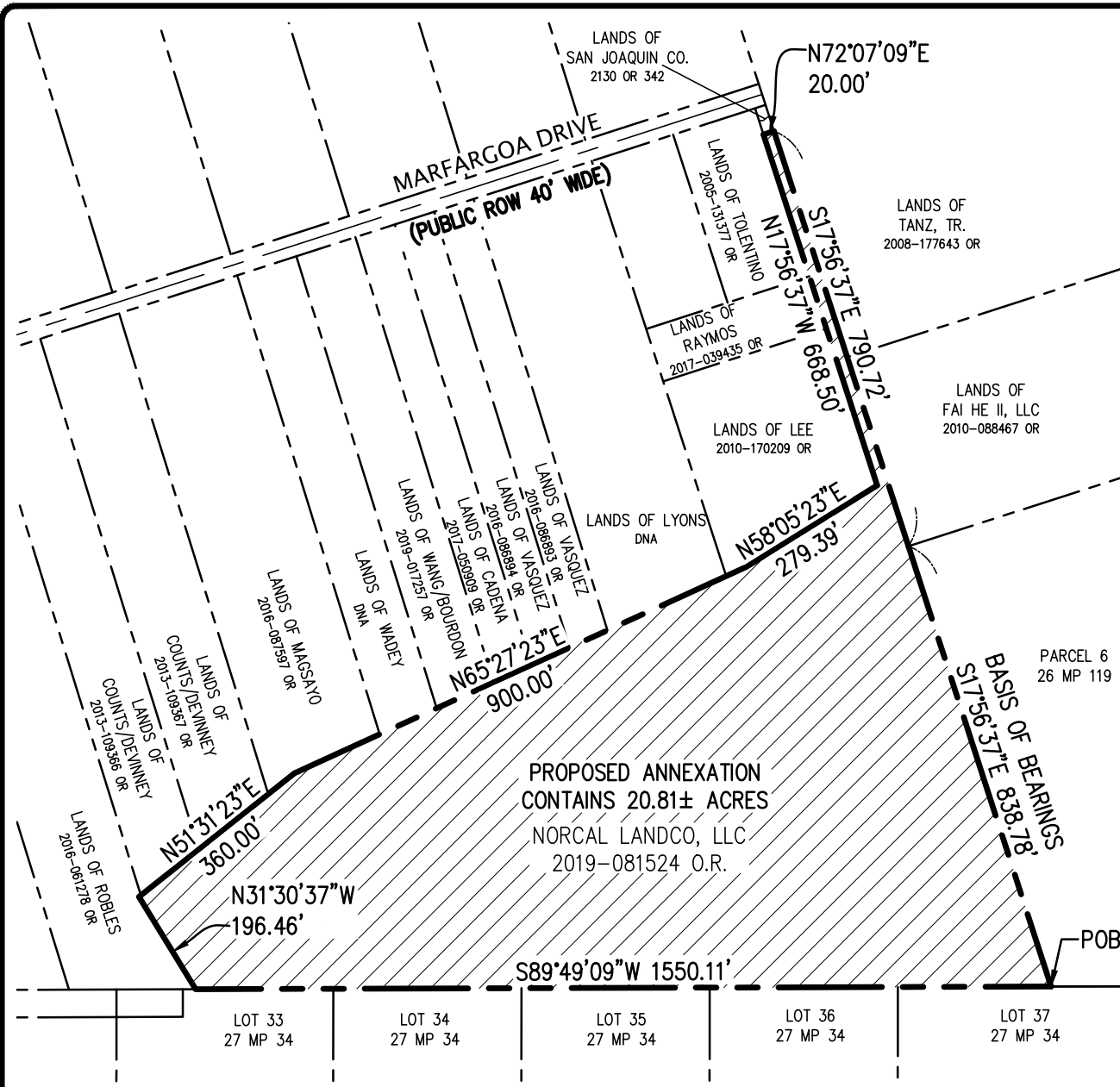
 JAMES E. HART, COUNTY SURVEYOR
 P.L.S. NO. 8657



