

P**PLANNING
APPLICATION**
 COMMUNITY DEVELOPMENT DEPARTMENT • PLANNING DIVISION • 345 N. EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8266
www.stocktongov.com/planningpermits
APPLICATION REQUEST

- | | | |
|---|--|--|
| <input type="checkbox"/> Administrative Exception, Waiver, Interpretation | <input type="checkbox"/> Environmental Review | <input type="checkbox"/> Specific Plan/Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Street Name Change |
| <input type="checkbox"/> Appeal to Planning Commission | <input type="checkbox"/> Land Development Permit | <input type="checkbox"/> Temporary Activity Permit |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Large-Family Child Care Home | <input type="checkbox"/> Tentative Map/Tentative Parcel Map |
| <input type="checkbox"/> Child Care Center | <input type="checkbox"/> Master Development Plan/Amendment | <input type="checkbox"/> Tentative Map Vesting |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Density Bonus | <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Precise Road Plan/Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Rezone / Prezone | <input type="checkbox"/> Zoning Compliance Letter |
| <input type="checkbox"/> Development Code Amendment | <input type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> Other Petition to cancel Williamson Act Contract |

PROPERTY LOCATIONAddress: Sanchez Property at 6001 S. Austin Road, StocktonZoning District: SJCo Assessor's Parcel No.: 181-100-09 Historic Landmark (?): No**STATEMENT OF INTENT / PROJECT DESCRIPTION**

(Provide a detailed description of the project below or on a separate attachment.)

Application to cancel the existing Williamson Act Contract (WA-94-16)
in connection with the Sanchez-Hoggan annexation project (#P19-0691)

APPLICANTName: CT Norcal Landco, II, LLC E-mail: cewing@ctrinvestors.comAddress: 4343 Von Karman Ave., Suite 200 Phone 1: 949-431-6409City: Newport Beach State: CA Zip: 92660

Phone 2: _____

PROPERTY OWNER (if different than Applicant)Name: Steven A. Sanchez, Successor Trustee E-mail: c/o cewing@ctrinvestors.comAddress: 7207 Pomelo Drive Phone 1: c/o 949-431-6409City: West Hills State: CA Zip: 91307

Phone 2: _____

OFFICE USE ONLY**HABITAT PLAN**
 _____ Not subject to
 _____ May be subject to
**AIRPORT LAND
USE COMMISSION**

Review required?

YES NO

**REGIONAL CONGESTION
MANAGEMENT PROGRAM**

Review required?

YES NO

Date Rec'd: _____

Processed by: _____

P#

P

PLANNING APPLICATION



CAMPAIGN CONTRIBUTION DISCLOSURE NOTICE

If the applicant and/or property owner of the subject site has made a financial contribution to a Planning Commissioner within the past twelve (12) months, a signed disclosure of that contribution may be required in compliance with California Government Code Section 84308.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

INDEMNIFICATION NOTICE

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Stockton, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application and/or the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at: _____ Dated: _____
(City/State)

CT Norcal Landco, II, LLC
Applicant's Name Date 2/27/20

Steven A. Sanchez, Successor Trustee
Property Owner's / Real Party in Interest* Date

[Signature]
Applicant's Signature

Property Owner's / Real Party in Interest's Signature

Managing Member
Applicant Title

Successor Trustee
Property Owner's Title

Real Party in Interest may be different than a listed property owner. If property is held by a trust, the real party in interest would be one or more individuals who benefit from the trust. In such a case, the actual beneficiary or real party in interest must sign instead of property trustee.

P	PLANNING APPLICATION	
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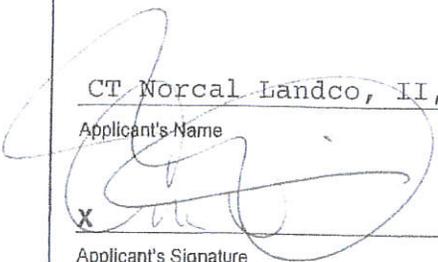
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Executed at: _____ Dated: _____
(City/State)

CT Norcal Landco, II, LLC
 Applicant's Name
 Date 2/27/20

Steven A. Sanchez, Successor Trustee
 Property Owner's / Real Party in Interest* Date 2/27/20

X 
 Applicant's Signature

X 
 Property Owner's / Real Party in Interest's Signature

Managing Member
 Applicant Title

Successor Trustee
 Property Owner's Title

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Law Offices Of
HAKEEM, ELLIS & MARENGO
A Professional Law Corporation

Michael D. Hakeem
Albert M. Ellis
Renee M. Marengo
Adam A. Ramirez
Jennifer A. Niemeyer
Joseph M. Nykodym
Sheryl S. Vieira

3414 Brookside Road
Suite 100
Stockton, CA 95219
TEL 209 474-2800
FAX 209 474-3654

March 9, 2020

HAND DELIVERED

MATT DIAZ
CITY OF STOCKTON
PLANNING MANAGER
345 N. El Dorado Street
Stockton, CA 95202

RE: CT REALTY
WILLIAMSON ACT CONTRACT CANCELLATION

Dear Matt:

I have enclosed the following for your review:

1. Petition to cancel Williamson Act Contract signed by the Applicant and the property owner;
2. Preliminary Title Report dated 2/28/20 confirming ownership of the property;
3. Copy of Williamson Act Contract #94-16 recorded on 2/3/95 as document #95009886.;
4. Draft Finding for Williamson Act Contract cancellation; and
5. DUC Survey confirming that 73.7% of the registered voters would be against the annexation.

