
**SAN JOAQUIN
LOCAL AGENCY FORMATION COMMISSION**

LAFCo

44 N. SAN JOAQUIN STREET SUITE 374 STOCKTON, CA 95202

AGENDA

Thursday, October 13, 2022 9:00 A. M.

BOARD OF SUPERVISORS CHAMBERS
44 NORTH SAN JOAQUIN STREET, 6TH FLOOR
STOCKTON, CALIFORNIA

* * * *

Call to Order
Announce Date and Time of Meeting for the Record
Roll Call
Pledge of Allegiance
Recognition of service for Mr. James Glaser

CONSENT ITEMS

1. SUMMARY OF MINUTES OF SEPTEMBER 8, 2022
(Action by All Members)
Approve Summary Minutes of the Regular Meeting.

2. OUT-OF-AGENCY SERVICE REQUEST
(Action by Regular Members)
Requests from the City of Stockton to provide out-of-agency sewer service outside the City boundary under Government Code §56133 to 5312 Hobart Avenue, 2015 Myran Avenue and 2003 Myran Avenue in Stockton.

3. DISCUSSION AND POSSIBLE ACTION REGARDING MEETINGS OF THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION UNDER AB 361 USING TELECONFERENCE DURING A PROCLAIMED STATE OF EMERGENCY
(Action by All Members)
Consider Resolution to conduct meetings of the San Joaquin Local Agency Formation Commission using teleconferencing pursuant to Government Code 54953 as amended by Assembly Bill 361 for the period October 13, 2022 to November 15, 2022.

PUBLIC HEARING

- 4. LUMINA REORGANIZATION TO THE CITY OF MANTECA (L AFC 19-22)
(Action by Regular Members)
Request to annex approximately 183.48 acres to the City of Manteca.

- 5. CITY OF LODI MUNICIPAL SERVICE REVIEW (MSR) AND SPHERE OF INFLUENCE PLAN (SOI) UPDATE (L AFC 23-22)
(Action by Regular Members)
The Commission will review and discuss the MSR Report and SOI Update for the City of Lodi.

PUBLIC COMMENTS

- 6. Persons wishing to address the Commission on matters not otherwise on the agenda.

EXECUTIVE OFFICER COMMENTS

- 7. Comments from the Executive Officer

COMMISSIONER COMMENTS

- 8. Comments, Reports, or Questions from the L AFCO Commissioners

CLOSED SESSION

- 9. Open Session Disclosure Regarding Closed Session Items pursuant to Government Code Section 54957.7

10. CLOSED SESSION

Conference with Legal Counsel-Existing Litigation pursuant to Government Code Section 54956.9(a)

Name of Case: Tracy Rural County Fire Protection District with the City of Tracy as named Real Party of Interest v. San Joaquin L AFCo (San Joaquin County Superior Court Case No. 2019-9687)

- 11. Open Session Report on Closed Session pursuant to Government Code Section 54957.1

ADJOURNMENT

LAFCo

44 N. SAN JOAQUIN STREET □ SUITE 374 □ STOCKTON, CA 95202

**SUMMARY MINUTES
September 8, 2020**

**BOARD OF SUPERVISORS CHAMBERS
44 NORTH SAN JOAQUIN STREET, 6TH FLOOR
STOCKTON, CALIFORNIA
AND VIDEO CONFERENCE**

Chairman Breitenbucher called the meeting to order at 9:09 a.m.

MEMBERS PRESENT: Commissioners Johnson, Lincoln, Villapudua, Winn and
Chairman Breitenbucher

MEMBERS ABSENT: None

**ALTERNATE MEMBERS
PRESENT:** Commissioner Morowit and Patti

**ALTERNATE MEMBERS
ABSENT:** Commissioners, Diallo

OTHERS PRESENT: James Glaser, Executive Officer; Elizabeth Contreras,
LAFCo Analyst, Rod Attebery, Legal Counsel; and Mitzi
Stites, Commission Clerk

CONSENT ITEMS

Chairman Breitenbucher opened the floor for Commissioner Comments.

Chairman Breitenbucher closed the floor to Commissioner Comments.

Chairman Breitenbucher opened the floor for Public Comments.

Chairman Breitenbucher closed Public Comments.

A motion was made by Commissioner Johnson and seconded by Commissioner Winn to approve the Consent Calendar.

The motion for approval of the Summary Minutes of July 14, 2022 meeting was passed by a unanimous vote of the Commission.

The motion for approval of the Summary Minutes of July 28, 2022 meeting was passed by a unanimous vote of the Commission

The motion for approval of the Summary Minutes of August 25, 2022 meeting was passed by a unanimous vote of the Commission

The motion for approval to adopt Resolution 1485 regarding out-of-agency service request to property located at 1135 E. Alpine Avenue and 1743 Stanford Avenue in Stockton was passed by a unanimous vote of the regular voting members of the Commission.

The motion for approval to adopt Resolution 1486 authorizing the San Joaquin Local Agency Formation Commission to conduct meetings using teleconferencing pursuant to Government Code 45953 as amended by AB 361 for the period of September 8, 2022 to October 8, 2022 was passed by a unanimous vote of the regular voting members of the Commission.

ACTION ITEMS

6. REQUEST FOR TIME EXTENSION FOR PEREIRA REORGANIZATION TO THE CITY OF RIPON (LAFC 11-20)

(Action by Regular Members)

Request for One-Year Time Extension to complete condition of approval for Pereira Reorganization to the City of Ripon with concurrent detachment from the San Joaquin County Resource Conservation District.

Mr. James Glaser, Executive Officer, presented a PowerPoint presentation showing the timeline of the Pereira Reorganization. On October 9, 2020, the Commission approved the annexation of the Pereira Reorganization to the City of Ripon for the development of 47 single-family residential units. The annexation area consisted of two assessor parcels and portions of two adjacent parcels. The adjacent parcels consist of a full roadway width of John Roos Avenue and Shasta Avenue. The Commission conditioned its annexation approval that the applicant complete a lot line adjustment prior to recordation of the Certificate of Completion. Government Code Section 57001 requires that all conditions of approval for an annexation be satisfied within one year of Commission approval. The Commission previously approved time extensions for the project in 2021 and 2022 due to delays in reaching an agreement with the City on handling of the perimeter right-of-ways. Although the issues have been resolved, the project applicant will not be able to record a lot line adjustment and/or dedication prior to the October 9, 2022 date. The applicant is requesting a time extension to October 9, 2022 to complete the project.

Staff recommended that Commission grant a one-year time extension to October 9, 2023 to Pereira Reorganization to the City of Ripon to complete the Conditions of Approval.

Chairman Breitenbucher opened the floor to Commissioner Comments.

No comments were made.

Chairman Breitenbucher closed the floor to Commissioner Comments.

Chairman Breitenbucher opened the floor to Public Comments.

No one came forward.

Chairman Breitenbucher closed the floor to Public Comments.

Moved by Commissioner Winn seconded by Commissioner Patti to approve a one-year extension to October 9, 2023 to Pereira Reorganization to the City of Ripon.

Roll Call Vote:

Ayes: Commissioner Lincoln, Johnson, Villapudua, Winn and Chairman Breitenbucher

Nos: None

Absent: None

PUBLIC HEARING ITEMS

7. THORNTON ROAD REORGANIZATION TO THE CITY OF STOCKTON
(LAFC 14-22)
(Action by Regular Members)
Request to annex approximately 2.33 acres to the City of Stockton

Mr. Glaser, Executive Officer, presented a PowerPoint presentation, which provided a background on the City of Stockton's proposal to annex approximately 2.33 acres with concurrent detachments from the San Joaquin County Resource Conservation District and Lincoln Rural County Fire Protection District.

This annexation site consists of one parcel, and the rights-of-way of the site frontages on Lucile Avenue and Waudman Avenue. The City requests annexation to provide municipal services for the development of a 7,000 square foot O'Reilly Auto Parts retail store.

This annexation location is within an existing 68.19-acre unincorporated island. LAFCo policy encourages the annexation of the entire unincorporated island but can also make a determination that application of its policy would be detrimental to the orderly development of the City and that reasonable effort has been made to include the entire island but inclusion is not feasible at this time.

The City conducted a feasibility study to comply with Commission policy and studied the costs for improvement, service costs, and anticipated revenues for the island and concluded that improvement costs to bring the island into compliance with City Standards as required by the City General Plan would result in a cost of \$15 million. The improvement costs far exceeded anticipated revenues from the unincorporated island and the City cannot support projects that would negatively impact the City's budget.

Staff recommends that the Commission approve Resolution No. 1487 approving the Thornton Road Reorganization to the City of Stockton with the concurrent detachments from the Lincoln Rural Fire District and the San Joaquin Resource Conservation District.

Chairman Breitenbucher opened the floor to Commissioner Comments.

Commissioner Winn expressed concern for the residents that live within the unincorporated island and stated that from his experience most residents oppose to annexation into a City. It is just too expensive for residents to pay hook-up fees to City Services.

At 9:36 a.m., Commissioner Johnson recused himself at this time due to a conflict of interest.

Commissioner Winn stated that for future annexations to a City there should be ways to help residents cover the cost to connect to City Services and that the County should work with developers to meet City requirements.

Chairman Breitenbucher closed the floor to Commissioner Comments.

Chairman Breitenbucher opened the floor to Public Comments.

Bob Bentz, a resident from Lincoln Village, shared his concern on the cost to connect to City services and agreed with Commission Winn.

Chairman Breitenbucher closed the floor to Public Comments.

The motion was made by Commissioner Villapudua, seconded by Commissioner Winn to approve Resolution No. 1487 Approving the Thornton Road Reorganization to the City of Stockton with concurrent detachment from the Lincoln Rural Fire District and the San Joaquin County Resource Conservation Center.

Roll Call Vote:

Ayes: Commissioner Lincoln, Morowit, Villapudua, Winn and Chairman Breitenbucher

Nos: None

Absent: None

Commissioner Johnson rejoined the Commission.

8. CITY OF LATHROP MUNICIPAL SERVICE REVIEW (MSR) AND SPHERE OF INFLUENCE PLAN (SOI) UPDATE (LAFC 24-22)

(Action by Regular Members)

The Commission will review and discuss the MSR Report and SOI Update for the City of Lathrop.

James Glaser, Executive Officer, provided a PowerPoint presentation, which gave an overview of the process to update the MSR and the SOI. He stated that LAFCo is required to prepare an MSR for each of its incorporated cities and special districts and update the SOI's at least every five years. LAFCo requires that the SOI delineate where development is expected to occur

within 5-10 year and 30-year time frames and that future annexations must be consistent with the SOI.

The Sphere of Influence and Municipal Service Review for the City of Lathrop was last updated in 2016. Lathrop's existing Sphere of Influence (SOI) contains two primary unincorporated areas, one area north of the City's boundary and one area south. The majority of the north area is located north of Roth Road (east of Pilot Flying J) and west of Interstate 5, west of Manthey Road and north-south of Roth Road. The City of Lathrop is proposing to expand the adopted SOI to include one (1) property west of the existing SOI boundary. The existing SOI areas are designated for Service Commercial (SC), Freeway Commercial (FC) and Light Industrial (LI) uses. In addition, there are approximately 58 acres south of the City boundary pre-zoned for Service Commercial (CS), which is part of the approved Lathrop Gateway Business Park Specific Plan. The City's proposed ten-year growth horizon would include 10.30 acres westerly of the Roth - Interstate 5 Intersection, west of the existing SOI boundary. In total, there would be 197 acres in the Sphere of Influence and no properties are within the thirty-year growth horizon.

Staff recommends that the Commission approve Resolution No. 1488 approving the City of Lathrop Municipal Service Review and Resolution 1489 approving the City of Lathrop Sphere of Influence with a corrected map.

Chairman Breitenbucher opened the floor to Commissioner Comments.

No comments were made.

Chairman Breitenbucher closed the floor to Commissioner Comments.

Chairman Breitenbucher opened the floor to Public Comments.

No one came forward.

Chairman Breitenbucher closed the floor to Public Comments.

The motion was made by Commissioner Johnson seconded by Commissioner Villapudua to approve Resolution 1488, approving the City of Lathrop Municipal Service Review.

Roll Call Vote:

Ayes: Commissioner Lincoln, Johnson, Villapudua, Winn and Chairman Breitenbucher

Nos: None

Absent: None

The motion was made by Commissioner Lincoln seconded by Commissioner Johnson to approve Resolution 1489, approving the City of Lathrop Sphere of Influence with corrected map.

Roll Call Vote:

Ayes: Commissioner Lincoln, Johnson, Villapudua, Winn and Chairman Breitenbucher

Nos: None
Absent: None

9. MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT MUNICIPAL SERVICE REVIEW (MSR) AND SPHERE OF INFLUENCE PLAN (SOI) UPDATE (LAFC 17-22)

(Action by Regular Members)

The Commission will review and discuss the MSR Report and SOI Update for the Mountain House Community Services District.

James Glaser, Executive Officer, provided a PowerPoint presentation which gave an overview of the process to update the MSR and the SOI. He stated that LAFCo is required to prepare an MSR for each of its incorporated cities and special districts and update the SOI's at least every five years. LAFCo requires that the SOI delineate where development is expected to occur within 5-10 year and 30-year time frames and that future annexations must be consistent with the SOI.

The Sphere of Influence (SOI) and Municipal Service Review (MSR) for the MHCSO was last updated in 2017. The MHCSO MSR and SOI covers an area of 4,784 acres or approximately 7.5 square miles. The 1994 adopted Master Plan for Mountain House identified the SOI boundary to coincide with the ultimate MHCSO community buildout boundary. MHCSO has applied to LAFCo for incorporation essentially reflecting their existing district boundary. LAFCo is presently processing that application. Preparation of a new MSR/SOI will allow the District to process annexations prior to consideration of the incorporation application as stated by the District. The District, however, needs an up-to-date MSR/SOI in order for LAFCo to have the authority to consider an annexation. These documents will also be helpful during the incorporation process. The MHCSO SOI was established when the original boundaries of the Mountain House Master Plan area was adopted by the County Board of Supervisors. The intention of the requirements and policies in the Master Plan is that these boundaries not change so that planned public facilities, services, and the financing plan continue to adequately meet the needs of the current and future populations of the Mountain House Community. Currently, approximately 2,000 acres, or about 45 percent of Mountain House Master Plan acreage is developed.

Staff recommends that the Commission approve Resolution No. 1490 approving the Mountain House Community Services District Municipal Service Review and Resolution 1491 approving the Mountain House Community Services District Sphere of Influence.

Chairman Breitenbucher opened the floor to Commissioner Comments.

No comments were made.

Chairman Breitenbucher closed the floor to Commissioner Comments.

Chairman Breitenbucher opened the floor to Public Comments.

No one came forward.

Chairman Breitenbucher closed the floor to Public Comments.

The motion was made by Commissioner Villapudua seconded by Commissioner Johnson to approve Resolution 1490, approving the Mountain House Community Services District Municipal Service Review.

Roll Call Vote:

Ayes: Commissioner Lincoln, Johnson, Villapudua, Winn and Chairman Breitenbucher
Nos: None
Absent: None

The motion was made by Commissioner Villapudua seconded by Commissioner Johnson to approve Resolution 1491, approving the Mountain House Community Services District Sphere of Influence.

Roll Call Vote:

Ayes: Commissioner Lincoln, Johnson, Villapudua, Winn and Chairman Breitenbucher
Nos: None
Absent: None

PUBLIC COMMENTS

10. Persons wishing to address the Commission on matters not otherwise on the agenda.

Bob Bentz, Lincoln Village Resident, came forward to state his concerns that meetings should be held in person and not virtual.

Dane Wadlé, CPFO, Senior Public Affairs Field Coordinator – Sierra Network, California Special Districts Association, extended an invitation to the Commission to attend their upcoming tour on September 21, 2022.

EXECUTIVE OFFICER COMMENTS

11. Comments from the Executive Officer

Mr. Glaser, Executive Officer, thanked Elizabeth Contreras and Mitzi Stites for their hard work in getting this month's Agenda Packet out.

Mr. Glaser went over Mountain House Community Services District application to incorporate. Staff is waiting to get the Comprehensive Fiscal Analysis, which will then go out for technical review. This will assist in the process to see if it will be feasible for Mountain House Community Services District to incorporate. There will then be community workshops to receive public comments, LAFco will prepare terms and conditions, and hold protest proceedings which will take approximately two months. An election must be held which is subject to certain dates and

restrictions that will be provided to us by the Register of Voters. If all goes as plan the incorporation of Mountain House should be completed in 2023.