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EXHIBIT "B"
LAFCO 19-_____
CITY OF STOCKTON ANNEXATION NO. _____
 UNINCORPORATED SAN JOAQUIN COUNTY CALIFORNIA

DATE	NOV., 2019
SCALE	NTS
BY	GKL
JOB NO.	A07567-103
SHEET	1 OF 2



BASIS OF BEARINGS

THE BEARING OF NORTH 17° 56' 37" WEST TAKEN ON THE WESTERLY LINE OF PARCEL 6 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON NOVEMBER 29, 2018, IN BOOK 26 OF MAPS AND RECORDS, AT PAGE 119, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

- DNA DOCUMENT NOT AVAILABLE
- MP MAPS & PLATS
- O.R. OFFICIAL RECORDS
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY

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EXHIBIT "B"
LAFCO 19-__
CITY OF STOCKTON ANNEXATION NO. __
 UNINCORPORATED SAN JOAQUIN COUNTY CALIFORNIA

DATE	NOV., 2019
SCALE	1" = 500'
BY	GKL
JOB NO.	A07567-103
SHEET	2 OF 2

Parcel Map Check Report

Client: Client
Prepared by: Gary Lamb
 KIER & WRIGHT
 250 Cherry Lane, Suite 208

Date: 11/13/2019 2:02:20 PM

Parcel Name: BNDRY-LOT|1 - MARFARGOA ANNEX

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 2,154,638.6913' East: 6,352,664.6909'

Segment# 1: Line

Course: S89° 49' 09"W Length: 1,550.11'
 North: 2,154,633.7990' East: 6,351,114.5886'

Segment# 2: Line

Course: N31° 30' 37"W Length: 196.46'
 North: 2,154,801.2902' East: 6,351,011.9085'

Segment# 3: Line

Course: N51° 31' 23"E Length: 360.00'
 North: 2,155,025.2821' East: 6,351,293.7376'

Segment# 4: Line

Course: N65° 27' 23"E Length: 900.00'
 North: 2,155,399.1293' East: 6,352,112.4184'

Segment# 5: Line

Course: N58° 05' 23"E Length: 279.39'
 North: 2,155,546.8122' East: 6,352,349.5861'

Segment# 6: Line

Course: N17° 56' 37"W Length: 668.50'
 North: 2,156,182.7965' East: 6,352,143.6340'

Segment# 7: Line

Course: N72° 07' 09"E Length: 20.00'
 North: 2,156,188.9373' East: 6,352,162.6680'

Segment# 8: Line

Course: S17° 56' 37"E Length: 790.72'

North: 2,155,436.6777'

East: 6,352,406.2737'

Segment# 9: Line

Course: S17° 56' 37"E

Length: 838.78'

North: 2,154,638.6959'

East: 6,352,664.6857'

Perimeter: 5,603.95'

Area: 20.8106Acre

Error Closure: 0.0068

Course: N48° 32' 24"W

Error North : 0.00453

East: -0.00513

Precision 1: 824,111.76

Agenda Item A –City Services Plan and Parcel Map for Sanchez-Hoggan Annexation Project located at near the northwest corner of the intersection of Arch Road and Austin Road APN 181-100-09 and 179-200-27 (Application #P19-0691)

Staff Recommendation: Staff recommends the Development Review Committee (DRC) forward an approval recommendation for the revised City Services Plan to the Stockton City Manager based on the findings and subject to the conditions herein.

Description:

The proposed Project includes the annexation request for two parcels totaling ±169.77 acres, a prezone to Industrial, Limited (IL), a Tentative Parcel Map (TPM) to subdivide one parcel into four, Site Plan Review, and Cancellation of Williamson Act contract.

Role of the Development Review Committee

According to the Stockton Municipal Code (SMC) section 16.212.050.C.1, the Development Review Committee (DRC) is responsible for reviewing Annexations and Tentative Maps. SMC section 16.216.070 (Annexation Process) and Government Code §56653, requires a City Services Plan for all annexation requests to amend the City’s boundaries. Also, SMC section 16.216.040 identifies the DRC as the recommending review board to the City Manager to direct staff to file an annexation application to the San Joaquin Local Agency Formation Commission (LAFCO) upon council approval.

