

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF STOCKTON AND COUNTY OF SAN JOAQUIN FOR THE ALLOCATION OF PROPERTY TAX FOR THE [THORNTON ROAD] DRIVE-THROUGH QUICK-SERVE RESTAURANT DEVELOPMENT PROJECT; AND THE LEBARON RANCH RESIDENTIAL DEVELOPMENT PROJECT ANNEXATIONS

On November 4, 2025, the City Council approved the [Thornton Road] Drive-Through Quick-Serve Restaurant Development Project via:

Motion 2025-11-04-1501 overturning the Planning Commission's recommendation to deny the Design Review, rezoning, and annexation of the parcel (9324 Thornton Road) into the City of Stockton; and

A resolution approving Design Review for a Drive-Through Quick-Serve Restaurant at 9324 Thornton Road (Resolution 2025-11-04-1501); and

An ordinance amending Title 16 of the Stockton Municipal Code related to the Zoning Map, in Section 16.16.030 of the SMC, to rezone property to Commercial, General (CG) (Ordinance 2025-11-04-1501); and

On November 18, 2025, the City Council approved the LeBaron Ranch Residential Development Project via resolutions to:

Certify the Environmental Impact Report, State of Overriding Consideration, and Mitigation Monitoring and Reporting Program for the LeBaron Ranch Residential Development Project (Resolution No. 2025-11-18-1501-01); and

Approve a General Plan Amendment (Resolution No. 2025-11-18-1501-02); and

Approve rezoning of twelve (12) parcel numbers at East Eight Mile Road, and Lower Sacramento Road (Resolution No. 2025-11-18-1501-03); and

On November 4 and 18, 2025, the City Council authorized the filing of applications with LAFCo for the annexation of both projects; and

San Joaquin LAFCo requires that the City of Stockton (City) and County of San Joaquin (County) have an agreement in place for the allocation of property tax revenues in order for annexations to occur; and

Historically, the City has entered into several tax sharing agreements (project specific and/or master agreements) with the County for the purpose of determining how property tax revenue will be divided after a property is annexed into the City. The most recent master tax sharing agreement expired on July 31, 2025; and

The City and County have negotiated the terms of a project specific property Tax Allocation Agreement for the [Thornton Road] Drive-Through Quick-Serve Restaurant Development and LeBaron Ranch Annexation Projects (Exhibit 1); and

The Lincoln Rural County Fire Protection District, a special district whose service area or service responsibility is affected by the annexation of the LeBaron Ranch Residential Development and [Thornton Road] Drive-Through Quick-Serve Restaurant Projects, is also a party and signatory to the Agreement; now, therefore,

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

1. The City Council hereby approves the Property Tax Allocation Agreement for the [Thornton Road] Drive-Through Quick-Serve Restaurant Development and LeBaron Ranch Annexation Projects between the City of Stockton, County of San Joaquin, and Lincoln Rural County Fire Protection District attached hereto and marked Exhibit 1, and the City Manager is authorized and directed to execute same.

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

PASSED, APPROVED, AND ADOPTED May 12, 2026.

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

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