Please review and contact me to discuss.

Very truly yours,

HAKEEM, ELLIS & MARENGO
A Professional Law Corporation

By: _____


MICHAEL D. HAKEEM

MDH:em
Enclosures

95009886

3

RECORDER
COUNTY CLERK
JAMES M. JOHNSTONE

95 FEB -3 AM 8:26

SAN JOAQUIN COUNTY

COUNTY OF SAN JOAQUIN

FEE 18-1

Recording requested by Board
of Supervisors

CLERK OF SUPERVISORS
COUNTY BOARD OF SUPERVISORS
1516 EAST BUREAU AVENUE, STOCKTON
CALIFORNIA 95210

Space above this line for recorder's use

A 95-16
WA-94-16

2

A SHORT FORM CALIFORNIA LAND CONSERVATION CONTRACT, made and entered into this JAN 17 1995 day of 19, 1995 by and between the County of San Joaquin, a political subdivision of the State of California hereinafter referred to as "County" and Anthony A. Sanchez and Steven A. Sanchez, Co-Trustees of the Roberta Sanchez Testamentary Trust, San Joaquin County Superior Court Probate Case No. 58190 or the successors thereof, hereinafter referred to as "Owner":

WITNESSETH:

WHEREAS, Owner is the legal owner of certain real property situate in the County of San Joaquin, State of California, hereinafter referred to as the subject property and more particularly described in Exhibit "A" which is made a part of this contract; and

WHEREAS, the subject property is presently devoted to agricultural and compatible uses and is located in an agricultural preserve heretofore established by the County;

NOW, THEREFORE, the parties in consideration of the mutual covenants and conditions set forth herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

FIRST: The subject property shall be subject to all provisions set forth in Resolution No. R-77-047 adopted by the Board of Supervisors of the County of the County of San Joaquin, California, on 1 March 1977 and recorded on 10 March 1977 as Instrument Number 14374, Book 4234, Pages 940 through 946 of the Official Records of San Joaquin County, and IT IS MUTUALLY AGREED THAT the provisions set forth in said resolution are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length and that Owner will observe and perform said provisions.

SECOND: Owner declares, under penalty of perjury, that the persons signing below are the only persons with legal and security interests in the subject property and agrees to indemnify, defend and save harmless the County from any and all claims, suits, or losses caused by prior claims of other owners or security holders. This declaration and hold harmless clause are binding only upon Owner. Signatures of holders of security interests shall only be evidence of notice of the Contract and acceptance by the holders of security interests of the binding restrictions herein.

THIRD: Owner and holders of security interests designate the following person as the Agent for Notice to receive any and all notices and communications from County during the life of the Contract. Owner will notify County in writing of any change of

95009886

designated person or change of address for him:

DESIGNATED AGENT: Tony Sanchez
MAILING ADDRESS: 18 W. Robinhood Drive
Stockton, CA 95207

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

COUNTY OF SAN JOAQUIN, a Political Subdivision of the State of California

By George K. Barber Board of Supervisors

ATTEST: LOIS M. SAHYOUN Clerk of the Board of Supervisors of the County of San Joaquin, State of California

by [Signature] Deputy Clerk



ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN JOAQUIN)

On the JAN 17 1995 day of [blank], in the year [blank], before me, LOIS M. SAHYOUN, Clerk of the Board of Supervisors of the County of San Joaquin, personally appeared GEORGE L. BARBER, known to me to be Chairman of the Board of Supervisors of the County of San Joaquin, and known to me to be the person whose name is subscribed to the written instrument on behalf of said public corporation, agency, or political subdivision, and acknowledged to me that such political subdivision executed the same.

LOIS M. SAHYOUN, Clerk of the Board of Supervisors
By [Signature] Deputy Clerk

"OWNER"

Anthony A. Sanchez
Co. TRUSTEE and Beneficiary

HOLDERS OF SECURITY INTERESTS

NONE

Attach Notary Certificates of Owners and Security Holders to Page 4 or an additional sheet.

E X H I B I T A



95009886

ORDER NO. 126808/PK

Legal Description APN# 181-100-03

That certain Real Property situated in the State of California, County of San Joaquin, described as follows:

THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPT THE INTEREST CONVEYED TO COUNTY OF SAN JOAQUIN BY DEED RECORDED NOVEMBER 25, 1949 IN BOOK OF OFFICIAL RECORDS, VOL. 1063, PAGE 295, SAN JOAQUIN COUNTY RECORDS.

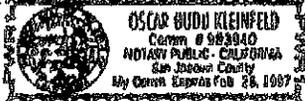
ALSO EXCEPT THE INTEREST CONVEYED TO COUNTY OF SAN JOAQUIN BY DEED RECORDED DECEMBER 9, 1956 IN BOOK OF OFFICIAL RECORDS, VOL. 3092, PAGE 83, SAN JOAQUIN COUNTY RECORDS.



