

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION APPROVING A FINAL CERTIFICATE OF CANCELLATION OF A WILLIAMSON ACT CONTRACT FOR A 43.7-ACRE PROPERTY LOCATED AT 4849 CAROLYN WESTON BOULEVARD ASSESSOR'S PARCEL NUMBERS 166-030-05

In 2021, TTLA Stockton-Asano LLC (hereafter "Applicant") applied to develop 211 single-family homes on a 43.7-acre property (APN 166-030-05) located at 4849 Carolyn Weston Boulevard (APNs 166-030-05) within the Weston Ranch subdivision (P21-0999) (the "Project"). As the Project site (APN 166-030-05) is currently under Williamson Act (WA) Contract no. 69-01-1098, the Applicant requested to initiate the contract cancellation process to allow the subdivision to be approved and constructed; and

The proposed Project site is designated for Low-Density Residential and zoned for single-family housing. The General Plan Environmental Impact Report (EIR) anticipated the cancellation of the contract at the site to permit site development consistent with the envisioned residential land use. Removal of the WA contract would allow site development consistent with the General Plan and Housing Element; and

In 2022, the Applicant filed both a Notice of Nonrenewal and request for cancellation of a WA contract concurrent with the subdivision application with the City; and

On January 25, 2024, project P21-0999 was approved by the City of Stockton Planning Commission subject to a condition of approval requiring cancellation of the WA contract; and

On January 22, 2025, the San Joaquin County Assessor notified the Applicant the Williamson Act Cancellation Value of the subject property is \$6,555,854.00, and the cancellation fee is \$819,481.75; and

On April 1, 2025, the City Council conducted a public hearing, in compliance with SMC Section 16.88.050(C)(3)(b), and approved a Certificate of Tentative Cancellation of WA Contract; and

On April 9, 2026, the Applicant paid the \$819,481.75 Williamson Act Cancellation fee to the San Joaquin County Assessor; and

On June 9, 2026, the City Council, in compliance with SMC Section 16.236.030, confirmed the required conditions of the Certificate of Tentative Cancellation of WA Contract have been satisfied; 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 here by reference; and

2. Find no further environmental review is required per California Environmental Quality Act (CEQA) Guidelines Section 15183 (consistency with the General Plan), and no new significant effects, substantially more severe impacts, or changed circumstances have been identified specific to the cancellation; and

3. Based on its review of the entire record herein, the City Council makes the following finding and approves a Final Certificate of Cancellation of Land Conservation Contract No. 69-01-1098 (Exhibit 1).

- 1) All conditions and contingencies have been satisfied in the Certificate of Tentative Cancellation approval.

Evidence: Proof of payment of the Williamson Act cancellation fee of \$819,481.75 to the San Joaquin County Assessor's Office has been submitted to the City, in compliance with SMC Section 16.236.030.

PASSED, APPROVED, and ADOPTED June 9, 2026.

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

KATHERINE ROLAND, CMC, CPMC
City Clerk of the City of Stockton