

Resolution No.

STOCKTON CITY COUNCIL

AUTHORIZATION FOR FILING APPLICATION WITH THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION FOR ANNEXATION AND DETACHMENT OF THE WATERLOO-MORADA FIRE PROTECTION DISTRICT, RESOURCE CONSERVATION DISTRICT, AND WOODBRIDGE IRRIGATION DISTRICT BASED ON STAFF'S RECOMMENDATION FOR THE PROPOSED TRA VIGNE MIXED-USE DEVELOPMENT PROJECT (P16-0052)

The proposed Tra Vigne project ("project") includes a General Plan Amendment, Annexation (341.17 acres), Rezoning, as well as Vesting Tentative Maps for the project's two sub-set areas of development, Tra Vigne East and Tra Vigne West; and

At build-out, the project will accommodate up to 1,163 single-family residential units, 340 high density residential units, 101,500 square feet of commercial uses, up to 20.36 acres of non-traditional park area, and up to 15.07 acres of traditional park area. Additionally, the project would establish a 14.7-acre K-8 school site to be developed by the Lodi Unified School District. The project also includes expansion of the existing vehicular and non-vehicular circulation system and utility improvements; and

The project site is within the City of Stockton's Sphere of Influence (SOI). The proposed project would result in the annexation of the project site to the City of Stockton, along with the roadway right-of-way for the adjoining Eight Mile Road and West Lane; and

The total annexation area would be approximately 341.17 acres and the proposed project includes property owner-initiated annexation for all parcels except for APN 120-02-13 (Pacific Bell) and 120-02-14 (Bragg Investment Company); and

The annexation application, if approved by City Council, would then be filed with the San Joaquin Local Agency Formation Commission (LAFCo) for action; and

The LAFCo action would also include the applicant's requested detachment from from several existing districts:

Waterloo-Morada Fire Protection District – The detachment will be subject to an agreement to mitigate the District's loss of current property taxes. Future services will be provided by the City of Stockton.

Resource Conservation District (RCD) – Formed in the early 1980s, the RCD encompasses all of the unincorporated regions of San Joaquin County and includes those areas formerly found within soil conservation districts. The District provides a range of programs oriented around the mission of protecting agricultural soil and related resources.

Woodbridge Irrigation District (WID) – The Woodbridge Irrigation District, organized in 1924 under Irrigation District Law, has the authority divert water from the Mokelumne River (Lodi Lake) and provide water service within its geographic boundaries (an area of approximately 63 square miles). Future services will be provided by the City of Stockton; and

On January 23, 2020, the Planning Commission conducted a workshop to consider the proposed Tra Vigne mixed use development project; and

On March 26, 2020, the Planning Commission conducted a public hearing on the application, in compliance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity; and

Following close of the public hearing, the Planning Commission voted 7-0 to recommend that the City Council approve annexation and detachment for the Tra Vigne Mixed Use Development Project, with the exception of the detachment of the project site from the Woodbridge Irrigation District as part of the annexation proceedings (P16-0052); and

On May 29, 2020, a public notice for the subject application was published in the local newspaper in accordance with SMC Section 16.88.030; and

On June 9, 2020, the City Council conducted a public hearing on the application, in accordance with SMC Section 16.116.040(D), at which point all persons wishing to be heard were provided such opportunity; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOW:

1. The foregoing recitals are true and correct and incorporated by reference.
2. Based on its review of the entire record herein, the City Council makes the following findings:

Annexation

- a. The subject property is located within the urban services area of the City; and
- b. The property has been rezoned with City of Stockton zoning designations including RL (Residential, Low Density) RH (Residential, High Density), CG (Commercial, General), OS (Open Space), and IL (Industrial, Limited); and
- c. The subject territory is contiguous to existing City limits; and
- d. The proposed annexation does not split a line of assessment or ownership and would as described in the Environmental Impact Report prepared for the overall project, includes two vesting tentative subdivision maps to ensure property ownership lines align with the City Limit boundary established by the annexation. This finding is supported by

San Joaquin Local Agency Formation Commission Policy 10 (Definite and Certain Boundaries) which requires: (a) all boundaries shall be and certain and conform to lines of assessment or ownership; and (b) acknowledgement by the City of Stockton that the Commission may impose a condition on the annexation requiring the recordation of a map to avoid creating remnants of legal lots; and

e. The proposal does not create islands or areas in which it would be difficult to provide City services. The subject territory has existing arterial roadways with utilities that border it on two sides and is also abutting the existing Cannery Park Master Development Plan community area that is within the City Limits. Annexation of the subject territory represents a natural extension urban development and utilizes said existing roadways and utilities without creating a feature that may make their delivery difficult to other areas; and

f. The proposed annexation of the Tra Vigne mixed use development site to the City is consistent with applicable goals and policies related to annexation of lands. The project is located within the Sphere of Influence, and the annexation site is located adjacent to the City boundary. The project site is planned for urban development under the General Plan. All necessary public services and infrastructure will be provided. Costs of the project development, as well as ongoing maintenance costs related to public improvements, are addressed through project Public Facilities and Finance Plan, and Financial Impact Analysis documentation, and would not result in an adverse financial impact to the City.

Detachment

- A. The proposal is contiguous to existing County boundaries or other jurisdiction(s) party to the detachment or reorganization;
 - B. The County Surveyor has determined that the boundaries of the proposal are definite and certain;
 - C. The proposal does not split lines of assessment or ownership;
 - D. The proposal does not create islands or areas in which it would be difficult to provide appropriate services; and
 - E. The proposal is consistent with the land uses, objectives, policies, and programs of the General Plan, any applicable specific plan or master development plan, and other adopted goals and policies of the City and other applicable jurisdiction(s).
3. Based on its review of the entire record herein, including the June 9, 2020, City Council staff report, all supporting, referenced, and incorporated documents, and all comments received, the City Council authorizes the City Manager to file an annexation application with the San Joaquin Local Agency Formation Commission, for annexation of certain property and detachment from the Waterloo-Morada Fire Protection District with a mitigation agreement, Resource

Conservation District, and Woodbridge Irrigation District districts, connected with the Tra Vigne Mixed Use Project, including the City Services Plan, annexation boundary and mitigation agreement for detachment from the Waterloo-Morada Fire Protection District attached as Exhibits 1 (City Services Plan), 2 (Map), and 3 (Mitigation Agreement), all of which are incorporated by this reference.

PASSED, APPROVED, and ADOPTED June 9, 2020.

MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:

ELIZA R. GARZA, CMC
City Clerk of the City of Stockton