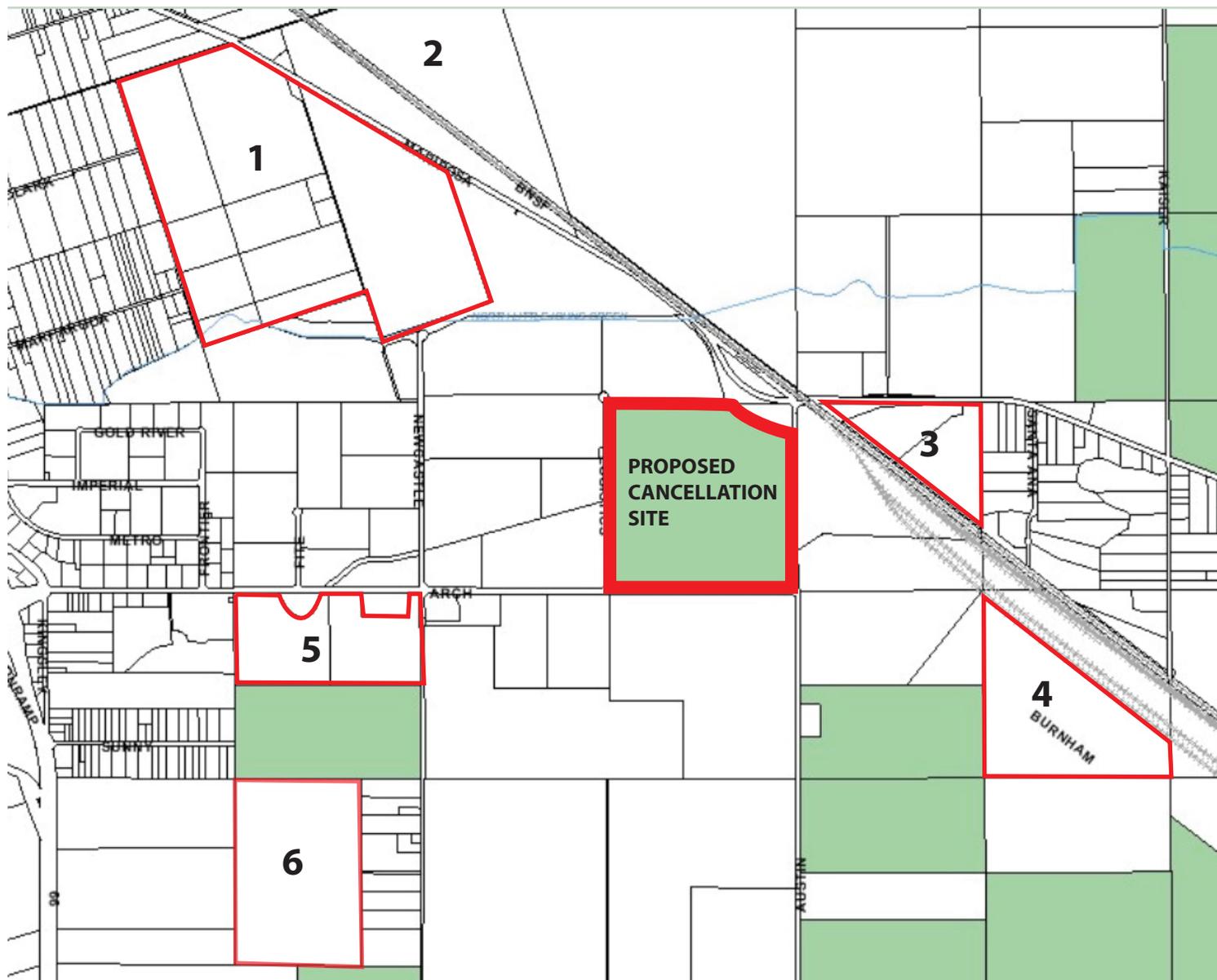
State of California }
County of San Joaquin } ss.

On this 15th day of December, before me Oscar Budd Kleinfeld, personally appeared Anthony A. Sanchez, also known as Tony Sanchez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Oscar Budd Kleinfeld
Notary's Signature



Matt Diaz

From: Matt Diaz
Sent: Monday, March 16, 2020 11:32 AM
To: 'assessor@sjgov.org'
Subject: Williamson Act Cancellation (Stockton APN 181-100-09)
Attachments: WA-cancellation-app.pdf; WA-cancellation-contract.pdf; WA-cancellation-findings.pdf; WA-cancellation-letter.pdf

Hello San Joaquin County Assessor's Office,

My name is Matt Diaz and I am city planner with the city of Stockton. We are processing an annexation request that involves removal of Williamson Act (WA) cancellation. Pursuant to Government Code Section 51284.1 we have received a Petition for Cancellation of a WA Contract. Pursuant to the code section we I believe we must submit the following items for your review and comment.

1. Copy of the Petition;
2. Copy of the Williamson Act Contract;
3. Diagram of the subject land; and
4. Draft Findings of Approval.

We respectfully request your response on or before April 16, 2020, but let me know if you need more time. Let me know if more is needed. We received your contact information from the website https://www.sjgov.org/departments/assr/contact_us . If you are not the correct contact, please advise and I apologize for any trouble.