There should be a decision within the next sixty days regarding the latest appeal from Tracy Rural Fire Protection District and City of Tracy lawsuit.

COMMISSIONER COMMENTS

12. Comments, Reports, or Questions from the LAFCO Commissioners.

No Comments were made.

CLOSED SESSION

13. Open Session Disclosure Regarding Closed Session Items pursuant to Government Code Section 54957.7

14. CLOSED SESSION:

Public Employee Appointment Pursuant to Government Code Section 54957
Title: Executive Officer

15. Open Session Report on Closed Session pursuant to Government Code Section 54957.1

10:17 a.m. the Commission went into a Closed Session regarding Agenda Item No. 14. listed on the agenda.

10:59 a.m. The Commission came back into Session. There was no reportable actions regarding Agenda Item No. 14

ADDITIONAL ACTION ITEMS

16. Discussion and Possible Action Regarding Consideration of Executive Officer Employment Contract.

Mr. Glaser, Executive Officer, would like to retire and the Commission hired a recruiter to find someone to take over the Executive Officer position. Jeffery Hightower has been selected as the new Executive Officer pending a motion and vote of the Commission.

The motion was made by Commissioner Winn seconded by Commissioner Morowit to approve Jeffery (J.D.) Hightower to become the new Executive Officer.

Roll Call Vote:

Ayes: Commissioner Johnson, Lincoln, Morowit, Winn and Chairman Breitenbucher

Nos: None

Absent: Commissioner Diallo, Patti and Villapudua

Jeffery Hightower thanked everyone for the vote of confidence. Mr. Hightower stated that it is an honor and a privilege to be a part of LAFCo.

ADJOURNMENT

Meeting adjourned at 11:04 a.m.

LAFCo

44 N. SAN JOAQUIN STREET SUITE 374 □ STOCKTON, CA 95202

EXECUTIVE OFFICER'S REPORT

October 13, 2022

TO: LAFCo Commissioners

FROM: Jeffery Hightower, Executive Officer

SUBJECT: **CITY OF STOCKTON OUT-OF-AGENCY SERVICE REQUESTS**

Recommendation

It is recommended that the Commission approve the requests from the City of Stockton to provide out-of-agency sewer service under the Government Code §56133 to properties located at 5312 Hobart Avenue, 2015 Myran Avenue, and 2003 Myran Avenue in Stockton.

Background

Government Code Section §56133 states that the Commission may authorize a city or special district to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization and that prior to providing new or extended service, the city or district must first receive approval from LAFCo. The Commission adopted a policy that conditions their approval for out-of-agency service requiring the recordation of an agreement with the landowner consenting to annexation of their property when annexation becomes feasible.

The City of Stockton submitted requests for approval to extend sanitary sewer services to single-family residences outside the city limits but within the City's sphere of influence. A vicinity map is attached showing the locations of each out-of-agency request. Connections to City sewer lines are available to the properties and the property owners have paid the appropriate connection fees to the City. The requests for out-of-agency service are in compliance with the Government Code §56133 and Commission policies. Staff recommends approval of the attached Resolution 1462 approving out-of-agency services.

Attachment: Resolution No. 1493
Vicinity Map

Resolution No. 1493

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING AN OUT-OF-AGENCY SANITARY SEWER SERVICE FROM THE
CITY OF STOCKTON TO 5312 HOBART AVENUE, 2015 MYRAN AVENUE, AND
2003 MYRAN AVENUE IN STOCKTON**

WHEREAS, the above-reference requests have been filed with the Executive Officer of the San Joaquin Local Agency Formation Commission pursuant to §56133 of the California Government Code.

NOW THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Said out-of-agency service request is hereby approved.

Section 2. The proposal is found to be Categorically Exempt from CEQA.

Section 3. The proposal is subject to the following conditions:

- a. Prior to connection to the city sewer or water, the City of Stockton shall record a covenant and agreement with the property owners to annex to the City of Stockton in a form acceptable to the Executive Officer.
- b. This approval and conditions apply to current and future property owners.

PASSED AND ADOPTED this 13th day of October 2022, by the following roll call votes:

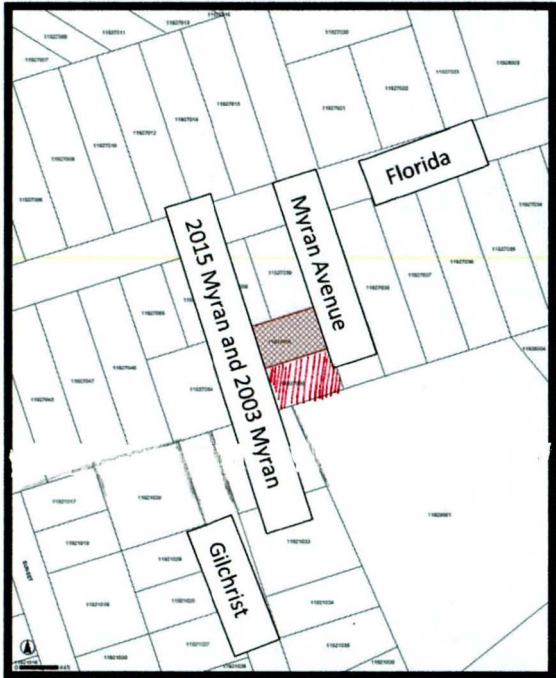
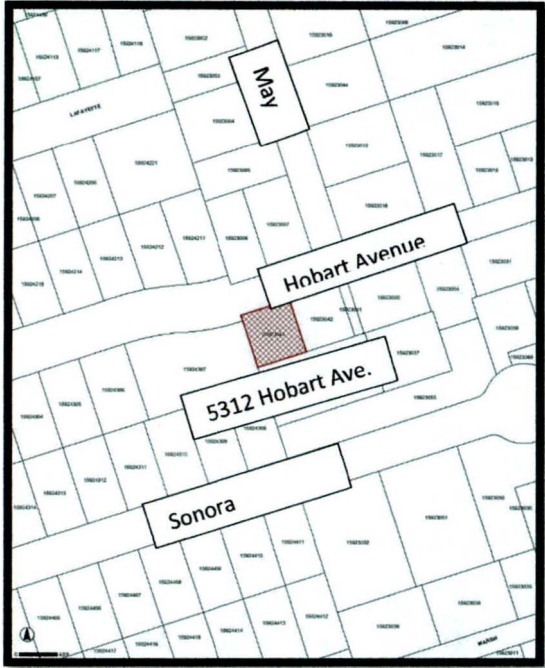
AYES:

NOES:

ABSENT:

DAVID BREITENBUCHER, Chairman
San Joaquin Local Agency
Formation Commission

Res. No. 1493
10-13-22



LAFCo

44 NORTH SAN JOAQUIN STREET, SUITE 374 □ STOCKTON, CA 95202

EXECUTIVE OFFICER'S REPORT

DATE: October 13, 2022

FROM: Rod Attebery, General Counsel

SUBJECT: **Discussion and Possible Action Regarding Meetings of the San Joaquin Agency Formation Commission Under AB 361 Using Teleconference During a Proclaimed State of Emergency**

Recommendation

It is recommended that the Commission approve the attached LAFCo resolution 1465 authorizing Commission to conduct meeting of the San Joaquin Local Agency Formation Commission using teleconferencing pursuant to Government Code 45942 as amended by AB 361 for the period of , October 13, 2022 to November 12, 2022.

Background

On September 16, 2021, Governor Gavin Newsom signed Assembly Bill 361 ("AB 361") into law, amending the Ralph M. Brown Act (Gov. Code, § 54950 *et seq.*) (the "Brown Act"). AB 361 codified certain modified requirements for teleconference meetings held by public agencies, similar to those previously authorized and extended by executive order during the COVID-19 State of Emergency.

AB 361 was introduced to provide a longer-term solution for teleconference meetings during states of emergency, effective until January 1, 2024. AB 361 amends Section 54953 of the Government Code to allow the legislative body of a local agency to meet remotely without complying with the normal teleconference rules for agenda posting, physical location access, or quorum rules. To do so, one of three scenarios must exist, all of which require that the Governor has proclaimed a State of Emergency pursuant to Government Code section 8625:

- A. State or local officials have imposed or recommended measures to promote social distancing;
- B. The agency is holding a meeting for the purpose of determining whether meeting in person would present imminent risks to the health or safety of attendees; or
- C. The agency is holding a meeting and has determined that meeting in person would present imminent risks to the health or safety of attendees.

(Gov. Code, § 54953(e)(1).)

An agency and any committee that is required to comply with the Brown Act, that holds a meeting under either of the three scenarios must continue to post its agenda in the time required by the Brown Act, and ensure that the public is able to address the agency or committee directly through teleconference means. (*Id.* at subd. (e)(2). If a disruption prevents the agency or committee from broadcasting the meeting or receiving public comments in real time, the agency or committee cannot take further action until those functions are restored; any actions taken during such a disruption are subject to legal challenge. (*Id.*)

Assuming the State of Emergency remains in effect, if the San Joaquin Local Agency Formation Commission (“LAFCo” or the “Commission”) or LAFCo committees wish to continue meeting under the modified rules, then the Commission, and each committee that wants to continue to meet using teleconference must each individually adopt an initial resolution within 30 days of the first teleconference meeting, and then must adopt an extension resolution at least every 30 days thereafter. (*Id.* at subd. (e)(3).) The resolutions must contain findings stating that the Commission or committee has reconsidered the circumstances of the State of Emergency and either (1) the State of Emergency continues to directly impact the ability of the members to meet safely in person; or (2) State or local officials continue to impose or recommend measures to promote social distancing. (*Id.*)

Where consecutive regular meetings fall outside the 30-day time frame, the Commission or committee should hold a special “AB 361” remote meeting within the 30-day window simply to re-authorize the AB 361 exceptions. Without the AB 361 exceptions, the Commission or committee will be required to return to normal in-person meetings or provide public access at each remote location under the traditional teleconference rules, as of October 1, 2021. Therefore, if the AB 361 authorization lapses and the Commission or a committee wishes to hold a teleconference meeting, it will be required to post agendas and provide public access at each remote location, identify those locations in the agenda, and maintain a quorum of the Commission within agency boundaries. If a meeting is not held in conformity with AB 361, commissioners may not teleconference from their residences or other locations, which are not open and accessible to the public.

FISCAL IMPACT:

None.

Attachment: Resolution 1494

Resolution No. 1494

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
AUTHORIZING COMMISSION TO CONDUCT MEETINGS OF THE SAN JOAQUIN
LOCAL AGENCY FORMATION COMMISSION USING TELECONFERENCING
PURSUANT TO GOVERNMENT CODE 54953 AS AMENDED BY AB 361 FOR THE
PERIOD OCTOBER 13, 2022 TO NOVEMBER 12, 2022**

WHEREAS, the San Joaquin Local Agency Formation Commission (“LAFCo”) is committed to preserving and nurturing public access and participation in meetings of the Commission; and

WHEREAS, all meetings of LAFCo’s legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch LAFCo’s legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), as amended by AB 361 (2021), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, on March 4, 2020, the Governor proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, Cal-OSHA adopted emergency regulations (Section 3205) imposing requirements on California employers, including measures to promote social distancing; and

WHEREAS, an Order of the San Joaquin County Public Health Officer acknowledges that close contact to other persons increases the risk of transmission of COVID-19; and

WHEREAS, currently the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others resulting in rapid and alarming rates of COVID-19 cases and hospitalizations, therefore, meeting in person would present imminent risks to the health or safety of attendees.

NOW, THEREFORE, BE IT RESOLVED, that the San Joaquin Local Agency Formation Commission approves

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Finding of Imminent Risk to Health or Safety of Attendees. LAFCo does hereby find that the current dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others resulting in rapid and alarming rates of COVID-19 cases and hospitalizations has caused, and will continue to cause, conditions of peril to the safety of persons, thereby presenting an imminent risk to health and/or safety to LAFCo's employees and attendees of the Commission's public meetings; and

Section 3. Teleconference Meetings. LAFCo does hereby determine as a result of the State of Emergency proclaimed by the Governor, and the recommended measures to promote social distancing made by State and local officials that the Commission may conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e)(1)(A) and (B) of section 54953, and shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

Section 4. Direction to Staff. The Executive Officer and LAFCo staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this 13th day of October 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

DAVID BREITENBUCHER, Chairman
San Joaquin Local Agency
Formation Commission

LAFCo

44 N. SAN JOAQUIN STREET SUITE 374 □ STOCKTON, CA 95202

EXECUTIVE OFFICER'S REPORT

- PROJECT:** LUMINA REORGANIZATION TO THE CITY OF MANTECA (L AFC 19-22)
- PROPOSAL:** Annexation of 183.46 acres to the City of Manteca with concurrent detachments from the Lathrop Manteca Fire District and San Joaquin County Resource Conservation District
- APPLICANT:** City of Manteca
- LOCATION:** Southwest of the intersection at Airport Way and Woodward Avenue, southwestern portion of the City of Manteca (Exhibit A: Vicinity Map)
- PURPOSE:** Annexation is required to extend city services for the proposed development
- PROCESS:** Project is inhabited and does not have 100% owner consent. Protest proceedings may apply

RECOMMENDATION

It is recommended that the Commission approve Resolution No. 1495 approving the Lumina Reorganization to the City of Manteca.

BACKGROUND

A Resolution of Application was approved by the City of Manteca on June 7, 2022, authorizing an application submittal to LAFCo to annex 183.46 acres to the City. (Exhibit B: Justification of Proposal). The proposed annexation site consists of three areas:

- A vacant 161.19-acre parcel known as the Development Area and 3.16 acres of dedication areas along Woodward Road and Airport Way. The City proposes to develop the vacant parcel into 827 residential units (Lumina at Machado Ranch), two parks, and public infrastructure.
- Non-Development Area 1 consisting of six 1-acre lots with existing residential homes
- Non-Development Area 2 consisting of nine lots ranging from 1.3 acre to 1.8 acre lots (13.11 acres total) with existing residential homes

“Inhabited territory” under the Cortese Knox Hertzberg Reorganization Act of 2000 (CKH) is defined as territory within which there resides 12 or more registered voters. The proposal did not have 100% written consensus from the property owners agreeing to the annexation. These circumstances trigger

protest proceedings. However, Section 56663 of the CKH also provides that the Commission may waive protest proceedings if all of the following has occurred:

- (a) Mailed notice has been given to all landowners and registered voters
- (b) Mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the hearing, the Commission intends to waive the protest proceedings
- (c) Written opposition has not been received

Public Hearing Notices were mailed to all landowners and registered voters within the annexation boundary 21-days before the hearing. The notices contained the information in (b) above. If no written opposition is received by the close of the public hearing the Commission may waive the protest proceedings.

The annexation site is contiguous to the City and within the City’s 10-year planning horizon.

ENVIRONMENTAL

The City of Manteca certified a Final Environmental Impact Report (EIR) and adopted Mitigation Measures, and a Monitoring and Reporting Program for the project on June 7, 2022. LAFCo, as a Responsible Agency must consider the City’s environmental report and make findings upon approval of the project. (Exhibit C: Notice of Determination).

PROPERTY TAX EXCHANGE

Pursuant to the Revenue and Taxation Code, the City and County must have an agreement in place that would determine the exchange of property tax revenues from jurisdictional changes. The City of Manteca and the County executed a master tax sharing agreement applicable to all annexations through 2028.

FACTORS

The Cortese-Knox-Hertzberg Local Government Reorganization Act requires factors to be considered by a LAFCO when evaluating a proposal for a change in organization or reorganization to a City. Factors to be considered shall include, but are not limited to the following (Government Code Sections 56668):

(a) Population and population density, likelihood of significant growth during the next 10 years
 The City proposes annexation of 183.36-acres. Development of 827 residential units is being proposed for the vacant 161.19-acre lot. The remaining lots within the annexation area consist of existing rural residential uses. The project site is surrounded by existing and planned residential subdivisions to the north, east, and west. South of the annexation site are rural residential homes, agriculture lands and orchards and the area is designated as Very Low Density Residential in the City’s General Plan. Vacant and agricultural lands east of the annexation site is designated as Low Density Residential and Open Space in the General Plan. Lands to the east and south are within the City’s 10-year planning horizon where growth is anticipated.