Location

The project site, consisting of two properties, is in the San Joaquin County unincorporated area, adjacent to the southeastern limits of the City of Stockton. The 149.01-acre Sanchez property, consisting of Assessor’s Parcel Number (APN) 181-100-09, is at the northwest corner of the intersection of Arch Road and Austin Road. The 20.76-acre Hoggan property, consisting of APN 179-200-27, is between North Littlejohns Creek and existing development along the north side of Gold River Lane. The two properties are separated by approximately one mile.

Current General Plan: Industrial

Current Zoning: N/A (San Joaquin County Agricultural)

Proposed Prezone: IL (Industrial, Limited)

Current Land Uses: Vacant (APN 179-200-27) and Agricultural (APN 181-100-09)

Analysis

The proposed Project has been reviewed in accordance with the City’s General Plan and the development standards of Title 16 (Development Code) of the Stockton Municipal Code (SMC). The staff has determined that the Project is consistent with these standards.

Annexation: Annexation request require boundary amendments and adoption of a City Service Plan that will be submitted to lafco for approval. Below are the state and local findings for approval for the annexation and the City Service Plan. The annexation and prezone exhibits can be found on Attachment B.

City Service Plan:

The City Services Plan included at Attachment C has been prepared by an independent contractor and peer-reviewed by staff. SMC section 16.216.070.D states, “a city services plan

and a cost/benefit analysis shall be prepared by staff or an independent contractor” for boundary changes.

Overall, existing public services, with improvements proposed as part of the Project, would be adequate to serve the project site and future development thereon. The project site would require extension of services provided by the City, including public safety and utility services. The design, engineering, and construction of these services and infrastructure improvements will be financed by developers of the project site, subject to approval by the City.

Tentative Parcel Map: Attachment D illustrates the proposed Tentative Parcel Map (TPM). The proposed Project includes a request for City approval of a Tentative Parcel Map for the Sanchez property. The proposed Tentative Parcel Map would divide the Sanchez property into four parcels. One parcel would include the entire area south of Weber Slough. The other three parcels would be north of Weber Slough, divided in a manner reflecting the proposed industrial structure development. Approximately 7.32 acres would be a remainder parcel. The proposed Tentative Parcel Map also defines a 25-foot maintenance easement dedication from the top of the bank along both sides of Weber Slough, along with street dedications for Arch Road, Austin Road, and the proposed street extension from the Austin Road/Mariposa Road intersection onto the project site. It also dedicates sanitary sewer and storm drainage easements, including one for the proposed storm drainage pump station adjacent to Weber Slough.

Environmental

An Environmental Impact Report (EIR) was prepared for the Project per the California Environmental Quality Act (CEQA). After determining that an EIR would be needed for the Project, a Notice of Preparation was published for 30 days starting on January 30, 2020, for the agency and public review, and a Scoping Meeting was held on February 19, 2020. Comments received were then considered in the preparation of a Draft EIR that was circulated for a 45-day public review period beginning on March 6, 2020, and ending April 22, 2020 (Attachment E – Draft EIR).

Required Findings:

All of the following findings of fact, as applicable to the type of amendment, shall be made to approve an amendment:

Annexation and City Service Plan Findings:

City Boundary Change Findings:

SMC Title 16 (Development Code) does not include specific findings for a City Services Plan; however, the purpose of the Service Plan is to support an annexation request to Lafco. For this, the Annexation Findings of SMC section 16.216.070.H.2 are included.

1. **Finding:** The unincorporated property is within or will be within, the urban services area of the City;
2. **Finding:** The property has been rezoned with City of Stockton zoning designations;
3. **Finding:** The proposal is contiguous to existing City limits;
4. **Finding:** The proposal does not create islands or areas in which it would be difficult to provide City services; and
5. **Finding:** Information with respect to how those services will be financed.