Matt

Matt Diaz, AICP

Community Development
Planning Manager- Advanced Planning
425 N. El Dorado Street
Stockton, CA 95202
(209) 937-8598
Matt.Diaz@stocktonca.gov



Matt Diaz

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Sent: Monday, March 16, 2020 11:32 AM
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Matt

Matt Diaz, AICP

Community Development
Planning Manager- Advanced Planning
425 N. El Dorado Street
Stockton, CA 95202
(209) 937-8598
Matt.Diaz@stocktonca.gov



Matt Diaz

From: Matt Diaz
Sent: Monday, March 16, 2020 11:31 AM
To: 'lca@conservation.ca.gov'
Subject: Williamson Act Cancellation (Stockton APN 181-100-09)
Attachments: WA-cancellation-app.pdf; WA-cancellation-contract.pdf; WA-cancellation-findings.pdf; WA-cancellation-letter.pdf

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3. Diagram of the subject land; and
4. Draft Findings of Approval.

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Matt

Matt Diaz, AICP

Community Development

Planning Manager- Advanced Planning

425 N. El Dorado Street

Stockton, CA 95202

(209) 937-8598

Matt.Diaz@stocktonca.gov



Doc #: 2020-026016
02/28/2020 11:49:51 AM
Page: 1 of 3 Fee: \$20.00
Steve J. Bestolarides
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT

WHEN RECORDED, RETURN ORIGINAL
RECORDED DOCUMENT TO:

SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1810 E. Hazelton Ave.
Stockton, CA 95205



NOTICE OF NONRENEWAL

APPLICATION NO.

CALIFORNIA LAND CONSERVATION or FARMLAND SECURITY ZONE CONTRACT NUMBER

WA - 94 - 16

PURSUANT TO SECTION 51245 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA,

NONRENEWAL OF A CALIFORNIA LAND CONSERVATION CONTRACT IS HEREBY GIVEN TO THE

COUNTY OF SAN JOAQUIN BY: STEVEN A. SANCHEZ, SUCCESSOR TRUSTEE
(current landowner(s))

FOR THAT PROPERTY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION WHICH IS X ALL OF, A PORTION
OF CALIFORNIA LAND CONSERVATION or FARMLAND SECURITY ZONE CONTRACT NO. WA-94-16

DATED JAN. 17, 1995 AND RECORDED ON FEB 3, 1995, AS INSTRUMENT NO. 95009566

BOOK PAGE IN THE OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

CURRENT LANDOWNER(S)

[Signature]
(signature)

(signature)

(signature)

ADDRESS OF PROPERTY OWNER(S) 7207 POMELO DRIVE, WEST HILLS, CA 91307

ASSESSOR PARCEL NUMBER(S) 181-100-090

NOTARY CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

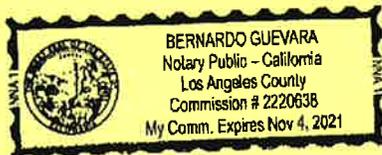
State of California)
County of ~~San Joaquin~~ Los Angeles

On February 11, 2020, before me, Bernardo Guevara, NOTARY PUBLIC,

personally appeared Steven A Sanchez
who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



[Signature]
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL (S)
- CORPORATE OFFICER (S)
- PARTNER (S)
- ATTORNEY-IN-FACT
- TRUSTEE (S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER:
SIGNER IS REPRESENTING:



WILLIAMSON ACT CONTRACT Or FARMLAND SECURITY ZONE NOTICE OF NONRENEWAL

TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION

OWNER INFORMATION

Name: STEVEN A. SANCHEZ, SUCCESSOR TRUSTEE

Address: 7207 Pamela Drive
West Hills CA 91307

Phone: 818-347-6354

PROPERTY INFORMATION

Williamson Act/Farmland Security Zone Contract Number:

WA-94-16

Date of Contract:

JAN 17, 1995

Assessor Parcel Number(s):

181-100-090

Nonrenewal Notice Covers: Entire contract
Portion only

CHECKLIST FOR COMPLETING ATTACHED NOTICE OF NONRENEWAL

- Community Development Staff will insert application number.
- Type or print the Contract number
- Type or print the name(s) of the current landowner(s)
- Check if the Nonrenewal is for the entire contract or for a portion of the contract. **NOTE:** If your property was under the contract when you obtained it, it is important to determine whether you are serving Notice of Nonrenewal for the entire contract or portion of the contract.
- Type or print the date of the California Land Conservation Contract.
- Type or print the Contract recording Information .
- Type or print the address of the property owner.
- Type or print the Assessor's Parcel Number
- The document must have notarized signatures of the current landowners. Have the notary complete the certificate at the bottom of the Nonrenewal petition. If needed, attach additional sheet(s) for additional certificate(s).

STAFF USE ONLY

Approved By:

Alisa Boulet

Application No: PA-200026
(WV) Date: 2-27-2020

Remarks:

owner's request.

Exhibit A

Legal Description

The land referred to is situated in the unincorporated area of County of San Joaquin, State of California, and is described as follows:

THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPT THE INTEREST CONVEYED TO COUNTY OF SAN JOAQUIN, BY DEED RECORDED NOVEMBER 25, 1949 IN VOL. 1083 OF OFFICIAL RECORDS, PAGE 295, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPT THE INTEREST CONVEYED TO THE COUNTY OF SAN JOAQUIN BY DEED RECORDED DECEMBER 9, 1966 IN VOL. 3092 OF OFFICIAL RECORDS, PAGE 83, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, BY DEED RECORDED APRIL 15, 2003 AS INSTRUMENT NO. 2003-079581, SAN JOAQUIN COUNTY RECORDS.