(b) The need for organized community services and present cost and adequacy of governmental services
 Essential governmental services which are provided to the subject area at the present time, and which will be provided after the proposal is finalized, are indicated in the following chart:

SERVICE	CURRENT PROVIDER	AFTER ANNEXATION
Law Enforcement	County Sheriff's Office	City
Fire Protection	Lathrop Manteca Fire District	City
Water	None	City
Sewer	None	City
Drainage	None	City
Irrigation	South San Joaquin Irrigation District	South San Joaquin Irrigation District
Reclamation	Reclamation District 17	Reclamation District 17
Schools	Manteca Unified School District	Manteca Unified School District
Planning	County	City

The subject site would require extension of existing City services. City ordinances and resolutions are in place to ensure that required public facilities fees are paid and that services can be maintained at appropriate levels for the project. The City's Municipal Service Review and SOI Update determined that City municipal services are adequate to serve the proposed development.

(c) The effect of the proposed action and of alternative actions, adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The proposed action will not have an effect on any social interests or any effect on economic interests, as the area will no longer be utilized for agricultural purposes. There will be no effect of the proposed action on the local governmental structure of the county.

(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

Section 56377 requires that the Commission, in reviewing proposals that would reasonably induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, to consider the following policies and priorities:

- 1) Development of land for other than open-space uses shall be guided away from existing prime agricultural lands towards areas containing nonprime agricultural land unless that action would not promote the planned, orderly, and efficient development of the area; and
- 2) Development of existing vacant or non-prime agricultural lands for urban uses within the jurisdiction or within the sphere of influence should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses outside of the jurisdiction or sphere of influence

The City's Open Space Conversion Statement (Exhibit D: Annexation Plan, page 5) addresses the development of Lumina at Machado Ranch on open-space lands. The City has determined that 151.3 acres are classified as Prime Agricultural land and will be converted to urban uses. The proposed conversion is consistent with the City's overall planning vision, as identified in the 2023 General Plan, which assumes the site would be developed with residential and park uses. The project site is surrounded by existing and planned residential subdivisions and long-term sustainability of agricultural activities is not sustainable.

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Agricultural lands are defined as land that is currently used for the purpose of producing an agricultural commodity. The City addressed the conversion of agricultural lands to urban uses in its Machado Ranch Environmental Impact Report and adopted mitigation measures for the loss of agricultural lands. Mitigation measures include participation in City's Agricultural Mitigation Fee program which require a payment of \$2,956.20 per acre to be used to purchase conservation easements or deed restrictions on agricultural land to ensure that the land remains in agricultural use in perpetuity. The project will also participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan which requires development to pay fees on a per-acre basis for impacts to agricultural lands that function as habitat for biological resources. Funds will be used purchase conservation easements on agricultural and habitat lands in the project vicinity.

(f) The definiteness and certainty of the boundaries of the territory.

The proposed annexation area consists of sixteen tax assessor parcels consistent with LAFCO policy of avoiding split lines of assessment or ownership. The annexation boundary also includes the portions of Woodward Avenue and Airport Way abutting the annexation site forming a logical city boundary.

(g) A regional transportation plan adopted pursuant to Section 65080 and consistency with city or county general and specific plans.

The 2018 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) serves as the region's long range transportation plan and provide guidance for decisions about transportation spending priorities. The City considered the regional plan and developed policies and actions in its General Plan that would build upon the regional plan to ensure adequate public transit, bicycle, and pedestrian facilities. The City found that implementation of its General plan measures would not conflict with the regional plan. The proposed project will be required to pay the San Joaquin County Regional Transportation Impact Fees intended to cover a portion of the cost for new transportation facilities required to serve new development within the County.

(h) The proposal's consistency with city or county general and specific plans.

The annexation is consistent with the overall intent of growth expressed in the City's General Plan. The General Plan regulates development to ensure economic growth and allow the City to continue to provide for a quality of life for its current and future residents.

(i) The sphere of influence of any local agency, which may be applicable to the proposal being received.

The proposed territory is within the Lathrop Manteca Fire District and the San Joaquin Resource Conservation District spheres of influence. The territory will be detached from these districts. It is also within County Service Area 53-Household Hazardous Waste and County Service Area 54-StormWater Pollution Prevention. The services provided by these county service areas are countywide and will continue to be provided to the annexation area. The annexation site is within Reclamation District 17 and will not be detached. The City of Manteca will continue to be engaged in the planning, engineering, and construction process with RD-17 to provide 200-year flood protection in accordance with the SB-5 requirements. The proposed annexation area is also within the South San Joaquin Irrigation District (SSJID), which provide irrigation, surface water, and eventually retail electric to the City of Manteca. The proposed annexation area will not detach from SSJID.

(j) Comments of any affected local agency or other public agency.

The proposal was distributed to local and affected agencies for their review and comment (Exhibit E: Referral Comments)

Manteca Unified School District: The Manteca Unified School District supports the City's project. The developer of the project has entered into a Mitigation Agreement to annex into the Community Facilities District which will provide funding for construction of school facilities.

County Environmental Health Department: Existing wells and septic systems to be abandoned shall be destroyed under permit and inspection by EHD. Pump repairs or replacement and installation of new pumps in a new well require a permit. Any geotechnical drilling must be conducted under permit and inspection.

County Public Works: No comments.

(k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City will extend municipal services to the proposed annexation area. As required by Government Code § 56653 the City submitted a plan for providing services (Exhibit D: Annexation Plan). GC 56653 requires that the plan address the following: 1) an enumeration and description of services to be provided; 2) the level and range of those services; 3) an indication of when those services can feasibly be extended; 4) improvements or upgrading of services or other conditions that would be imposed or required by the annexation; and 5) how the services will be financed. Detailed information can be found in the City's Services Plan.

Water: Annexation of the proposed annexation site will be required to connect to the City's domestic water system. The City's water supply includes ground water and treated surface water. The main source of surface water is purchased from the South San Joaquin Irrigation District's (SSJID) South County Water Supply Program. The developer will be required to construct the water supply infrastructure necessary to serve the proposed annexation area. The Lumina Ranch Water Supply Assessment determined that water supplies will be available for the proposed annexation area during normal, single-dry, and multiple-dry water years during a 20-year projection period.

Storm Drainage: The City and SSJID have a long-standing agreement that authorizes the City to discharge its storm water runoff into SSJID facilities for ultimate disposal to the San Joaquin River. SSJID requires that the City monitor and control capacity of SSJID's facilities to ensure capacity is not exceeded and that storm water quality complies with all applicable laws. Development of the proposed project requires the construction of a new storm drainage system including a drainage collection system storm drain pump stations, and detention basins that meet the requirements of the City and SSJID.

Sewer: Development of the project requires construction of a new 12-inch sewer main in Airport Way to extend the existing City collection and treatment system. Wastewater from the project site will be collected and conveyed via a network of gravity flow sewer main lines. Disposal and treatment will be to the City Wastewater Quality Control Facility (WQCF). The City has determined that buildout of the Development Area would not exceed the projected wastewater generation volumes described in the City's WQCF Master Plan.

Police: Law enforcement services are currently provided by the County Sheriff's Office and will be provided by the City's Police Department (SPD) upon annexation. Staffing levels for the City police department is assessed each year by the Chief of Police, City Manager, and City Council and adjusted as needed to provide adequate response times and as the budget allows. Staffing levels based on the current population is 0.97 officers per 1,000 residents. It is anticipated that the addition of 827 housing

units will increase the city's population by about 2,630 persons, which will change the staffing level to 0.93 officers per 1,000 persons. Response times based in type of calls in 2016 were as follows: Priority 1 (threat to life or crime of violence), 4 minutes and 27 seconds; Priority 2 (urgent or suspicious behavior), 27 minutes and 2 seconds; and Priority 3 (non-emergency), 50 minutes and 22 seconds. Based on the current response times the City anticipates that the existing police department facilities are sufficient to serve the proposed project.

Fire: Fire services for the annexation site is currently being provided by the Lathrop Manteca Fire District. Upon annexation the annexation area will detach from the fire district and the City would provide fire services. The Manteca Fire Department maintains a goal for the initial company to three firefighters to arrive on scene for fire and emergency medical services incidents within five minutes, 90% of the time. The City is currently averaging response times of 4:22 minutes Citywide. The City anticipates that average response times to the annexation area upon build-out to be within the Response Effectiveness goal established by the City. The City's impact fees and tax revenues generated by the proposed project would fund capital and labor costs associated with fire protection services.

It is the Commission's policy to consider any significant adverse effects that may be caused by an annexation, i.e., a negative impact on a special districts' budget and if adequate mitigation has been provided. Detachment of 183.15 acres from the Lathrop Manteca fire district will result in a financial impact to fire district from the loss of property taxes and direct charges annually in the amount of \$6,407.31 from property tax and direct charges. The City stated that it will enter into an agreement with the fire district prior to annexation to keep the same revenue (not increment) going to the fire district equal to the sum of the current tax revenue, multiplied by ten years to be paid in a lump sum.

The Lathrop Manteca Fire District states that detachment of the proposed annexation area would result in the loss of annual revenue of approximately \$8,500 in ad-valorem property tax and special assessments for the District. The Lathrop Manteca Fire District proposes that the projected loss of revenue be mitigated through payment to the District in an amount commensurate with the current tax and special assessment allotment for a minimum period of 10 years. (Exhibit F)

Staff recommends that the City and fire department execute an agreement prior to the filing of the Certification of Completion (30 days after the public hearing or protest proceedings).

(l) Timely availability of water supplies adequate for projected needs as specified in Government Code Section 65352.5.

The City prepared a Statement of Timely Availability of Water Supplies (Exhibit D, Annexation Plan, page 34). The City determined that an adequate water supply can be reasonably available for the proposed development on the subject site, even in multiple dry years. Water can be readily provided from existing sources, without the need to acquire additional supplies or water rights.

(m) The extent to which the proposal will affect a city and the county in achieving their respective fair share of the regional housing needs

The Regional Housing Needs Plan (RHNP) allocates to the County and the cities their "fair share" of the region's projected housing needs. The City of Manteca's Regional Housing Needs Allocation for the period 2015-2023 is 4,401 housing units and are allocated by income group as follows: Extremely low-459; Very Low-466; Low-693; Moderate-825; and Above Moderate-1958. The City proposes development of 827 residential units for the vacant 161.19-acre parcel. The lower and moderate-income groups have a total remaining need of 2,246 residential units. With the varying lot sizes and

housing product offered within the Lumina project, the City hopes to accommodate the moderate income and above-moderate groups (Exhibit D: page 36, Annexation Plan, Fair Share Housing Needs).

(n) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

LAFCo has not received any information or comments from landowners, voters, or residents of the affected territory.

(o) Any information relating to existing land use designations.

The subject site is currently within the jurisdiction of the County and has a General Plan designation of Agriculture-Urban Reserve and a zoning designation of A-40 (Agriculture-Urban Reserve). The 2023 General Plan and General Plan EIR anticipated development of the project site as part of the overall evaluation of buildout of the City. The General Plan Update designates this land for Low Density Residential uses consistent with the proposed project.

(p) The extent to which the proposal will promote environmental justice (fair treatment of people of all races cultures, and incomes with respect to the location of public facilities and the provision of public services).

The project does not result in the unfair treatment with respect to the location of public facilities and provision of public services.

DISCUSSION

The Cortese-Knox-Hertzberg Reorganization Act of 2000 provides guidance to local LAFCo’s in the review of proposals for reorganizations. The staff report provides a summary of the factors which must be considered by the Commission when reviewing an annexation proposal. The project represents a logical extension of the City’ southern boundary and provides for the orderly development of this area of the City. The proposed development has been addressed in the City’s General Plan and the MSR/SOI Plan approved by the Commission in July 2022. The City Services Plan provides adequate information that the City can appropriately provide full municipal services for the proposed development.

Protest Proceedings: For an inhabited annexation, if any owner of land or registered voter within the proposed annexation boundary submits a written statement protesting the Lumina Reorganization by the close of the Commission public hearing, a protest proceeding will be triggered. By policy, Commission has delegated the responsibility to hold protest proceedings to the Executive Officer. If a protest proceeding is needed, the Commission should direct the Executive Officer to hold the protest proceedings.

- Attachments: LAFCo Resolution No. 1495
- LAFCo Resolution No. 1495 (Alternate Resolution)
- Exhibit A: Vicinity Map
- Exhibit B: Justification of Proposal
- Exhibit C: Notice of Determination
- Exhibit D: Annexation Plan
- Exhibit E: Referral Comments
- Exhibit F: Letter from Lathrop Manteca Fire District (September 26, 2022)

RESOLUTION NO. 1495

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE LUMINA REORGANIZATION TO THE CITY OF MANTECA
WITH CONCURRENT DETACHMENTS FROM THE LATHROP MANTECA
FIRE DISTRICT AND THE SAN JOAQUIN COUNTY RESOURCE
CONSERVATION DISTRICT (L AFC 19-22)**

WHEREAS, the above entitled proposal was initiated by resolution by the City of Manteca and on August 2, 2022 the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Commission held a public hearing on the proposed reorganization on October 13, 2022 in the Board of Supervisors Chambers, 44 North San Joaquin Street, 6th Floor, Stockton, CA, pursuant to notice of hearing which was published, posted and mailed in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal, and all persons were given an opportunity to be heard; and

WHEREAS, the City of Manteca certified and adopted an Environmental Impact Report (State Clearinghouse No. 2021010265) and approved Mitigation Measures/Monitoring and Reporting Program for the Lumina at Machado Ranch;

WHEREAS, the subject territory is inhabited and does not have 100% owner consent;

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, the factors set forth in Section 56668 of the California Government Code and testimony and evidence presented at the public hearing held on October 13, 2022.

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that, as a Responsible Agency, the Commission has independently reviewed and considered the Lumina at Machado Ranch Environmental Impact Report (State Clearinghouse No 2021010265) and adopts the CEQA Mitigation Measures/Monitoring and Reporting Program as certified by the City of Manteca;

Section 2. Finds that the proposal is uninhabited and does not have 100% owner-consent.

Section 3. Finds that no written protests were received by any landowner or registered voter within the project area by the conclusion of the hearing; and therefore, waives the protest proceedings pursuant to Government Code Section 56663;

Section 4. Approves the Lumina Reorganization to the City of Manteca with concurrent detachments from the Lathrop Manteca Fire District and the San Joaquin County Resource Conservation District with the boundary description as approved by the County Surveyor, attached hereto as Exhibit A.

Section 5. Finds, pursuant to Government Code Section 56856.5, the reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the reservation of open-space lands within those urban development patterns.

Section 6. Directs the Executive Officer to withhold the filing of the Certificate of Completion until the City of Manteca and the Lathrop Manteca Fire Department have executed an agreement to mitigate the loss of revenues to the fire department.

PASSED AND ADOPTED this 13th day of October 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

DAVID BREITENBUCHER, CHAIRMAN
San Joaquin Local Agency
Formation Commission

RESOLUTION NO. 1495

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE LUMINA REORGANIZATION TO THE CITY OF MANTECA
WITH CONCURRENT DETACHMENTS FROM THE LATHROP MANTECA
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Section 2. Finds that the proposal is uninhabited and does not have 100% owner-consent.

Section 3. Finds that written protests were received by landowners or registered voters within the project area by the conclusion of the hearing; and therefore, directs the Executive Officer to conduct protest proceedings pursuant to Chapter 4 (commencing with Section 56065 of Part 4 of the Government Code;

Section 4. Approves the Lumina Reorganization to the City of Manteca with concurrent detachments from the Lathrop Manteca Fire District and the San Joaquin County Resource Conservation District with the boundary description as approved by the County Surveyor, attached hereto as Exhibit A.

Section 5. Finds, pursuant to Government Code Section 56856.5, the reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the reservation of open-space lands within those urban development patterns.

