

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 NUMBERS 173-030-110 AND 173-040-750, WITH RELATED CITY SERVICES PLAN (P23-0125)

On December 8, 2023, the applicant, Tim Lewis Land Group LP, submitted a request to Prezone Assessor's Parcel Numbers (APNs) 173-030-110 and 173-040-750 to Residential, Low (RL) Zoning for the purposes of future residential development. The legal parcels total approximately 37.4 acres and would be developed with single-family homes and open space; and

On March 27, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) chapter 16.88, to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

At the March 27, 2025, public hearing, and prior to acting on this request, the Planning Commission considered and recommended approval of the Prezoning by the City Council; and

On July 15, 2025, the City Council held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) chapter 16.88, to consider the proposed Prezoning, at which all times all interested parties had the opportunity to be heard; and

At the July 15, 2025, public hearing, and prior to acting on this request, the City Council approved Prezoning of Assessor's Parcel Numbers (APNs) 173-030-110 and 173-040-750; now, therefore,

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

I. Boundary Changes/Annexations:

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

- a) The subject territory is located within the urban services area of the City, as shown in Exhibit 2: Prezone Map.
- b) APNs 73-030-110 and 173-040-750 have been prezoned, as described above.
- c) The subject territory is contiguous to the existing City limits, as shown in Exhibit 2: Prezone Map.
- d) 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 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 not be easy to provide City services. The subject territory includes lands located within or in immediate proximity to existing utilities. The proposal utilizes said services without creating a feature that may make their delivery difficult to other areas.
- f) The 2040 General Plan Land Use Map designates the subject site as Low Density Residential. Pursuant to Table 2-1 (General Plan Relationship to Development Code) of the General Plan, the RL Zone is compatible with Low Density Residential General Plan Land Use Map designation.

The proposed annexation would further the following General Plan policy:

- Policy LU-6.2: Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.

Consistency of the annexation proposed with this policy is demonstrated through its ability to enable development of a new residential development on parcels that are in a vacant and contiguous location to the existing City limits.

II. Recitals

The following recitals are true and correct :

1. The proposed Project is consistent with the adopted Envision Stockton 2040 General Plan and its certified EIR (SCH# 2017052062), with City Council action taken on December 4, 2018. The Project is also consistent with the applicable general plan designation and all applicable general plan policies. Finally, there are no project-specific significant effects related to traffic, noise, air quality, or water quality; and the Project site has no apparent value as a habitat for endangered, rare, or threatened species.

2. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified. The Project is consistent with the General Plan density and implementing zoning as a residential project that conforms to the anticipated density and adopted development standards in the Municipal Code, with approval of a Waiver.

3. There are no project specific effects which are peculiar to the project or its site. The project is not located in an area with special consideration such as overlay zoning or items particular to the site. It is vacant land adjacent to the City boundary.

4. There are no project-specific impacts which the GPU EIR failed to analyze as significant effects. The adopted General Plan EIR analyzed the site as having a Residential land use designation, for which the proposed Project is compliant with in relation to anticipated impacts from a residential project of this size and nature.

5. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate. Because the adopted General Plan EIR evaluated the site as being residentially developed in the future, any technical analysis prepared, such as air quality and traffic, etc., evaluated a residential project at this location built to the maximum potential of the site. Therefore, there are no potentially significant off-site and/or cumulative impacts of said project.

6. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR. No new information has been presented which deviates from the residential development standards in the municipal code, or type of development project proposed. Therefore, no new impacts or more severe impacts are anticipated, requiring additional evaluation or an addendum to the adopted General Plan EIR.

7. 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 (Prezone Map).

8. 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.

9. 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