

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL AGENCY FORMATION COMMISSION FOR THE ANNEXATION OF ASSESSOR'S PARCEL NUMBER 193-020-34, WITH RELATED CITY SERVICES PLAN, INCLUDING PROPOSED DETACHMENT FROM THE FRENCH CAMP MCKINLEY FIRE DISTRICT

On May 10, 2023, the applicant, Go Industrial, submitted a request to, amongst other requests, to annex Assessor's Parcel Number (APN) 193-020-34, abutting portions of South McKinley Avenue; and

The petition for annexation is a formal request by an applicant to have the identified property incorporated into the City obtaining access to City services; and

Pursuant to California Government Code section 56653 of the Cortese/Knox Local Government Reorganization Act of 1985, the San Joaquin County Local Agency Formation Commission (SJLAFCo) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services to the affected property; and

The applicant has proposed that services be provided pursuant to the City Services Plan attached as Exhibit 1; and

In accordance with section 56375(a)(7) of the Cortese/Knox Local Government Reorganization Act of 1985 and the policies of the SJLAFCo, the City Council has concurrently with this resolution adopted an ordinance to prezone APN 193-020-34 to Industrial, Limited (IL) Zone; and

The annexation action would also include the applicant's requested detachment from the French Camp McKinley Rural Fire District. The detachment will be subject to an agreement by the developer to mitigate the district's loss of property taxes. Future services, including fire services, will be provided by the City of Stockton; and

On April 10, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed Prezoning, at which all interested parties had the opportunity to be heard; and at said meeting the Planning Commission considered, and recommended approval to the City Council for pre zoning the parcel to Industrial, Limited (IL) to conform with the General Plan land use designation of Industrial; and

On July 15, 2025, the City Council held a duly noticed public hearing pursuant to Stockton Municipal Code Section 16.216.070, at which time all interested parties had the opportunity to be heard. After consideration of the project, the City Council

considered and adopted a Mitigated Negative Declaration (MND) for the Project in compliance with the California Environmental Quality Act (CEQA); now, therefore,

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

Annexation:

Pursuant to Stockton Municipal Code Sections 16.216.070(H)(2) and 16.216.080, the following findings of fact are made to support the annexation request:

SMC 16.216.070(H)(2)

- a) *The unincorporated property is within, or will be within, the urban services area of the City.*

The subject territory is located within the urban services area of the City, as shown in Exhibit 2: Annexation Map.

- b) *The property has been rezoned with City of Stockton zoning designations.*

APN 193-020-34 has been rezoned to Industrial, Limited (IL) zoning, as described above.

- c) *The proposal is contiguous to existing City limits.*

The subject territory is contiguous to the existing City limits, as shown in Exhibit 2: Annexation Map. The subject territory abuts South McKinley Avenue which is directly to the east. The subject territory also is directly continuous to a parcel to the north, which is APN 193-020-59.

- d) *The proposal does not split lines of assessment or ownership.*

The proposed annexation does not split a line of assessment and includes a future subdivision map application to ensure property ownership lines align with the City limit boundary established by the annexation. This finding is supported by SJ LAFCo 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 parcel map to avoid creating remnants of legal lots.

- e) *The proposal does not create islands or areas in which it would be difficult to provide City services.*

The proposal does not create islands or areas in which it would not be easy to provide City services. The subject territory includes a parcel immediately adjacent to South McKinley Avenue which has the requisite infrastructure (e.g., water, sewer, stormwater) located within its right-of-way. The proposal utilizes said services without creating a feature that may make their delivery difficult to other areas.

- f) *The proposal is consistent with the land uses, objectives, policies, and programs of the General Plan; any applicable specific plan, precise road plan, or master development Plan; and other adopted goals and policies of the City.*

The 2040 General Plan Land Use Map designates the subject site as Industrial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the IL Zone is compatible with Industrial General Plan Land Use Map designation.

The proposed annexation would further the following General Plan policies:

- Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.
- Policy LU-4.2: Attract employment- and tax-generating businesses that support the economic diversity of the City.
- Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.

Consistency of the annexation proposed with these policies is demonstrated through its ability to enable development of a new industrial land use in a vacant and contiguous location to the existing City limits.

SMC 16.216.080

- A) *The proposal is contiguous to existing County boundaries or other jurisdiction(s) party to the detachment or reorganization.*

The subject territory is contiguous to the existing City limits, as shown in Exhibit 2: Annexation Map. The subject territory abuts South McKinley Avenue which is directly to the east. The subject territory also is directly continuous to a parcel to the north, which is APN 193-020-59.

- B) *The County Surveyor has determined that the boundaries of the proposal are definite and certain.*

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.

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.

The proposed annexation does not split a line of assessment and includes a future subdivision map application to ensure property ownership lines align with the City limit boundary established by the annexation. This finding is supported by San Joaquin County Local Formation Agency 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 parcel map to avoid creating remnants of legal lots.

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).

The 2040 General Plan Land Use Map designates the subject site as Industrial. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the IL Zone is compatible with Industrial General Plan Land Use Map designation.

The proposed annexation would further the following General Plan policies:

- Goal LU-4: Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state.
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Consistency of the annexation proposed with these policies is demonstrated through its ability to enable development of a new industrial land use in a vacant and contiguous location to the existing City limits.

Conclusion

As referenced above, per SMC 16.216.070(H)(2) and 16.216.080, all findings of fact can be made to approve the annexation request.

1. The foregoing recitals are true and correct and incorporated here by reference.

2. The City Council considered and adopted a Mitigated Negative Declaration (MND) for the Project in compliance with the California Environmental Quality Act (CEQA).

3. The City Manager is authorized to file with the San Joaquin County Local Agency Formation Commission, as described in Exhibit 1 (City Services Plan), and Exhibit 2 (Annexation Map).

4. The San Joaquin County Local Agency Formation Commission is hereby requested to approve the above-noted annexation of territory to the City of Stockton as depicted on Exhibit 2, Annexation Map.

5. The City Manager is authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED July 15, 2025.

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

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