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PASSED AND ADOPTED this 13th day of October 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

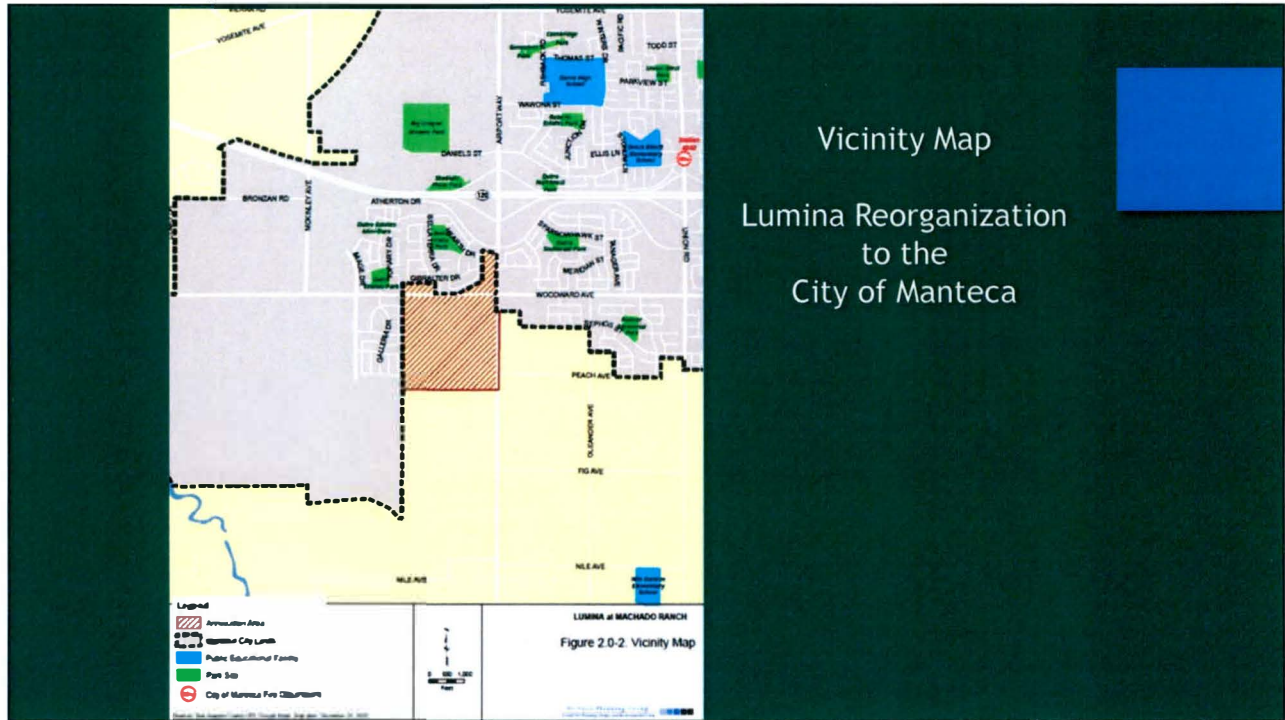
DAVID BREITENBUCHER, CHAIRMAN
San Joaquin Local Agency
Formation Commission

Public Hearing
October 13, 2022
San Joaquin Local Agency Formation
Commission

Lumina Reorganization to the City of Manteca

Proposal

- Annexation of 183.47 acres to the City of Manteca
- The annexation site will detach from Lathrop Manteca Fire District and the San Joaquin Resource Conservation District
- Site is contiguous to the City boundary and within the 10-year sphere of influence
- Annexation is required to extend city services to the proposed development
- Site is located southwest of the intersection at Airport Way and Woodward Avenue, southwestern portion of the City of Manteca



Background

- Annexation site consists of 3 areas:
 - Development Area consisting of one 161.19 acre parcel and 3.16 acres of dedication areas along Woodward Road and Airport Way
 - Non-Development Area 1 consisting of six 1-acre lots with existing residential
 - Non-Development Area 2 consisting of nine lots ranging from 1.3-acre to 1.8-acre lots with existing residential homes
- Project is inhabited (12 or more registered voters) and does not have 100% owner consent
- Protest proceedings may be required

Background

- Commission may waive protest proceedings under Section 56663 if all of the following has occurred:
 1. Notice of Public hearing mailed to all landowners and voters
 2. Notice discloses that unless written opposition is received before the conclusion of the hearing, the Commission intends to waive the protest proceedings
 3. Written opposition has been received
- Public Hearing notices have been sent with the required disclosure

Environmental

City:

As the Lead Agency, the City certified a Final Environmental Impact Report and adopted Mitigation Measures and a Monitoring and Reporting Program

LAFCo:

As a responsible agency the Commission must independently review and consider the City's environmental documentation

Review Factors

Gov. Code Section 56668

POPULATION AND GROWTH

- 827 residential units proposed for the 161.19 acre parcel
- Annexation area is surrounded by existing and planned residential subdivisions
- Lands to the east and south of the annexation area are within the City's 10-year planning horizon

CONVERSION OF OPEN SPACE

- 151.3 acres are classified as Prime Agricultural Land
- Conversion is consistent with the City's planning vision identified in the 2023 General Plan
- Long-term sustainability of agricultural activities of the project site is not sustainable

Review Factors

Gov. Code Section 56668

MAINTAINING PHYSICAL AND ECONOMICAL INTEGRITY OF AGRICULTURAL LANDS

- Loss of agricultural lands will be mitigated by participation in the City's Agricultural Mitigation Fee Program
- Project will participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan
- Both programs require payment of fees on a per-acre basis to mitigate impacts
- Funds will be used to purchase conservation easements

Review Factors

Gov. Code Section 56668

ABILITY TO PROVIDE SERVICES

- Developer will be responsible to design and construct the necessary infrastructure on-site and off-site to receive water, storm drainage, and sewer service
- The City has determined there is sufficient capacity to serve the new development
- The Developer will be required to pay into the City's Public Facility Fees program and pay development fees
- Annexation area will detach from the Lathrop Manteca Fire District
 - LAFCo policy requires consideration of significant adverse effects caused by the annexation
 - The City and the Lathrop Manteca Fire District have not come into an agreement to mitigate the loss of revenue to the district
 - Staff recommends that the City and fire department execute an agreement prior to filing of the Certificate of Completion

Other Review Factors

FAIR SHARE HOUSING

- City anticipates to accommodate housing for the moderate and above-moderate income groups

COMMENTS FROM AFFECTED AGENCIES

- Manteca Unified School District supports the Lumina project
- MUSD and Developer entered into a Mitigation Agreement to annex into the Community Facilities District to provide funding for construction of school facilities

Discussion

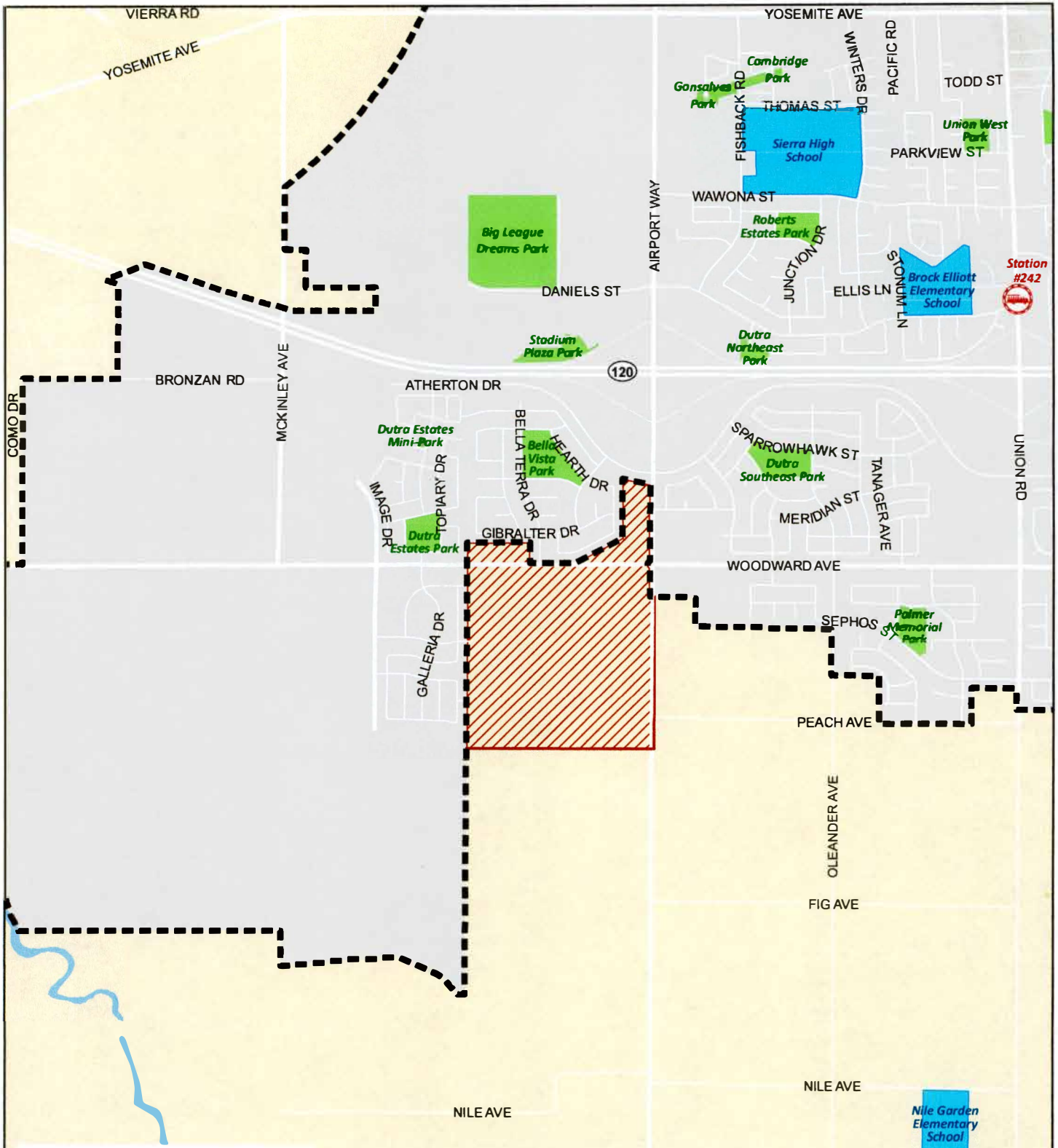
- The project represents a logical extension of the City's southern boundary and provides for the orderly development of the area
- Annexation site is within the City's SOI 10-year planning horizon and General Plan
- The City has demonstrated their ability to provide adequate services to the annexation area
- Protest proceedings will be required if written protest is received by the close of the hearing

Recommendation





It is recommended that the Commission approve the Lumina Reorganization to the City of Manteca [waiving the protest proceedings](#) and condition the approval that the City and the Lathrop Manteca Fire District execute an agreement to mitigate the loss of revenues to the District prior to the filing of the Certificate of Completion.

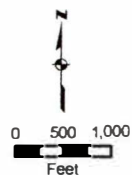
Alternate Resolution:

It is recommended that the Commission approve the Lumina Reorganization to the City of Manteca and [direct the Executive Officer to hold protest proceedings](#) and condition the approval that the City and the Lathrop Manteca Fire District execute an agreement to mitigate the loss of revenues to the District prior to the filing of the Certificate of Completion.



Legend

-  Annexation Area
-  Manteca City Limits
-  Public Educational Facility
-  Park Site
-  City of Manteca Fire Department



LUMINA RANCH

Figure 2.0-2. Vicinity Map

Sources: San Joaquin County GIS; Google Maps. Map date: December 23, 2020.

**San Joaquin
Local Agency Formation Commission**

509 West Weber Avenue Stockton, CA 95203
209-468-3198 FAX 209-468-3199

JUSTIFICATION OF PROPOSAL

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: (Indicate N/A if Not Applicable)

SHORT TITLE OF THE PROPOSAL: Lumina at Machado Ranch Annexation - Project File No. ANX20-40

TYPE OF PROPOSAL

- | | | |
|---|--|---|
| <input type="checkbox"/> City Incorporation | <input type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input type="checkbox"/> Consolidation | <input type="checkbox"/> Sphere of Influence Update | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Detachment | <input type="checkbox"/> Addition of Services | <input type="checkbox"/> District Dissolution |
| | <input checked="" type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: City of Manteca
Agency or Agencies losing territory: Lathrop Manteca Fire District

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

Name	Mailing Address	Telephone
City of Manteca Development Services Department Attn: Ms. Lea Simvoulakis, Planning Manager	1215 W. Center Street, Suite 201 Manteca, CA 95337	(209) 456-8500
J.B. Anderson Land Use Planning Attn: Mr. Mark Niskanen, Vice President	139 S. Stockton Avenue Ripon, CA 95366	(209) 599-8377
County of San Joaquin Community Development Department	1810 East Hazelton Avenue Stockton, CA 95205	(209) 468-3121
Signature Homes Attn: Mr. Stephen Miller, Executive Vice President	4670 Willow Road, Suite 200 Pleasanton, CA 94588	(925) 468-3704
NorthStar Engineering Attn: Mr. Tony De Melo, Director of Engineering	620 12 th Street Modesto, CA 95354	(209) 524-3525

PROJECT INFORMATION

Please provide project-related information for the following questions:

- 1. Do the proposed boundaries create an island of non-agency territory? Yes No
- 2. Do the proposed boundaries split lines of assessment or ownership? Yes No
- 3. Does the proposal involve public rights-of-way or easements? Yes No
- 4. Does the proposal involve public land or land assessed by the State? Yes No
- 5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No
- 6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes No

7. List the affected Assessor Parcel Numbers, Owners of record and Parcel Sizes:

APN No.	Property Owner of Record	Parcel Size (Acres)
241-32-018	Joanne M. Kimbrough, Trustee Joanne M. Kimbrough Separate Property Trust	161.19
241-32-050	William R. Ludwig and Pamela C. Ludwig	1.00
241-32-060	Alejandro Calvillo and Heather Calvillo	1.00
241-32-070	Glenn Crane and Chanel Crane	1.00
241-32-210	Frankie Paul Leyva	1.00
241-32-080	Peter D. Anderson and Viola Anderson	1.00
241-32-090	Cesar V. Flores and Faith A. Flores	1.00
241-32-110	Anthony J. Dutra	1.86
241-32-120	Lupe Q. Razo	1.37
241-32-130	Jimmie E. Rose and Sherri L. Rose	1.35
241-32-140	Mohinder Singh Khinda	1.35
241-32-150	California Kids Day Care, Inc.	1.35
241-32-290	Marhsall L. Magincalda	1.49
241-32-280	Nga Thi Tran and Chuan Dinh Vo	1.51
241-32-270	Amrit S. Sandhu and Gurpreet D. Sandhu	1.49
241-32-230	Michael D. Randall and Nancy S. Randall	1.34
Public Right-of-Way	City of Manteca	3.16
Total		183.46

8. Physical Location of Proposal:

The Project site is located in the southwestern portion of the City of Manteca, immediately south of the city limit lines. The Project site is immediately southwest of the intersection of Airport Way and Woodward Avenue. The Project site is bounded on the north by Woodward Avenue and an existing single-family residential subdivision, on the east by Airport Way, on the south by an existing Reclamation District #2094 (RD2094) dry levee and existing agricultural fields, and on the west by the existing single-family residential subdivisions.

9. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? Yes No
If Yes, please attach a Project Site Plan or Tentative Subdivision Map.

Included in this Application is the approved Tentative Subdivision Map and Design Guidelines.

10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action:

Water, wastewater, storm drainage, street improvements, electricity, natural gas, fire services, police services, school facilities, parks and recreation, telephone, and internet.

11. Indicate which of these services or facilities will require main line extensions or facility upgrades in order to serve the affected territory:

Water, wastewater, storm drainage, street and intersection improvements will connect to existing services to the north and west of the Project site.

12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach a separate sheet if necessary)

Below is a summary of the City's justification of annexing the Project into the City of Manteca.

- 1. Are contiguous with city boundaries and provide for a logical expansion of the city;**

Analysis: The proposed annexation area is immediately south and east of existing City limit lines. This annexation will help capture right-of way and land that should be within the City limits. Based on the annexation map above, this annexation fills in the missing link between the existing city limits to the east and the city limit to the west. Further, the annexation area is currently located within the 10-year Planning Horizon of Manteca's existing Sphere of Influence, which is a LAFCo-approved boundary. Projects within the 10-year planning horizon are expected to develop between the years of 2015 to 2025, per the Municipal Service Review (MSR) report approved by LAFCo in 2015. This annexation request comes at the later end of this time window, which is important when considering annexation. The pattern of development around this site over the last ten years indicates that annexation of these 183.46 acres the next logical expansion of city limits.