APN: 181-100-090-000

Findings for Williamson Act Contract Cancellation (California Government Code Section 51282)

The cancellation is consistent with the purposes of the Williamson Act.

- 1) The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

Evidence: This finding can be made because the landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. The Notice of Nonrenewal was recorded on February 28, 2020, as Document Number 2020-026016 in San Joaquin County. (See attached recorded copy of the NNR).

- 2) The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

Evidence: This finding can be made because there are no agricultural lands adjacent to the cancellation site; the property is nearly surrounded by approved and built out industrial and large-scale institutional development. The California Health Care Facility is to the south, and the BNSF Intermodal facility is to the east, and the Norcal Logistics Center is to the north and west (Figure 2).

- 3) The cancellation is for an alternative use, which is consistent with the applicable provisions of the City of Stockton's General Plan.

Evidence: This finding can be made because the cancellation will facilitate an approval for annexation into the City, for Pre- Zoning to Industrial, Limited (IL), and for a Tentative Parcel Map to permit an Industrial project. Industrial uses are permitted use within the City of Stockton IL zone and will be consistent with the General Plan (Figure 1). The Envision Stockton 2040 General Plan designates the cancellation site "Industrial," which permits a wide variety of industrial uses, including warehousing and distribution, light manufacturing, offices and other compatible uses. The proposed Industrial Limited zoning district is identified as consistent with the Industrial general plan designation, and the proposed warehousing and distribution development of the site is allowed by-right in this zoning district (Stockton Municipal Code 16.20.020). The City's utility master plans for the site and vicinity adopted with the General Plan are designed to accommodate planned industrial development.

- 4) The cancellation will not result in disadvantageous patterns of urban development.

Evidence: This finding can be made because the underlying infill project is in an area designated by the City for industrial development, and existing approved and/or built out industrial area surrounds the project site (Figure 1 and 2). Industrial development of the site will fulfill the purposes and land use designations of the General Plan. Planned industrial development that will result from the proposed cancellation will contribute to development of a community that provides both jobs and housing opportunities as well as quality of life as described in the General Plan. The site is included in the Stockton Sphere of Influence and Urban Service Area Boundary.

- 5) There is no proximate non-contracted land which is both available and suitable for the use which is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development of proximate non-contracted land.

Evidence: The proposed project is for a parcel of land that is surrounded by other approved or built out industrial uses. There is no other proximate non-contracted land which is the required size of this parcel (± 150 -acres) and no other land that would provide a more contiguous pattern of urban development given that this is an infill industrial project (Figure 2).

There are six properties within a mile of the site that are designated for Industrial use and are not under Williamson Act contracts (Attachment 6). Of the six sites, four are unsuitable for the proposed use. Two that are potentially suitable would not provide more contiguous patterns of urban development.

Site 1 consists of approximately 320 acres located north and west of the Norcal Logistics Center. Adjacent to City boundary and accessible via existing arterial roads, but availability of utility services is uncertain. The site is adjacent to a DUC to the west. Development of this site would involve extension of urbanization into relatively undeveloped areas along Mariposa Road and would not provide a more contiguous pattern of urban development.

Site 2 consists of approximately 300-400 acres located within the Mariposa Lakes Specific Plan area 1-2 miles north of the site. The site is adjacent to the City boundary and adjacent to SR 4. Development of this site would involve extension of urbanization into relatively undeveloped areas along SR 4 and would not provide a more contiguous pattern of urban development.

Site 3 consists of approximately 40 acres located northeast of the BNSF intermodal facility. This site is not a suitable alternative to the proposed project; it is isolated from other development and is too small to accommodate the proposed industrial use.

Site 4 consists of approximately 100 acres located south of BNSF and $\frac{1}{2}$ mile east of Austin Road. This site is not a suitable alternative to the proposed project; it has no urban road access or near-term utility availability.

Site 5 consists of approximately 80 acres adjacent to and south of Arch Road. This site is suitable but was approved by the City of Stockton for industrial development as the First Industrial Archtown project in 2005. The Archtown project is actively being processed for annexation and is not available to the cancellation applicant.

Site 6 consists of approximately 100 acres located west of Newcastle Road and south of the Archtown site. This site is not a suitable alternative to the proposed project; it has no urban road access or near-term utility availability and has adjacent rural residential areas to the west and south.

Stockton Municipal Code (SMC) 16.236.030.B.3 Cancellation of Williamson Act contract. Findings.

The Council may grant cancellation of the contract only if the findings in subsection (B)(3)(a)(i) or (ii) of this section, can be made in a positive manner:

The cancellation is consistent with the purposes of the Williamson Act. This finding can only be made if the cancellation is:

- 1) For property on which a Notice of Nonrenewal has been served in compliance with State law (Government Code Section 51245) and SMC Section 16.236.020 (Nonrenewal of Williamson Act contract);

Evidence: The landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. The Notice of Nonrenewal was recorded on February 28) 2020 as Document Number 2020-026016 in San Joaquin County.