Evidence: The annexation and prezone is consistent with the General Plan industrial land use and within the City's Sphere of Influence. The project site includes two parcels that are contiguous to the City limit boundary and will not create a jurisdictional island. The updated City Service Plan includes all service and tax information for the project site as well as applicable fees at the time of annexation and future construction.

City Service Plan Findings:

Pursuant to California Government Code Section 56653, the San Joaquin LAFCo requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. The plan shall include the following information:

1. **Finding:** An enumeration and description of the services to be extended to the affected territory.
2. **Finding:** The level and range of those services.
3. **Finding:** An indication of when those services can feasibly be extended to the affected territory.
4. **Finding:** An indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
5. **Finding:** Information with respect to how those services will be financed.

Evidence: The City Service Plan includes all service and tax information for the project site as well as applicable fees at the time of annexation and future construction. The plan is consistent with the City's current General Plan, Sphere of Influence, and Municipal Service Review (MSR) report.

Annexation Findings

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 et seq.) provides Lafco with its authority to "approve or disapprove" proposals concerning jurisdictional boundary amendments. The following justification and findings are made in support of the proposed annexation request, pursuant to the criteria identified in California Government Code Section 56337:

1. **Finding:** Lands within the annexation area are planned for urban uses in the Stockton General Plan.
2. **Finding:** The Project is located within the City of Stockton Sphere of Influence and 10-year development timeframe.
3. **Finding:** The Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
4. **Finding:** The Project creates a logical extension of the City boundaries and can be served by existing infrastructure.

Evidence: The annexation and prezone request are consistent with the General Plan land uses and the proposed Sphere of Influence, and Municipal Service Review (MSR) 10-year development plans. The updated City Service Plan includes all service and tax information for the project site as well as applicable fees at the time of annexation and future construction. The proposed annexation is consistent with the General Plan sphere of influence growth projections and is contiguous to the city boundary.

Tentative Parcel Map Findings for Disapproval

A tentative map or tentative parcel map may only be disapproved if the Review Authority makes one or more of the following findings:

1. The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable specific plan or master development plan;
2. The site is not physically suitable for the type or proposed density of development;
3. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat;
4. The design of the subdivision or type of improvements is likely to cause serious public health or safety problems;
5. The design of the subdivision or the type of improvements would conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision.
 - a. This finding may not be made if the Review Authority finds that alternate easements for access or use would be provided, and that they would be substantially equivalent to ones previously acquired by the public,
 - b. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;
6. The discharge of sewage from the proposed subdivision into the regional sewer system could result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
7. A preliminary soils report or geological hazard report indicates adverse soil or geological conditions and the developer has failed to provide sufficient information to the satisfaction of the City Engineer or the Review Authority that the conditions can be corrected in the plan for the development; or
8. The proposed subdivision is not consistent with:
 - a. All applicable provisions of this Development Code,
 - b. Any other applicable provisions of the Municipal Code,
 - c. The City's standard specifications and plans, and
 - d. The Map Act.

Evidence: The proposed tentative parcel map will subdivide the Sanchez parcel into four new parcels. The parcel size will be consistent with the general plan land use and is suitable for the proposed industrial land use. The site is physically suited for industrial development and is surrounding on all four sides by similar non-agricultural uses. The proposed design would not conflict with any existing development plans or create a significant and unavoidable impact to the environment. An Environmental Impact Report was prepared, and mitigation measures were applied. The Project has been condition to require the applicant to install all necessary roadway and site improvements per local requirements.

Recommendation: Staff recommends the DRC forward an approval recommendation to the City Manager based on the findings and conditions herein.

Conditions: Staff recommends the draft conditions of approval for the Tentative Parcel Map. These conditions would require review and recommendation by the Planning Commission and approval by the City Council. The draft conditions are included in Attachment F.

Attachments

Attachment A- Location Map
Attachment B- Annexation Exhibits
Attachment C- Draft City Services Plan
Attachment D- Proposed Tentative Parcel Map
Attachment E- Link to Draft Environmental Impact Report
Attachment F- Draft Conditions of Approval