- 2. Create clear and reasonable boundaries;**

Analysis: The proposed northern boundary of the annexation will bring the City limit line east across South Airport Way and south along Woodward Avenue, squaring off this block of the City's limits. Bringing this boundary to this corner is a much clearer and logical boundary than what exists today. The larger portion of the annexation area will align with the Terra Ranch subdivision to the west and will bring the City limit line all the way east to South Airport Way, again, "squaring off" the City limit line. This is a logical and clear boundary for annexation.

- 3. Ensure the provision of adequate municipal services;**

Analysis: The Final Environmental Impact Report (FEIR) for the proposed project indicates that there are adequate municipal services for the proposed annexation area,

which includes 15 existing homes and 827 future homes in the Lumina at Machado Ranch Subdivision.

4. Reflect a long-term fiscal balance to the City and its residents, when reviewed cumulatively with other annexations;

Analysis: A fiscal analysis of the subdivision was prepared by DPFPG and was peer reviewed by EPS. DPFPG analyzed the master tax sharing agreement with San Joaquin County and the City of Manteca, which is ultimately in 80/20 split agreement for property tax sharing revenue. Under an 80/20 split, the annexation would have a negative impact on the City. As such, DPFPG suggested that at a 60/40 split, the project would generate a fiscal surplus to the City's General Fund. The project is estimated to generate a total of approximately \$1.322 million in revenue for the City's General fund at buildout, \$1.016 million in expenditures (costs) at buildout, resulting in a combined surplus of \$306,100 annually. This surplus would be \$370 per residential unit. The City will negotiate the 60/40 split to ensure that the project is ultimately a fiscal benefit to the City. The fiscal analysis prepared by DPFPG is attached to this staff report.

5. Are consistent with State law and San Joaquin LAFCo standards; and

Analysis: The proposed annexation is consistent with all State and LAFCo laws in that the annexation is following to correct city procedures, it is consistent with the City's General Plan, and the appropriate actions for annexation will be completed by the Council prior to an annexation application is made to LAFCO by the City.

6. Are consistent with the General Plan.

Analysis: Based on the analysis of the above five items, this annexation is consistent with Land Use Policy LU-P-9. In addition to this policy, this annexation is consistent with the overall intent of growth expressed in the General Plan. The General Plan regulates development to preserve Manteca's roots as an agricultural center and to ensure balanced growth. The General Plan acknowledges that agriculture plays an important role in Manteca's economy, but also understands that metered development will ensure economic growth and will allow the city to continue to provide for a quality of life for its current and future residents. Land Use Goal LU-2 discusses the need to provide adequate land in a range of densities to meet the housing needs of income groups expected to reside in Manteca, and to regulate residential growth consistent with the capacities of City facilities and services. This annexation will allow for the construction of 827 units of varying size and housing type, creating more housing opportunities for current and future residents in Manteca. Without this annexation, these homes would not be constructed in the City. Further, as noted in the EIR, the City is able to provide the necessary services to accommodate these new housing units, making this annexation a logical expansion for the city.

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real property in interest, if different, agreed to defend, indemnify, hold harmless, and release the San Joaquin Local Agency Formation Commission, 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 or adoption of 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 San Joaquin Local Agency Formation Commission, its agents, officers, attorneys, or employees.

Executed at Manteca, California, on June 22, 2022

APPLICANT

Signature: *Lea C. Simvoulakis*

Title: Planning Manager

REAL PARTY IN INTEREST

(If different from Applicant)

Signature: _____

Title: _____

SUBMITTALS

In order for this application to be processed, the following information needs to be provided:

1. Two copies of this Justification of Proposal, completed and signed with original signatures;
2. Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (Refer to Guide for Preparation);
3. Five copies of an 8.5" x 11" or 11" x 17" reduction of the proposal map;
4. Three copies of a metes and bounds description of the affected territory;
5. One certified copy of the City Council and/or Special District Board Resolution of Application, or a petition making application to LAFCo (as appropriate);
6. Written permission from each affected property owner (or signature form);
7. One copy of the project environmental document (One Compact Disc if more than 25 pages);
8. One copy of the project Notice of Determination;
9. Three 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);
10. One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
11. One copy of the Pre-Zoning map or description (as required by Section 56375);
12. One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
13. One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
14. One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));
15. One copy of the project design (site plan, development plan, or subdivision map);
16. One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and
17. Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Additional information may be required during staff review of the proposal.

CERTIFICATION

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.

Lea C. Simvoulakis
(Signature)

Date: 6/22/22

Print or Type Name: Lea C. Simvoulakis, Planning Manager

Daytime Telephone: 209-456-8516

Written Geographic Description(s) of the Project Area(s)

Descriptions of the territory that are filed with the Board's Tax Area Services Section (TASS) are used to establish geodetic position and are not intended to establish property ownership in a court of law.² Subdivision maps, tract maps, recorded survey maps, survey monuments, and deeds are not on file with the Board. Boundary descriptions that merely cite recorded documents or refer to assessor's parcel numbers will not be accepted. Any supporting documents may be used as reference only and cannot be used as a substitution. Written geographic descriptions shall conform to the following specifications:

1. Every written geographic description (a document separate from the maps) must stand on its own without the necessity of reference to any extraneous document; a description that relies solely on the use of secondary references will not be accepted. The TASS cartographic staff must be able to plot the boundaries from the written description alone.
2. The written description shall be of the project area only. If a complete description of the special district is filed, the project area shall be clearly identified in a separate document.
3. The geographic description shall:
 - a. State the township and range, section number(s) or rancho(s)
 - b. Have a **point of beginning (POB)** referenced to a known major geographic position (e.g., section corners, intersection of street centerlines, or the intersection of street centerline and an existing district boundary at the time of filing). A description will be rejected if the POB refers only to a tract map, a subdivision map or a recorded survey map. It is preferable that the POB be the point of departure from an existing district boundary (when applicable).
 - c. Be expressed as a specific parcel description in sectionalized land (e.g., "The SW 1/4 of Section 22, T1N, R1W") or by bearings and distances. When the description is by bearings and distances, **all courses shall be numbered and listed individually** in a consistent clockwise direction. The description shall not be written in a narrative format. All courses required to close the traverse of the project area must be stated. All curves must be described by direction of concavity. Delta, arc length, chord, and radius shall be listed, including radial bearings for all points of non-tangency.

Following are examples of unacceptable and acceptable descriptions:

Unacceptable (*This description refers only to extraneous documents and does not stand alone.*)

"From the point of beginning, northerly to the southwest corner of that certain property recorded in Book 12, Page 15 of Recorded Deeds, thence easterly to the southeast corner of that certain property recorded in Book 12, Page 16 of Recorded Deeds...."

Acceptable (*This is the same description with the courses numbered and the bearings and distances added.*)

"From the point of beginning:

Course 1. North 1° 18'56" West a distance of 150' to the southwest corner of that certain property recorded in Book 12, Page 15 of Recorded Deeds, thence,

Course 2. North 85° 7'56" West a distance of 75' to the southeast corner of that certain property recorded in Book 12, Page 16 of Recorded Deeds, thence...."

² The Board's Tax Area Service Section is not involved in issues relating to property ownership.

4. The written description shall state the acreage for each separate single area (see Definitions and Special Fee Provisions for the definition of a single area) and a combined total acreage of the project area.

Example: "Area A containing 2.50 acres, Area B containing 1.75 acres: Total computed acreage containing 4.25 acres more or less."

5. All information stated on the description must match with the map(s), such as the name of the short title, the point of beginning, the course numbers, all the bearings and distances, and the acreage(s).

Map(s)

It is strongly recommended that all maps submitted to the Board be filed in electronic/digital form. Digital information will not be shared without the permission of the applicant.

Maps submitted as part of the jurisdictional boundary change filing shall conform to the following specifications:

Map Documents:

1. All maps shall be professionally and accurately drawn or copied. Rough sketches or pictorial drawings will not be accepted. Assessor's parcel maps will not be accepted as a substitute for the project map.
2. Original or copies of the same size project map must be submitted. Reduced maps are not acceptable and will be rejected.
3. A vicinity map shall be included. The vicinity map shall show the location of the project area in relationship to a larger geographic area that includes major streets and highways or other physical features.
4. Any portion of an existing district boundary in close proximity to the project area shall be shown and identified.
5. Every map must clearly show all existing streets, roads and highways with their current names that are within and adjacent to the project area. Additionally, every map shall indicate each township and range, section lines and numbers, or ranchos that are in proximity of the project area.
6. Every map shall bear a scale and a north arrow. The **point of beginning** shall be clearly shown and match the written geographic description.
7. The boundaries of the project area shall be distinctively delineated on each map without masking any essential geographic or political features. The boundaries of the project area must be the most predominant line on the map. Boundary lines that are delineated by a line that exceeds 1.5 millimeter in width shall be rejected. The use of graphic tape or broad tip marking pens to delineate the boundary is not acceptable.
8. All dimensions needed to plot the boundaries must be given on the map of the project area. Each map shall have **numbered courses matching the written geographic description**. Index tables may be utilized.
9. All parcels within the project area that touch the new boundary shall be clearly labeled with the assessor's parcel number. Interior parcels that do not touch the boundary need not be identified on the map.

10. If the project area has an interior island(s) of exclusion or the boundary has a peninsula of exclusion (or inclusion), that area(s) should be shown in an enlarged drawing. This drawing should be of sufficient size and scale to allow TASS to plot the boundary without difficulty.
11. When it is necessary to use more than one map sheet to show the boundaries of the project area, the sheet size should be uniform. A small key map giving the relationship of the several sheets shall be furnished. Match lines between adjoining sheets must be used. While the geography on adjoining sheets may overlap, the project boundaries must stop at the match lines. TASS has standardized the D size (24" x 36") map sheet, but will accept larger or smaller map sizes depending on the size and complexity of the individual single area(s).

Steve J. Bestolarides
San Joaquin County Clerk

Notice of Determination

Appendix D

FILED

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Agency: City of Manteca
Address: 1001 W. Center Street
Manteca CA 95337
Contact: Mark Niskanen, Contract Planner
Phone: (209) 456-8505

County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin St., 2nd Floor Suite 260
Stockton, CA 95202

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021010265

Project Title: Lumina at Machado Ranch

Project Applicant: City of Manteca

Project Location (include county): City of Manteca, San Joaquin County

Project Description:

The proposed Project includes annexation of 183.46 acres, and a Tentative Subdivision Map for the development of four phases on a single tentative subdivision map. The tentative subdivision map would result in the subdivision of 161.19 acres into 827 residential lots (100.46 acres), a centralized park totaling 10.87 acres (Lot F), plus 1.28 acres of levee access and pocket park (Lot G). Total parkland is 12.15 acres. Open space is also provided in the form of frontage landscaping strips and a well site (Lots A, B, C, D, I, L, M and N - 38,864 sf frontage landscaping, and Lot J - 28,049 sf for a well site and frontage landscaping).

This is to advise that the City of Manteca has approved the above (input checked) Lead Agency or (input unchecked) Responsible Agency

described project on 6/7/22 and has made the following determinations regarding the above described project.

- 1. The project (input checked) will (input unchecked) will not have a significant effect on the environment.
- 2. (input checked) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (input unchecked) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures (input checked) were (input unchecked) were not made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan (input checked) was (input unchecked) was not adopted for this project.
- 5. A statement of Overriding Considerations (input checked) was (input unchecked) was not adopted for this project.
- 6. Findings (input checked) were (input unchecked) were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1001 W. Center Street, Manteca, CA 95337

Signature (Public Agency): [Signature] Title: Planning Manager

Date: 06/08/2022 Date Received for filing at OPR: JUN 8 2022

ANNEXATION PLAN

LUMINA AT MACHADO RANCH PROJECT

SEPTEMBER 2022

Prepared for:

City of Manteca
Development Services Department
1215 W. Center Street, Suite 201
Manteca, California 95337

Prepared by:

J.B. Anderson Land Use Planning
139 S. Stockton Avenue
Ripon, California 95366



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EXECUTIVE SUMMARY

The City of Manteca is proposing to annex 161.19-acres consisting of the Lumina at Machado Ranch Project and what the City considers Non-Development Area No. 1 and Non-Development Area No. 2. The land proposed under this annexation is generally described as the following:

- **Annexation Area:** includes the whole of the project, including the 161.19-acre Development Area, 19.11-acre Non-Development Areas on fifteen (15) inhabited residential lots, and 3.16-acres of existing right-of-way.
- **Lumina at Machado Ranch Project:** Includes a 161.19-acre parcel (APN No. 241-32-018 and dedication areas along Woodward Avenue and Airport Way) intended for the development of 827 residential units, two (2) parks, and public infrastructure.
- **Non-Development Area No. 1:** Includes six (6) one-acre lots with existing residential homes. Access to these homes is directly onto Woodward Avenue.
- **Non-Development Area No. 2:** Includes nine (9) lots ranging in size from 1.3-acres to 1.8-acres totaling 13.11-acres with existing residential homes. Access to these homes is directly onto Woodward Avenue, five (5) are onto Airport Way, and one (1) has access to both Woodward Avenue and Airport Way.

Figure 1 provides an illustration of the Project's location, Figure 2 provides an illustration of surrounding land uses, and Figure 3 provides an illustration of the development proposed within the Lumina at Machado Ranch Project.

The Annexation Area is within the City's adopted Sphere of Influence (SOI) and the existing 10-year Planning Horizon.

The intent of this Annexation Plan is to supplement the City's application to San Joaquin Local Agency Formation Commission (SJ LAFCO) and to comply with SJ LAFCO rules and regulations as well as other applicable requirements of the California Government Code.

This Annexation Plan is organized into the following sections:

- Open Space Conversion Statement;
- Residential Entitlement Matrix;
- City Services Plan;
- Timely Availability of Water Supplies; and,
- Fair Share Housing Needs.