- 2) Not likely to result in the removal of adjoining lands from agricultural use;

Evidence: The project site and surrounding areas are designated for industrial uses and non-agricultural businesses surround the project site (Figure 1). The nearest viable agricultural lands are approximately 1,000- feet from the proposed project site. The approved Norcal Industrial Center borders the project site to the west and north. The California Health Care Facility is to the south and the BNSF Intermodal facility is to the east and the Norcal Logistics Center is to the north and west (Figure 2).

- 3) For an alternative use of land which is consistent with the general land uses, objectives, policies, and programs of the General Plan and any applicable specific plan;

Evidence: This finding can be made because the cancellation has been applied for to facilitate an approval for an annexation into the City and for a Pre- Zoning to Industrial, Limited (IL) and for a Tentative Parcel Map to permit an Industrial project. Industrial uses are a permitted use within the City of Stockton IL zone and will be consistent with the General Plan (Figure 1). the property is nearly completely surrounded by approved and/or built out industrial and large-scale institutional development. The California Health Care Facility is to the south and the BNSF Intermodal facility is to the east and the Norcal Logistics Center is to the north and west (Figure 2). The owner has indicated that agricultural uses are no longer viable at the site due to the surrounding non-agricultural uses that abut the project site.

- 4) Intended to ensure/maintain a contiguous pattern of urban development;

Evidence: The project site and surrounding areas are designated for industrial uses and non-agricultural businesses surround the project site (Figure 1-2). The nearest viable agricultural lands are approximately 1,000- feet from the proposed project site. The approved Norcal Industrial Center borders the project site to the west and north. The California Health Care Facility is to the south and the BNSF Intermodal facility is to the east and the Norcal Logistics Center is to the north and west (Figure 2).

- 5) In an area which has no noncontracted land available and suitable for the proposed use which is intended for the subject property, or development of the contracted land would provide for a more contiguous pattern of urban development than would development of the available noncontracted land; and

Evidence: The project site and surrounding areas are designated for industrial uses and non-agricultural businesses surround the project site (Figure 1-2). The nearest viable agricultural lands are approximately 1,000- feet from the proposed project site. The nearest viable agricultural lands are approximately 1,000- feet from the proposed project site. The approved Norcal Industrial Center borders the project site to the west and north. The California Health Care Facility is to the south and the BNSF Intermodal facility is to the east and the Norcal Logistics Center is to the north and west (Figure 2).

- 6) In compliance with the provisions of this chapter.

Evidence: The propose cancellation request is consistent with the provision of Title 16 (Development Code) of the City of Stockton's Municipal Code. Per SMC Section 16.236.020, the notice of nonrenewal was filed and the department of conservation and San Joaquin County have been notified. The cancellation will be brought before the Stockton City Council on June 23, 2020 and again in September of 2020, once the annexation is approved by LAFCO.

The cancellation is in the public interest. This finding can only be made if:

- 1) Other public considerations substantially outweigh the objectives of the Williamson Act; and

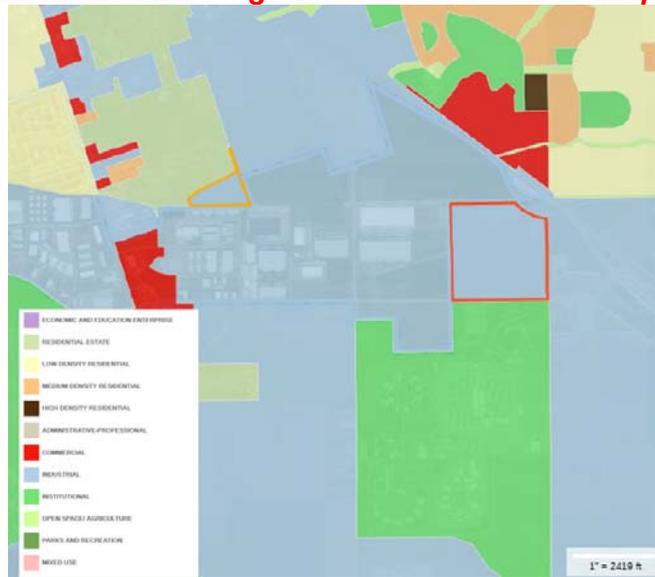
Evidence: The proposed industrial use is consistent with the envisioned industrial land uses for the area. These uses are intended to compliment the City's growing warehousing business market and will employ 1,200 to 1,500 workers at full buildout.

- 2) There is no proximate noncontracted land in the area which is available and suitable for the proposed use which is intended for the subject property, or development of the contracted land would provide for a more contiguous pattern of urban development than would development of any proximate noncontracted land.

Evidence: The project site and surrounding areas are designated for industrial uses and non-agricultural businesses surround the project site (Figure 1-2). The nearest viable agricultural lands are approximately 1,000- feet from the proposed project site.

