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 APNS 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; AND 084-030-04, WITH RELATED CITY SERVICES PLAN

Bear Creek Ventures (hereafter "Applicant"), is proposing the annexation and General Plan Amendment for 12 parcels (APNs 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04) having a combined total acreage of 306.03 acres; 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 Assessor's Parcel Numbers (APNs) 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to a mix of zoning which includes Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) Density and Public Facilities (PF) zoning; and

On June 26, 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 prezoning of the Project parcels; and

On November 18, 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 approved all aspects of the Project; now, therefore,

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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 prezoned with City of Stockton zoning designations.*

Assessor's Parcel Numbers (APNs) 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to a mix of zoning which includes Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) Density and Public Facilities (PF) 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 Eight Mile Road to the north, Marlette Road to the south, West Lane to the east, and Lower Sacramento Road to the west. The subject territory also is directly continuous to parcels running along both east and west boundaries.

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 Lower Sacramento Road and West Lane which have 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 proposed General Plan Amendment would maintain consistency with other applicable General Plan goals and policies, including:

i. Goal LU-6: Provide for orderly, well-planned and balanced development. With the adoption of a companion Zoning Map Amendment, the Project would not create any inconsistencies with the Development Code.

ii. Policy LU-6.3: Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs.

iii. Goal and Policy HE-2: Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.

iv. Policy HE-2.3: The City shall encourage and provide opportunities for a variety of housing types that provide market rate, affordable housing opportunities and promote balanced mixed-income neighborhoods

The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code.

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 certified an Environmental Impact Report, Statement of Overriding Considerations, and Mitigation and Monitoring Reporting Program, 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 November 18, 2025.

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

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