Figure 1 – Location Map

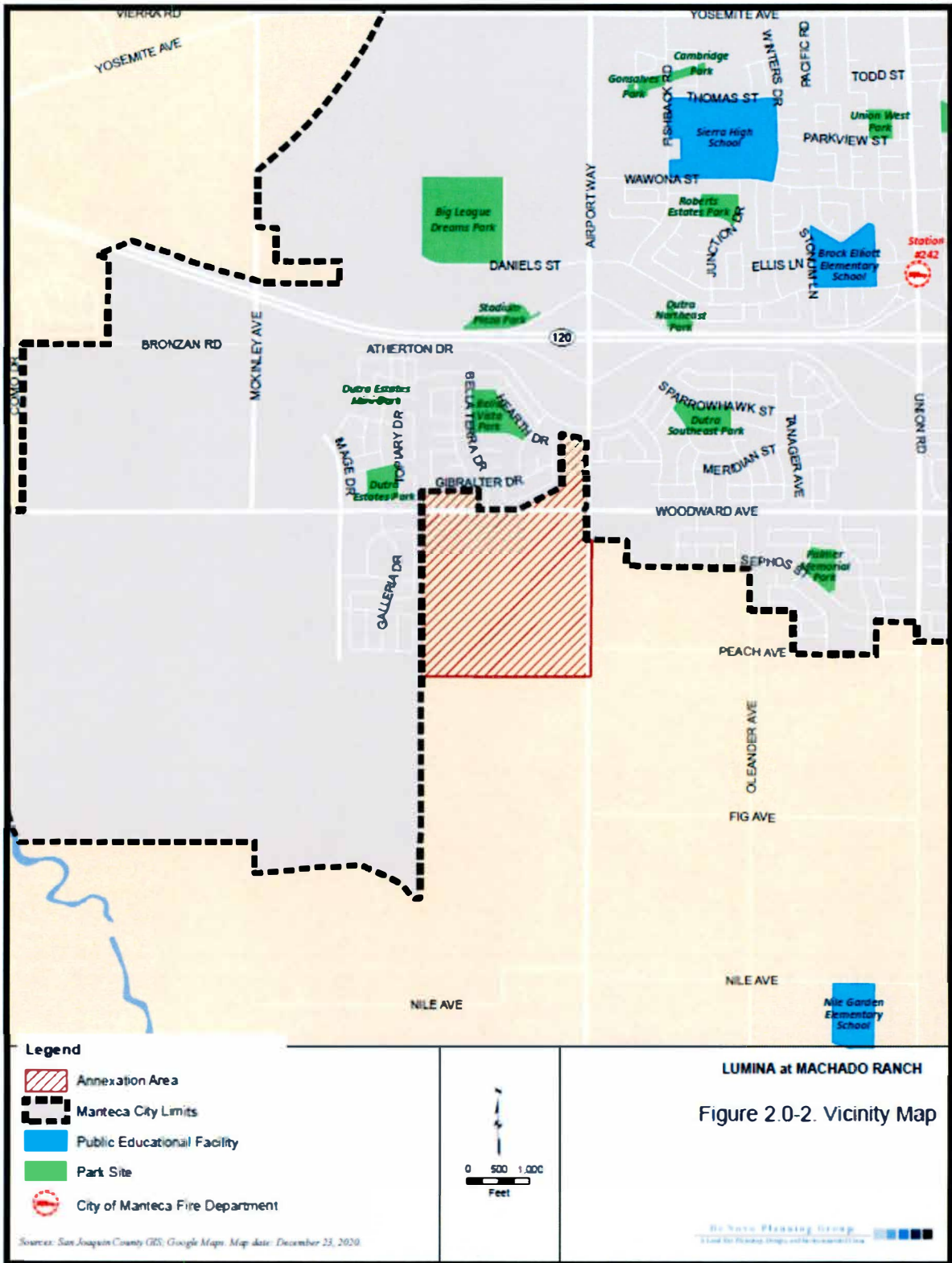
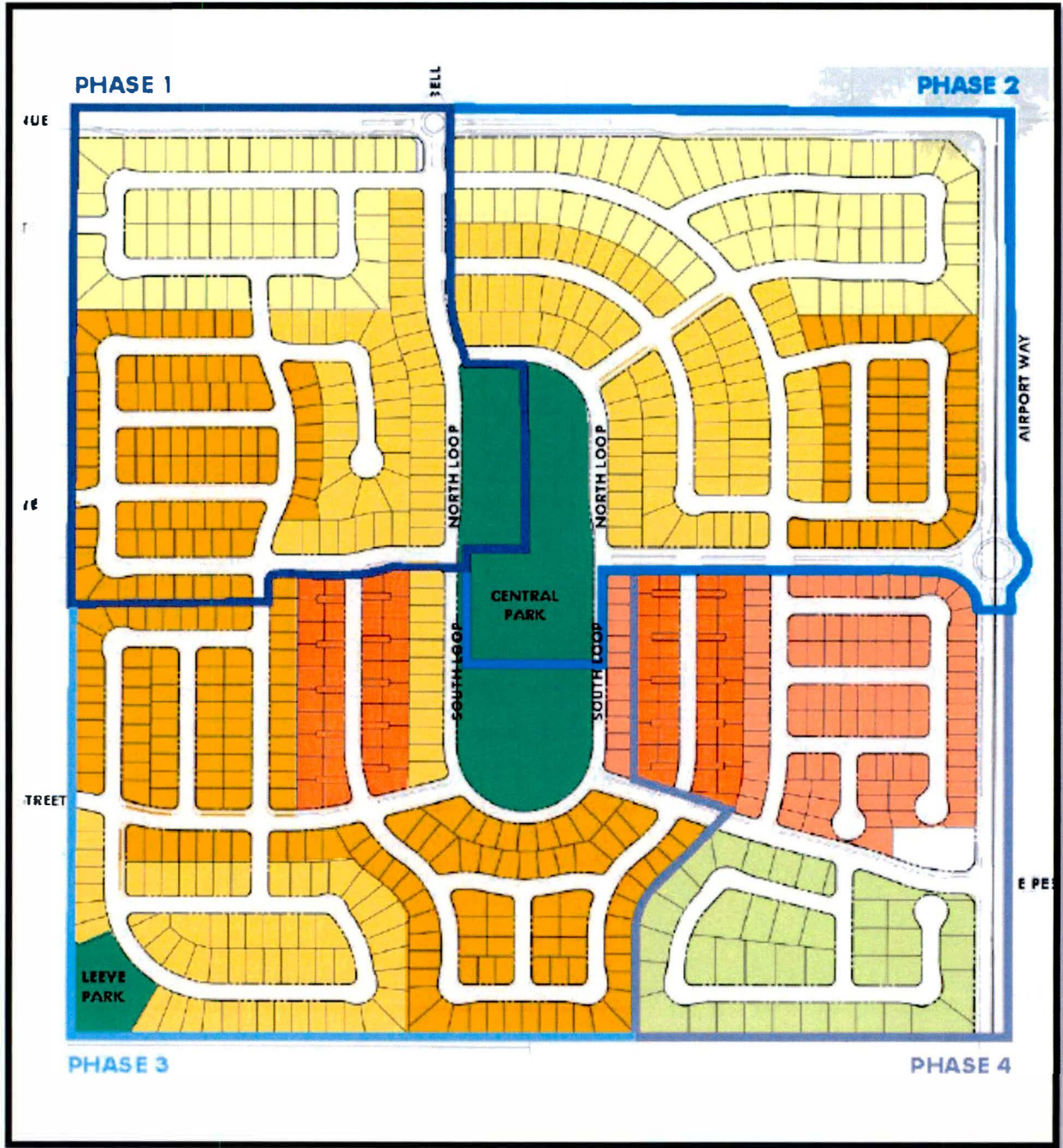


Figure 2 – Surrounding Land Uses



Figure 3 – Lumina at Machado Ranch Project



OPEN SPACE CONVERSION STATEMENT

As noted previously, the Project site is located within the City's existing SOI and 10-year Planning Horizon. The City's current General Plan (2023 General Plan) designates the Project site for Low Density Residential (LDR) and Park (P) land uses. The Project site is surrounded by a variety of agricultural and residential land uses. Uses immediately south of the Project site include agricultural and residential uses, including ranchettes and large estates lots. Residential subdivisions are located to the north and east of the Project site, including the Terra Ranch Subdivision which borders the Development Area on the west. Existing uses to the east of the Project site include a residential subdivision north of Woodward Avenue and agricultural and rural residential uses south of Woodward Avenue.

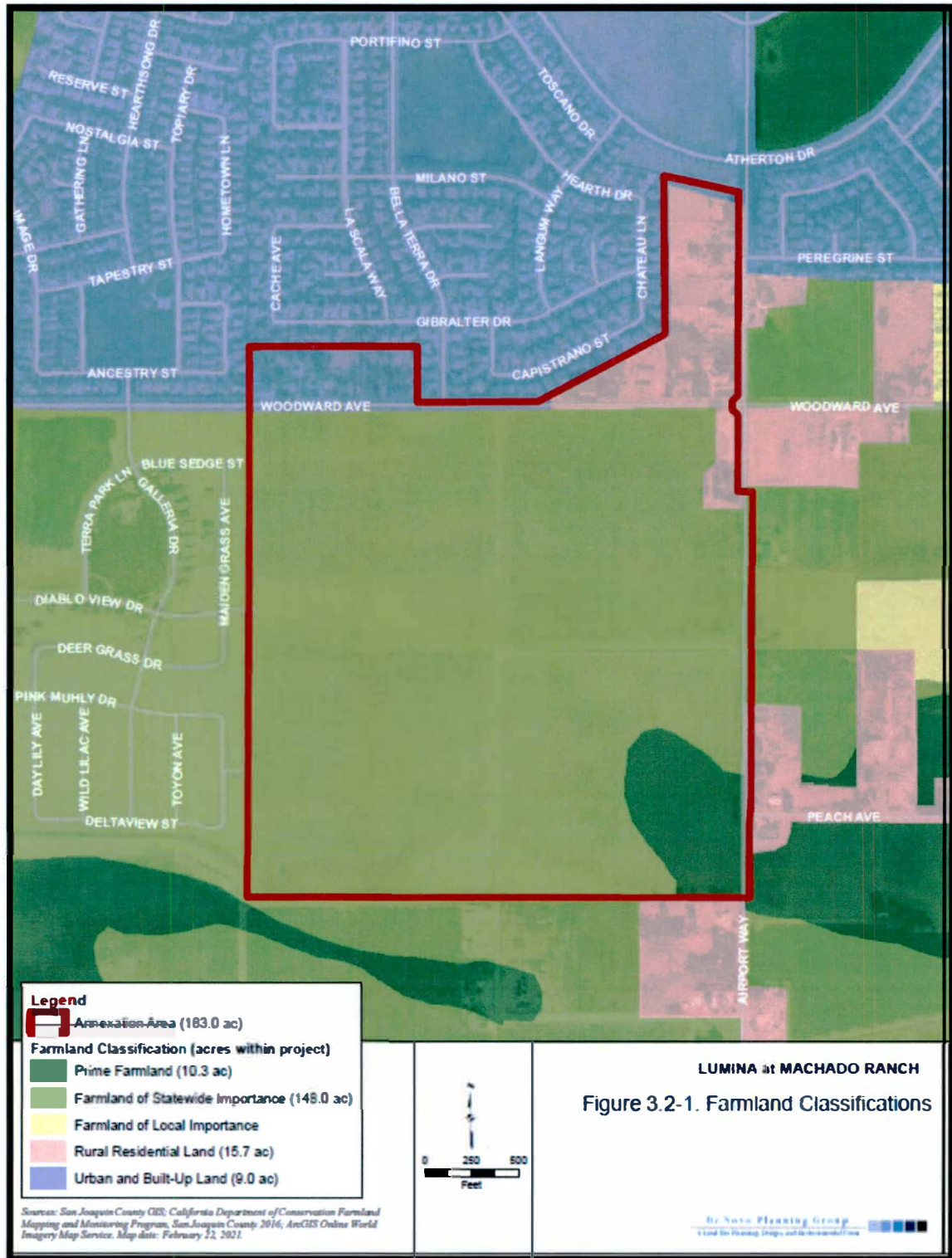
The Project proposes to annex 183.46--acres into the City of Manteca, to ultimately allow for the development of 827 residential units, two parks, and supporting infrastructure including roadways, and wet and dry utilities.

SJ LAFCO, in their review of proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open space lands to uses other than open space, shall consider, in accordance with Section 56377 of the Government Code, the following:

- a) *Development or use of land other than open-space uses shall be guided away from existing prime agricultural lands in open-space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.*
- b) *Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the existing jurisdiction of the local agency or outside the existing sphere of influence of the local agency.*

Existing uses within the Project site primarily consists of agricultural uses, specifically located within the Lumina at Machado Ranch Project area. The Lumina at Machado Ranch Environmental Impact Report (EIR) determined that the Project contains land designated as Prime Farmland and Farmland of Statewide Importance. Of the entire 183.46-acre Annexation Area, 158.3-acres are considered to be Prime Agricultural land as defined by the Cortese-Knox-Hertzberg Act. For reference, below is Figure 4, Farmland Classifications, as provided in the Project's Environmental Impact Report (EIR).

Figure 4 – Farmland Classifications



The proposed conversion is consistent with the City's overall planning vision, as identified in the 2023 General Plan, which assumes the site would be developed with residential and park uses. The 2023 General Plan and General Plan EIR anticipated development of the Project site as part of the overall evaluation of buildout of the City. Additionally, the proposed General Plan Update designates this land for Low Density Residential uses consistent with the proposed Project and is anticipated in the overall buildout of the City as part of the General Plan Update EIR.

In addition, as defined in Chapter 5.0 of the Project's Draft EIR, the objectives of the Project are as follows:

- Provide residential housing opportunities that are visually attractive and accommodate the future housing demand in Manteca.
- Establish a mixture of Low-Density Residential project types that collectively provide for local and regional housing and that take advantage of the area's high level of accessibility.
- Provide infrastructure and park space that meets City standards, is integrated with existing and planned facilities and connections, and increases recreation opportunities for existing and future residents of the City.
- Establish a logical phasing plan designed to ensure that each phase of development would include necessary public improvements required to meet City standards.

As noted above, the Project site is surrounded by existing and planned residential subdivisions to the north, east, and west, including the Terra Ranch Subdivision which borders the Project site to the west. Existing uses to the east of the Project site include a residential subdivision north of Woodward Avenue and agricultural and rural residential uses south of Woodward Avenue. As such, the Project site has and continues to experience development pressure and is not a good candidate for long-term, permanent agricultural land protection. Given the Project site's surrounding uses, which consist of existing and future urban uses, long term sustainability of agricultural activities is not sustainable.

Chapter 13.42 of the Municipal Code establishes the City's Agricultural Mitigation Fee Program, which authorizes the collection of development impact fees to offset costs associated with the loss of productive agricultural lands converted for urban uses within the City. Agricultural mitigation fees are required to be paid prior to issuance of any building permit. In recognition of development pressure on agricultural lands in close proximity to urban development; and the regional nature of long-term agricultural land conservation, on December 12, 2007, the City of Manteca entered into a Memorandum of Understanding (MOU) with the Central Valley Farmland Trust (CVFT). Development of the Annexation Area will require the Developer/Project Proponent to pay the City's Agricultural Mitigation Fee of \$2,956.20 per acre to mitigate the conversion of agricultural land to urban uses.

In addition to the agricultural mitigation fee, the City of Manteca has adopted Chapter 8.24 of the Municipal Code that establishes the City's "Right-to-Farm" ordinance. The intent of this ordinance is to protect agricultural uses in the City. The ordinance establishes the City's policy to preserve, protect and encourage the use of viable agricultural land for the production of food and other agricultural products.

Chapter 8.24 of the Municipal Code identifies that when nonagricultural land uses extend onto or approach agricultural areas, conflicts may arise between such land uses and agricultural operations that often result in the involuntary curtailment or cessation of agricultural operations and discourage investment in such operations.

Chapter 8.24 of the City's Municipal Code is intended to reduce the occurrence of such conflicts between nonagricultural and agricultural land uses within the City through requiring the transfer or of any property in the City to provide a disclosure statement describing that the City permits agricultural operations, including those that utilize chemical fertilizers and pesticides. The disclosure statement notifies the purchaser that the property being purchased may be located close to agricultural lands and operations and that the purchaser may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemical and pesticides and from other agricultural activities, including without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredation, and other activities which occasionally generate dust, smoke, noise and odor. In addition, prior to issuance of a city building permit for construction of a residential building, the owner of the property upon which the building is to be constructed is required to file a disclosure statement acknowledging the proximity of agricultural operations and the potential for inconvenience or nuisance associated with those uses.

The City of Manteca is also a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The SJMSCP provides comprehensive measures for compensation and avoidance of impacts on various biological resources, which includes ancillary benefits to agricultural resources. For instance, many of the habitat easements that are purchased or facilitated by the SJMSCP program are targeted for the protection of Swainson's hawk or other sensitive species habitat that are dependent on agricultural lands. The biological mitigation for these species through the SJMSCP includes the purchase of certain conservation easements for habitat purposes; however, the conservation easements are placed over agricultural land, such as alfalfa and row crops (not vines or orchards). As such, SJMSCP fees paid to SJCOG as administrator of the SJMSCP will result in the preservation of agricultural lands in perpetuity.

Development of the Project site would result in the permanent conversion of approximately 10.3 acres of Prime Farmland and 148.0 acres of Farmland of Statewide Importance to nonagricultural use.

As previously discussed, Chapter 13.42 of the Municipal Code establishes the City's Agricultural Mitigation Fee Program, which authorizes the collection of development impact fees to offset costs associated with the loss of productive agricultural lands converted for urban uses within the City. The City's agricultural mitigation fee program requires that future development pay the agricultural mitigation fee, currently \$2,956.20 per acre, to mitigate the conversion of agricultural land to urban use. The City will use these funds to purchase conservation easements or deed restrictions on agricultural land to ensure that the land remains in agricultural use in perpetuity.

In addition to the City’s agricultural mitigation fee program, the SJMSCP requires development to pay fees on a per-acre basis for impacts to agricultural lands that function as habitat for biological resources. The Project site functions as biological habitat because it has been previously and actively used for agricultural use (i.e., crop production, pasture uses, dairy, and grazing). Agricultural fields commonly have irrigation canals, ditches, and stock ponds that serve as a water source or drainage for the fields and habitat for a limited variety of plants and animals.

SJCOG will then use these funds to purchase the conservation easements on agricultural and habitat lands in the Project vicinity. The compensation results in the purchase of conservation easements that are placed over agricultural land. As such, the Project fees paid to SJCOG as administrator of the SJMSCP will result in the preservation of agricultural lands in perpetuity.

The purchase of conservation easements and/or deed restrictions through the City agricultural mitigation fee program and the SJMSCP allows the landowners to retain ownership of the land and continue agricultural operations and preserves such lands in perpetuity.