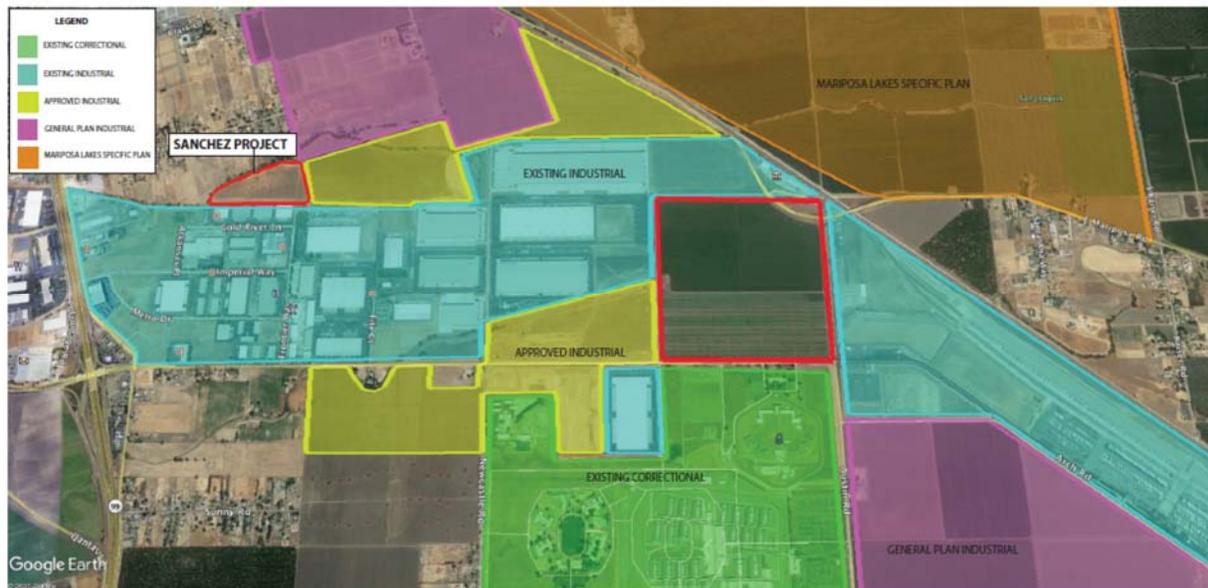
Findings for Williamson Act Contract Cancellation
Sanchez-Hoggan Annexation Project

FIGURE 1: Existing General Plan Land Use Map



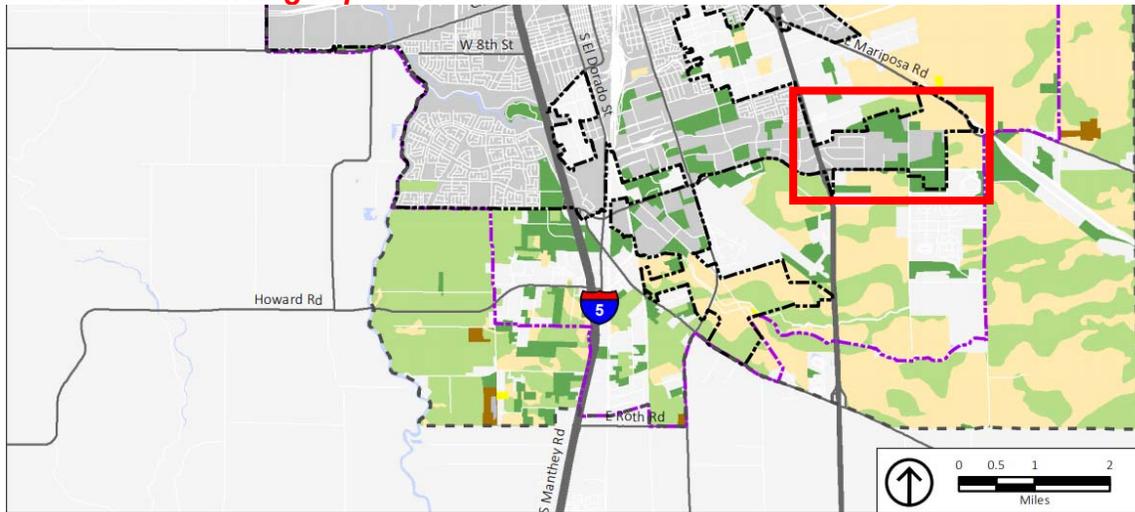
*Source: Sanchez-Hoggan Project DEIR

FIGURE 2: Surrounding Land Uses



*Source: Sanchez-Hoggan Project FEIR

FIGURE 3: Surrounding Important Farm Land



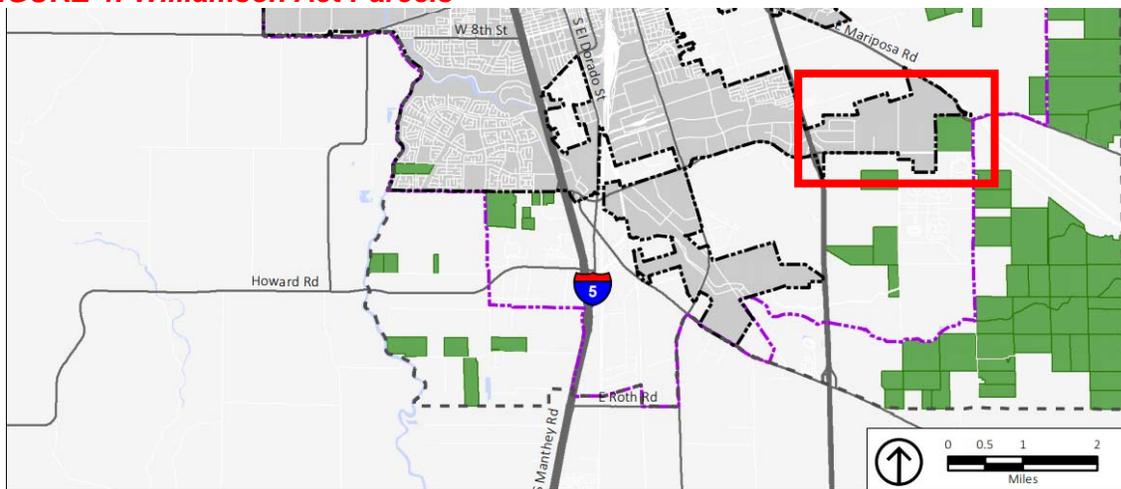
Source: Department of Conservation, 2015; City of Stockton; PlaceWorks, 2017.