Soils

There are several methods for classifying soil quality for agricultural uses. One method involves a soil capability rating provided the National Resources Conservation Service (NRCS). This classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive land forming that would change slope, depth or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. In the capability system, soils are generally grouped at three levels: capability class, subclass, and unit. Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. Based on this classification system, the Project site contains the following soil classifications:

<i>UNIT SYMBOL</i>	<i>NAME</i>	<i>ACRES IN AOI (AREA OF INTEREST)</i>	<i>PERCENT OF AOI</i>	<i>CAPABILITY CLASSIFICATION*</i>
108	Arents, saline-sodic	19.4	10.6%	III-IV
109	Bisgani loamy coarse sand	85.9	47.0%	III-IV
142	Delhi loamy sand	17.1	9.3%	III-IV
160	Galt clay	48.7	26.6%	III-IV
196	Manteca fine sandy loam	0.2	0.1%	III-IV
255	Tinnin loamy coarse sand	0.5	0.3%	III-IV
266	Veritas fine sandy loam	11.2	6.1%	II-IV

* DEPICTS IRRIGATED VS NON IRRIGATED CAPABILITY RATING

SOURCE: NRCS CUSTOM WEB SOIL SURVEY, 2021; SAN JOAQUIN COUNTY SOIL SURVEY, 1992.

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.

Based on the table above, 11.2—acres of the 183.46-acre annexation area contain soils with moderate limitations that restrict the choice of plants or that require moderate conservation practices. All other soils within the annexation area are classified as having severe limitations or more, allowing the Project site to be conducive to urban development rather than continued agricultural practices.

Evaluation of Alternative Sites

As part of this evaluation of the Project’s open space conversion statement, alternative sites that may be best suited for residential development were evaluated. As noted in the Project’s EIR, the City’s consideration of alternative locations for the Project included a review of previous land use planning and environmental documents in Manteca including the General Plan. The search included a review of lands in the south part of Manteca that is located within the Sphere of Influence and is otherwise suitable for development. It was found that there are numerous approved projects and proposed projects that are currently under review in South Manteca. These approved and proposed projects are not available for acquisition by the Project applicant and are not considered a feasible alternative for the Project applicant. Additionally, much of the undeveloped land located to the west of the Project site is located within a 200-year flood plain. The City has found that there are no feasible alternative locations that exist within the City’s Sphere of Influence with the appropriate size and characteristics that would meet the basic Project objectives and avoid or substantially lessen a significant effect. The City has determined that alternative locations outside the Sphere of Influence would not be feasible because an expansion of the Sphere of Influence would induce unplanned growth and cause impacts greater than development on the Project site. For these reasons, the City of Manteca determined that there are no feasible alternative locations.

Justification for Approval

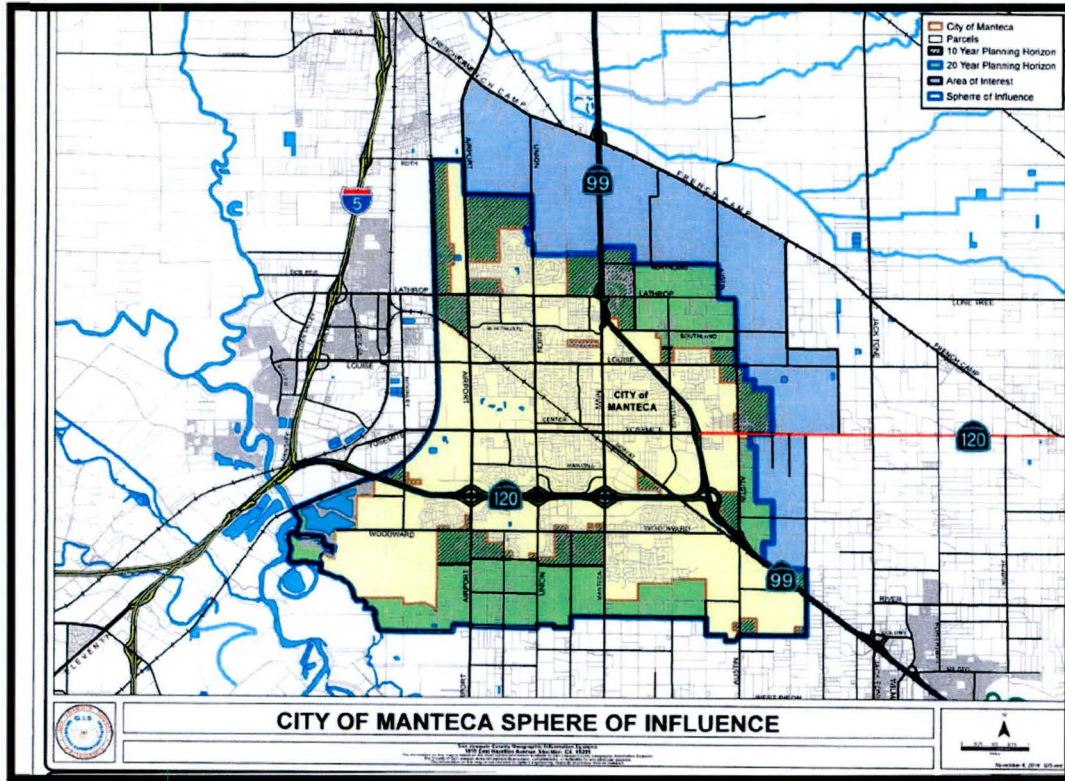
The proposed conversion is consistent with the City’s overall planning vision, as identified in the 2023 General Plan, which assumes the site would be developed with residential and park uses. The 2023 General Plan and General Plan EIR anticipated development of the Project site as part of the overall evaluation of buildout of the City. Additionally, the proposed General Plan Update designates this land for Low Density Residential uses consistent with the proposed Project and is anticipated in the overall buildout of the City as part of the General Plan Update EIR, currently out for public review. The 2023 General Plan EIR also addressed the conversion and loss of agricultural land that would result from buildout of the 2023 General Plan, providing a discussion of the General Plan policies intended to reduce impacts. However, the 2023 General Plan EIR concluded that although these policies and regulations would reduce impacts related to the conversion of Prime Farmland, Unique Farmland, and Farmland of

Statewide Importance, the permanent loss of farmland would result in a significant and unavoidable impact to agricultural resources.

Consistent with the requirement that LAFCO review the proposed annexation request pursuant to the criteria provided in Government Code Section 56337, the following justification and findings are made in support of approval of the annexation request.

- 1) Lands within the annexation area are planned for urban uses in the Manteca General Plan. The proposed conversion is consistent with the City's overall planning vision, as identified in the 2023 General Plan, which assumes the site would be developed with residential and park uses. The 2023 General Plan and General Plan EIR anticipated development of the Project site as part of the overall evaluation of buildout of the City. Additionally, the proposed General Plan Update designates this land for Low Density Residential uses consistent with the proposed Project and is anticipated in the overall buildout of the City as part of the General Plan Update EIR.
- 2) The project is located within the City of Manteca 10-year Planning Horizon as illustrated in Figure 5, below.
- 3) The project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
- 4) The project creates a logical extension of the City boundaries and can be served by existing infrastructure

Figure 5 – City of Manteca Sphere of Influence



RESIDENTIAL ENTITLEMENT MATRIX

Table 1, below, depicts the list of residential projects within the City of Manteca that are under construction or ready to build, entitled/not yet under construction, and in application/under review as of March 1, 2022. In total, the City has 2,178 residential units currently ready to build, with a total of 5,966 residential units that have been approved and not yet ready for construction, or currently on file with the City for review and consideration.

Table 1: Residential Matrix

Name	Project No.	Type	No. of Units
<i>Under Construction/Ready to Build</i>			
<i>Single-Family Residential (SFR)</i>			
North Main Commons GPA	GPA-17-069	Subdivision	154
Griffin Park 1 through 4	SDJ-18-053	Subdivision	313
Shadowbrook 1 through 5	SDJ-04-07	Subdivision	434
Sundance	SDJ-14-75-03	Subdivision	118
Wackerly (Freestone)	SDJ-19-13	Subdivision	60
Cerri 1 through 5	GPA-15-084 TSM-16-011	Subdivision	658
Vintage II		Subdivision	68
<i>Sub-Total</i>			<i>1,805</i>
<i>Multi-Family Residential (MDR)</i>			
Madan Das Apartments	SPA-18-096	Apartments	9
Woodbridge Apartments MPM	MPM-17-056	Apartments	173
Valencia Place Apartments Phase II	SPA-18-134	Apartments	192
<i>Sub-Total</i>			<i>373</i>
<i>Total (SFR+MDR)</i>			<i>2,178</i>
<i>Entitled/Not Yet Under Construction</i>			
<i>Single-Family Residential (SFR)</i>			
Denali Tentative Map Extension	SDX-20-028	Subdivision	315
Griffin Park Subdivision 5	SDJ-18-053	Subdivision	1,220
BMW Subdivision SDJ	SDJ-18-103	Subdivision	6
Thomas Street Subdivision	SDJ-20-039	Subdivision	49
Lewis Estates	SDJ-20-099	Subdivision	53
Trails of Manteca	LLA-15-041	Subdivision	91
Yosemite Greens	SDJ-18-107	Subdivision	101
<i>Sub-Total</i>			<i>1,835</i>
<i>Multi-Family Residential</i>			
Paradise Villas	SDJ-20-118	Townhomes	59
Luxury Apartments	SPA-16-127	Apartments	136
Cyrus Lane	SDN-17-134	Duplex	10
<i>Sub-Total</i>			<i>205</i>

Name	Project No.	Type	No. of Units
Total (SFR+MFR)			2,040
In Application/Under Review			
Single-Family Residential (SFR)			
Hat Ranch	ANX-19-122	Subdivision	739
Dutra Property Annexation	ANX-21-055	Subdivision	197
Stagecoach at M&E	DA-20-135	Subdivision	304
Stagecoach Marchesotti	DA-20-137	Subdivision	562
Union Ranch North	DA-20-139	Subdivision	450
4-C Ranch	SDJ-21-024	Subdivision	81
Yosemite Square	SDJ-21-071	Subdivision	486
Terra Ranch	SDJ-21-124	Subdivision	60
Shadowbrook 6 & 7	PDA-20-125	Subdivision	55
<i>Sub-Total</i>			2,934
Multi-Family Residential (MDR)			
Union Crossing Apartments	SPA-21-015	Apartments	300
Soma Apartments	SPA-21-137	Apartments	210
Yosemite Apartments	SPA-21-165	Apartments	62
Prose Manteca	SPA-22-014	Apartments	420
<i>Sub-Total</i>			992
Total (SFR+MFR)			3,926
Grand Total			
Single-Family Residential			6,574
Multi-Family Residential			1,570
Source: City of Manteca, March 2022			

The Lumina at Machado Ranch Project consists of 827 residential units of which would represent an addition to the City's overall number of residential units entitled but not yet ready for construction. It is important to note that the Project is within the City's existing SOI and 10-year Planning Horizon and as such, the type of development proposed in the Lumina at Machado Ranch Project has been planned for by the City of Manteca. The annexation area is adjacent to City limits and adjacent infrastructure that can serve the demand of the Project.

CITY SERVICES PLAN

Introduction

Pursuant to Section 56653 of the California Government Code, the San Joaquin County Local Agency Formation Commission (LAFCo) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services to the area affected by the requested change of boundary. In accordance with the above cited section, the plan for providing services shall include the following information:

1. An enumeration and description of the services to be extended to the affected territory,
2. The level and range of those services,
3. An indication of when those services can feasibly be extended to the affected territory, if new services are proposed,
4. An indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganize is completed; and
5. Information as to how the services would be financed.

The proposal being submitted to LAFCo includes the annexation of approximately 183.46 gross acres of land into the City of Manteca. Several related land use entitlement applications have been submitted to the City of Manteca for the development of the Lumina at Machado Ranch Subdivision, an 827-lot single family residential subdivision, which comprises 161.19 acres of the Annexation Area.

The Plan for Services described below includes a description of the Proposed Project, and existing and proposed services to be extended to the project area.

Project Description

The proposed Annexation Area is located immediately southwest side of the intersection of Airport Way and Woodward Avenue. The proposed Annexation Area is approximately 183.46 acres in size and includes a Development Area, Non-development Area 1, Non-developmental Area 2, and a Right-of-Way Annexation Area. The Development Area is one parcel, 161.19-acres in size, and is proposed to be developed into an 827-lot single family residential subdivision and two parks. Non-development Area 1 includes six 1.0 acres lots with existing residential homes. Access to these homes is directly onto Woodward Avenue. Non-developmental Area 2 includes nine lots ranging in size from 1.3 to 1.8 acres totaling 13.11 acres with existing residential homes. Access to three of these homes is directly onto Woodward Avenue, five are onto Airport Way, and one has access onto both Woodward Avenue and Airport Avenue. The Right-of-Way Annexation Area includes 3.16 acres of remaining right-of-way outside of areas of dedication owned by San Joaquin County and intended to be annexed into the City of Manteca. Several related land use entitlement applications have been approved by the City of Manteca for the subdivision of 161.19 acres into 827 lots. The Proposed Project includes Annexation, Pre-Zone, Tentative

Subdivision Map, and Development Agreement applications. The main objective of the proposed annexation is the development of 827 single-family residential units.

Existing and Surrounding Land Uses

The existing land uses within the Annexation Area include vacant land, rural homes, single-family homes, agricultural land, barns/sheds, dirt/gravel roads, and a dryland levee. None of the parcels involved with the annexation are under Williamson Act contracts.

The proposed Annexation Area is surrounded by a variety of land uses. Surrounding land uses are depicted below:

Table 2: Surrounding Land Uses

	EXISTING LAND USE	ZONING (City/County)	MANTECA GENERAL PLAN
Project Site	Vacant land, Rural homes, Single-family Residential, Agricultural Land, Barns/Sheds, Dirt/gravel Roads, and a Dryland Levee.	General Agriculture (AG-40) (SJ County)	Low Density Residential (LDR); Open Space (OS); Commercial Mixed Use (CMU); Neighborhood Commercial (NC); General Commercial (GC)
North	Single-family Residential and Rural homes	One-Family Dwelling (R-1) (Manteca); General Commercial (CG) (Manteca)	Low Density Residential (LDR); Open Space (OS); General Commercial (GC)
South - County	Rural homes, Agriculture, and Orchards	General Agriculture (AG-40) (SJ County)	Very Low Density Residential (VLDR)
East - County	Sikh Temple, Pasture, Vacant Land, and Agriculture	Agriculture-Urban Reserve (AU-20) (SJ County); General Agriculture (AG-40) (SJ County)	Low Density Residential (LDR); Open Space (OS)
East - City	Single-family Residential and Pasture	One-Family Dwelling (R-1) (Manteca); Mixed Use Commercial (CMU) (Manteca)	Low Density Residential (LDR); Commercial Mixed Use (CMU)
West	Single-family Residential and Agriculture	One-Family Dwelling (R-1) (Manteca); Planned Development Overlay (PD) (Manteca)	Low Density Residential (LDR); High Density Residential (HDR); Agriculture (AG)

Fire Protection and Emergency Services

As part of the proposed annexation, the Proposed Project will be detached from the Lathrop Manteca Fire District and receive fire protection and emergency services from the City of Manteca Fire Department. The Manteca Fire Department serves approximately 72,000 residents throughout over 17 square miles within the City limits. The Manteca Fire Department operates out of five facilities that are strategically located in the City of Manteca. The Manteca Fire Department is headquartered in Station 242 located at 1154 S. Union Road. This building serves as the Fire Department headquarters and the Fire Prevention

Bureau. Fire training and emergency medical services are managed out of Station 241. Apparatus includes three engines, three reserve engines, one ladder truck, one medium rescue unit, one USAR rescue trailer, eight staff vehicles, two pick-up trucks, and a public education trailer.

The Manteca Fire Department maintains a goal for the initial company of three firefighters to arrive on scene for fire and emergency medical service (EMS) incidents within five minutes 90% of the time (Response Effectiveness). In 2016, the Department averaged a response time for Code 3 emergencies such as fires, medical calls or auto accidents at 4:20 minutes City-wide. In 2021, the Department had the goal of a five (5) minute response time, with 83.24% of the calls meeting this goal with the 90th percentile response time being 285 seconds. Response times to the Project site will remain the same. In 2021, the Manteca Fire Department handled 7,647 emergency calls with 6,362 calls meeting the 5-minute response time goal. The Department is currently meeting the Response Effectiveness goal.