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Farmland of Local Importance
- Confined Animal Agriculture
- City Limit
- Sphere of Influence/ EIR Study Area
- General Plan Planning Area

Figure 4.2-1
Important Farmlands

*Source: *Envision Stockton 2040 General Plan DEIR*

FIGURE 4: Williamson Act Parcels



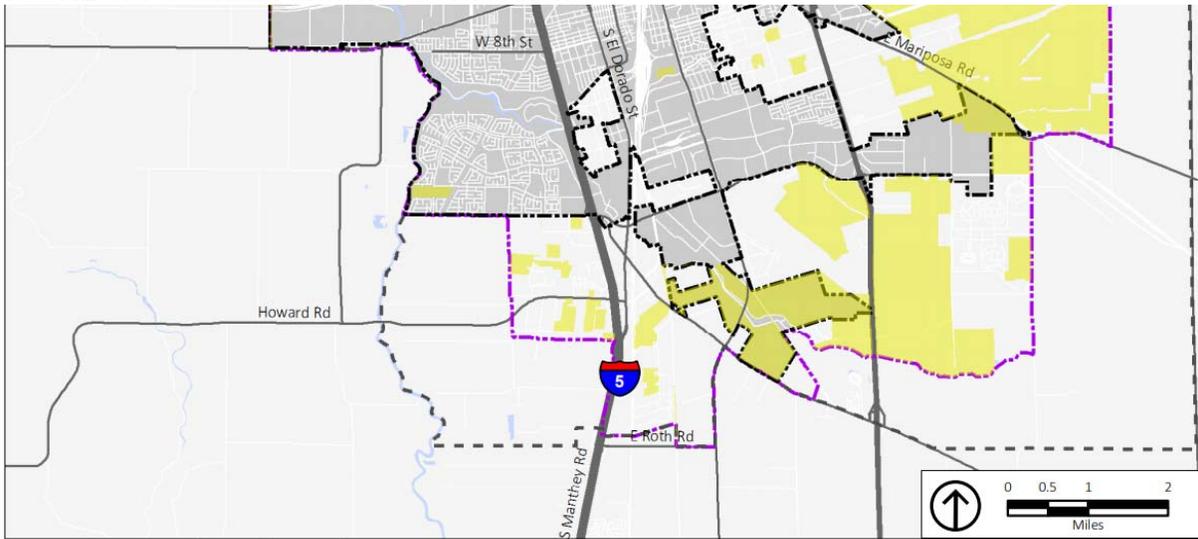
Source: San Joaquin County Assessor's Office, 2017; City of Stockton; PlaceWorks, 2017.

- Williamson Act Parcels
- City Limit
- Sphere of Influence/ EIR Study Area
- General Plan Planning Area

Figure 4.2-2
Williamson Act Parcels

*Source: *Envision Stockton 2040 General Plan DEIR*

FIGURE 5: Potential Farmland Conversion



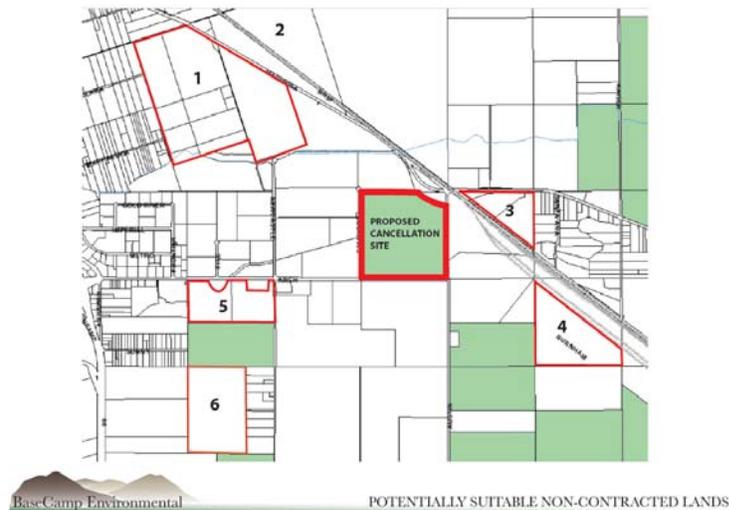
Source: City of Stockton; PlaceWorks, 2016.

- Potential Farmland Conversion
- City Limit
- General Plan Planning Area
- Sphere of Influence/ EIR Study Area

Figure 4.2-4
Potential Farmland Conversion

*Source: *Envision Stockton 2040 General Plan DEIR*

FIGURE 6: Potentially suitable Non-Contracted Lands



Bas-Camp Environmental

POTENTIALLY SUITABLE NON-CONTRACTED LANDS