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the Fire Department as a 2 on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire-suppression purposes. The recent construction and staffing of Fire Station No. 4 and Fire Station No. 5 will have a positive impact on the City's ISO rating. The ISO ratings are used to establish fire insurance premiums. With the completion of Fire Station 5, the City plans to apply for ISO reclassification and the Fire Department will apply for Accreditation through the Commission of Fire Accreditation International (CFAI). The Manteca Fire Department currently operates five fire stations within its service area, each are listed below:

- Station 241 - 290 S. Powers Ave. Manteca CA 95336 (operational)
- Station 242 - 1154 S. Union Road Manteca CA 95337 (operational)
- Station 243 - 399 W. Louise Ave. Manteca CA 95336 (operational)
- Station 244 - 1465 W. Lathrop Rd. Manteca CA 95336 (operational)
- Station 245, 1675 E. Woodward Ave. Manteca CA 95337 (operational)

Development of the Proposed Project will require payment of all applicable fire service fees and assessments required to fund its fair share of the City of Manteca Fire Department. In addition, all development is required to conform to the California Fire Code, the City's Fire Sprinkler Ordinance, fire flow standards, and other applicable requirements.

The City of Manteca General Plan 2023 includes policies that support the Fire Departments continued provision of adequate facilities and staffing levels. Relevant polices with respect to the Proposed Project include the following:

Policies: Fire Protection

PF-P-42. The City shall endeavor to maintain an overall fire insurance (ISO) rating of 4 or better.

PF-P-43. The City shall endeavor through adequate staffing and station locations to maintain the minimum feasible response time for fire and emergency calls.

PF-P-44. The City shall provide fire services to serve the existing and projected population. PF-P-45. The City will establish the criteria for determining the circumstances under which fire service will be enhanced.

Implementation: Fire Protection

PF-I-24. The Fire Department shall continuously monitor response times and report annually on the results of the monitoring.

PF-I-25. The Planning Commission and City Engineer will review proposed residential street patterns to evaluate the accessibility for fire engines and emergency response.

Medical services are provided by the Manteca District Ambulance Service, which covers a 100-square-mile area and has two stations: one in Manteca and the other in Lathrop. The ambulance service has 36 employees and has eight ambulances. Two 24-hour ambulances and one 12-hour ambulance respond out of the Manteca station 7 days per week. One 24-hour ambulance responds out of the Lathrop station 7 days per week. The ambulance service has mutual aid agreements with the cities of Ripon, Tracy, and Escalon. The Manteca District Ambulance Service has 20 paramedics and 16 emergency medical technicians.

The Manteca Fire Department maintains a goal for the initial company to three (3) firefighters to arrive on scene for fire and emergency medical services (EMS) incidents within five (5) minutes 90% of the time (Response Effectiveness). In 2016, the Department averaged a response time for Code 3 emergencies such as fires, medical calls or auto accidents at 4:20 minutes City-wide. In 2021, the Department had the goal of a five (5) minute response time, with 83.24% of the calls meeting this goal with the 90th percentile response time being 285 seconds. Response times to the Project site will remain the same. In 2021, the Manteca Fire Department handled 7,647 emergency calls with 6,362 calls meeting the 5-minute response time goal. The Department is currently meeting the Response Effectiveness goal.

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Proposed Project, would fund capital and labor costs associated with fire protection services. The Proposed Project would not require the construction of additional fire department facilities.

The City recognizes expansion through annexations can create financial and service impacts on the Fire Districts. Consequently, the City will enter into agreements with the Districts prior to annexation to keep the same revenue (not increment) going to the districts. Preferably, a sum equal to the current tax revenue received by the fire district at time of annexation, multiplied by ten years, will be paid in a lump sum to the district. The lump sum payment shall be paid by the developer prior to the issuance of the first building

permit in the annexed area. The City will continue having a regular dialogue with the Fire Districts in an effort to create efficiencies and better serve the community.

Fire protection, emergency, and medical services will be provided to the Annexation Area upon annexation, and enhanced services can be accommodated by the agreements between the City and the Districts as discussed above.

Police Protection Services

Police protection services in the City of Manteca are provided by the Manteca Police Department. The Police Department operates out of its headquarters located at 1001 W. Center Street. The Police Department is organized into two divisions: Operations, and Services. Additionally, the Police Department operates a Public Affairs Unit. For budgeting purposes, the Police Department is organized into the following programs: administration, patrol, investigations, support services, dispatch, code enforcement, jail services, and animal services.

The department classifies calls for service as Priority 1, Priority 2 or Priority 3. Priority 1 calls are calls where a threat is posed to life or a crime of violence. Priority 2 calls are calls for service where there is an urgency or suspicious behavior. Priority 3 calls are calls for service where no emergency or serious problem is involved. In 2016, there were 217 Priority 1 calls, 18,080 Priority 2 calls, and 8,551 Priority 3 calls, totaling 26,841 calls. Calls for service increased to 46,256 total calls in 2018. The department's average response times for 2016 for the 3 priorities were as follows:

- Priority 1 calls: 2016, 4 minutes and 27 seconds.
- Priority 2 calls: 2016, 27 minutes and 2 seconds.
- Priority 3 calls: 2016, 50 minutes and 22 seconds.

Staffing levels are assessed by the City on an annual basis, based on a variety of factors including response times for the three priorities listed above. The City currently has 74 sworn officers. With a population of 76,247, that equates to a staffing level of 0.97 officers per 1,000 residents. Additional officers are planned to be hired, as the City population grows. The addition of 827 housing units could increase the population of the city by an estimated 2,630 persons. This would change the staffing level to 0.93 officers per 1,000.

The FY 2019-2020 budget for the Police Department is \$ 18,627,912, which is sufficient to cover the current staffing levels. The need for additional personnel in the future will be addressed by the Chief of Police, the City Manager, and the City Council as response times are reassessed annually and as budget allows.

The City of Manteca General Plan 2023 includes policies that support the Police Department's continued provision of adequate facilities and staffing levels. Relevant polices with respect to the Proposed Project include the following:

Policies: Police Protection

PF-P-39. The City shall endeavor through adequate staffing and patrol arrangements to maintain the minimum feasible police response times for police calls.

PF-P-40. The City shall provide police services to serve the existing and projected population.

PF-P-41. The City will establish the criteria for determining the circumstances under which police service will be enhanced.

Implementation: Police Protection

PF-I-22. The Police Department shall continuously monitor response times and report annually on the results of the monitoring.

PF-I-23. The Planning Commission and City Engineer will review proposed residential developments to evaluate the accessibility for police patrols and emergency response.

Based on the current adequacy of existing response times and the ability of the MPD to serve the City, it is anticipated that the existing police department facilities are sufficient to serve the Proposed Project and the construction of new or expanded police department facilities would not be required. Therefore, police protection services will be available to the Annexation Area upon annexation.

Road Maintenance

Currently, road maintenance within the vicinity of the Annexation Area is provided by San Joaquin County. After annexation, all roadways within the Annexation Area will be dedicated to the City of Manteca. Road maintenance will be provided by the City of Manteca’s Public Works Department. The City of Manteca will use local and regional funds to maintain roadways throughout the project site and throughout the project area.

The Proposed Project will also be required to pay a Public Facilities Improvements Plan (PFIP) fee for transportation which is charged to provide the necessary improvements to the transportation facilities that is needed to support new growth.

In addition, the Proposed Project will be required to pay the San Joaquin County Regional Transportation Impact Fee (RTIP), which is a county-wide, multi-jurisdictional capital improvement funding program intended to cover a portion of the cost for new transportation facilities required to serve new development within the County. The funding from the RTIP program is used in combination with other funding available to complete needed transportation and transit improvements.

Solid Waste Service

The City of Manteca Public Works Department, Solid Waste Division provides solid waste collection services for the Manteca area. The Solid Waste Department works to meet commercial and residential

demands in a low cost and environmentally conscious manor. The Department’s team of drivers, yard personnel, superintendent, and office staff help residents and businesses reduce waste generation and utilize diversion techniques. Manteca provides the following solid waste services:

- Residential recycling picked up on a bi-weekly schedule
- Residential bi-weekly curbside pickup of compost materials
- Residential weekly curbside pickup of trash
- Leaf and Christmas tree pick up
- Oil collection containers picked up on a weekly basis
- Commercial recycling
- Household Hazardous Waste collection

Lovelace Transfer Station, owned and operated by San Joaquin County, is used to process and ship collected waste to its final destination. Recyclables are transported to a small Transfer Station adjacent to Forward Landfill where they are loaded onto larger trucks and taken to Sacramento Recycling. The majority of Manteca’s solid waste is landfilled at the Forward Sanitary Landfill, located north of French Camp Road. Foothill Sanitary Landfill and North County landfill are also employed, but to a much lesser degree.

The permitted maximum disposal at the Forward Landfill is 8,668 tons per day. The total permitted capacity of the landfill is 51.04 million cubic yards. Forward Sanitary Landfill has a remaining capacity of 23,700,000 cubic yards and has a current maximum permitted throughput of 8,668 tons per day. This landfill originally had a cease operation date in the year 2020. Solid waste generated by the Proposed Project was estimated based on CalRecycle generation rate estimates by use (discussed below).

The Development Area is estimated to generate roughly 10 pounds per day per household. It is estimated that the proposed 827 residential units would generate 8,270 pounds per day of solid waste. The total solid waste generated by the Proposed Project is estimated to be 4.14 tons per day.

Forward Landfill was projected to close in 2020 at current acceptance rates due to reaching its permitted size parameters. To increase the lifespan of the landfill, Forward, Inc. is planning to expand its disposal footprint The City’s projected increase in solid waste generation associated with future buildout of the General Plan is within the permitted capacity of the Forward Sanitary Landfill expansion. As noted previously, the vast majority of landfill disposed from the City of Manteca went to Forward Sanitary Landfill.⁴ Other landfills that received waste from the City of Manteca include:

- Lovelace Materials Recovery Facility and Transfer Station
- San Joaquin County Hazardous Waste
- Foothill Sanitary Landfill
- North County

Forward Sanitary Landfill has a remaining capacity of 23,700,000 cubic yards and has a current maximum permitted throughput of 8,668 tons per day. This landfill originally had a cease operation date in the year 2020. A 17.3-acre expansion was approved in January of 2020 inside the landfill's existing boundaries along Austin Road east of Stockton Metropolitan Airport. The lifespan of the landfill will extend from 2030 to 2036 and an additional 8.2 million cubic yards of waste will be processed on two sites, an 8.7-acre parcel in the northeast corner and an 8.6-acre parcel on the south end of the property. The City will need to secure a new location or expand existing facilities when the Forward Landfill is ultimately closed. There are several options that the City will have to consider for solid waste disposal at that time which is estimated to be 2036, including the construction of new facilities or expansion of existing facilities.

At the closure of the Forward Landfill, the City can potentially utilize the Foothill Landfill and the North County Landfill as locations for solid waste disposal. The permitted maximum disposal at the Foothill Landfill is 1,500 tons per day and the North County Landfill is 825 tons per day. The remaining capacity of these landfills include 125 million cubic yards of solid waste at the Foothill Landfill, with an estimated cease operation date of 2054, and 35.4 million cubic yards of solid waste at the North County Landfill, which has an estimated cease operation date of 2035. The addition of solid waste associated with the Proposed Project to the Foothill Landfill and North County Landfill would not exceed the combined landfills' remaining capacity of 160.4 cubic yards. Therefore, solid waste services will be available to the Annexation Area upon annexation and development.

The following mitigation measure in the CEQA document requires the payment of a solid waste connection fee prior to issuance of grading permits.

Mitigation Measure 3.14-2: Prior to the issuance of a building or grading permit for each phase of the Project, the Project applicant shall pay the City's waste connection fee which equates to the Project's fair share contribution, consistent with section 13.02.050, Charges for solid waste collection services, of the City's municipal code.

General Government Services

Currently, existing governmental services, including issuance of building permits and inspections, enforcement of zoning regulations and similar development services are provided to the Project Area by San Joaquin County. All County services are provided out of the various offices located in Stockton.

Upon annexation, the subject properties would be under the jurisdiction of the City of Manteca, including enforcement of building and zoning codes.

Parks and Recreation

The City's General Plan identifies a park standard based on a goal of five acres of developed parkland per 1,000 residents within the city limits. However, Manteca Municipal Code Chapter 3.20.080, Neighborhood parks, requires in all new subdivisions, the developer to build and dedicate a neighborhood park that

meets the required three acres per 1,000 people per the adopted park acquisition and improvement fee. Based on 2,630 residents, the Project would require approximately 7.89 acres of parkland. The Proposed Project proposes approximately 12.15 acres of park land, which would provide the park land needed to meet the three acres per 1,000 people. Municipal Code Chapter 3.20, Park Acquisition and Improvement Fees, allows the parks and recreation director to determine whether or not a development would be required to build and dedicate a neighborhood park or pay the neighborhood park in-lieu fee. In accordance with the Municipal Code, fees are deposited in specific funds that shall be used solely for the acquisition, improvement and expansion of public parks and recreation facilities as outlined in the park acquisition and improvement fee update.

The City of Manteca General Plan 2023 includes policies that support the development of parks and recreation facilities. Relevant polices with respect to the Proposed Project include the following:

Policies: Parks and Recreation

PF-P-47. The City shall use joint development of park and drainage detention basins in the development of neighborhood parks.

PF-P-53. All new residential development will be required to pay a park acquisition and improvement fee, based on providing 5 acres per 1,000 residents, to fund system-wide improvements.

PF-P-54. The City shall require the provision of private open space and recreational facilities as part of new residential developments.

Based on the information above and the Proposed Project’s plan for 12.15 acres of parkland, parks and recreation services will be provided to the annexation area upon completion of development.

School Services

The Proposed Project is located within the service boundaries of the MUSD. Specifically, the Project site is within the attendance boundaries of the Brock Elementary School located approximately a mile northeast of the Project site, the Nile Garden Elementary School located approximately 1.64 miles southeast of the Project site, and the Sierra High School located approximately 1.02 mile northeast if the Project site.

The Proposed Project would include the development of 827 dwelling units, which would directly cause population growth, including school-aged children that would attend the schools that serve the Project site and surrounding area. Utilizing the student generation rates provided by the MUSD in the School Mitigation Fee Justification Calculation of Cost per Student for School Facilities (dated March 2017), the Proposed Project would be expected to generate roughly 523 new students, broken down by grades as follows:

- K–8: 352 students

- 9–12: 171 students

MUSD has previously indicated that there is a need for a new elementary and a new high school in the city and MUSD has purchased a 17-acre school site. Until new school facilities are developed, students within the Project site would most likely attend Nile Garden School and Brock Elementary School, and Sierra High School, subject to MUSD's determination.

The MUSD collects impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Proposed Project, would fund improvements associated with school services. According to Government Code Section 65996, the development fees authorized by SB 50 (1998) are deemed to be "full and complete school facilities mitigation" for any demands or impacts on school facilities caused by new development. It is noted that the Applicant has agreed to enter into a Mitigation Agreement with MUSD which allows them to annex into the District's Community Facilities District (CFD). This provides the MUSD with a longer-term stream of revenue paid through annual property taxes, and reduced impact fee in the near term.

The Applicant will pay the applicable impact fees and has entered into an agreement which will allow them to annex into the District's Community Facilities District (CFD). Therefore, school services will be provided to the Annexation Area upon annexation.

Wastewater Services

Existing Wastewater Treatment Facilities

The City's sewer service area is contiguous with City Limits, and is divided into north, south, and central sewer sheds. The municipal wastewater collection system includes 242 miles of sewer mains and 19 pump stations. The collection system includes gravity flow pipes ranging from 6-inch to 60-inch diameter, and force mains from 6-inch to 24-inch diameter.

The existing collection system generally serves the developed portions of the City, with major trunk sewers located in the core of the City (the central sewer shed), approximately bounded by State Route 120 to the south, Austin Road to the east, Lathrop Road to the north, and Airport way to the west.

The Wastewater Quality Control Facility (WQFC) is located southwest of downtown Manteca on 22-acres owned by the City. The WQCF treats municipal wastewater from the City of Manteca and the City of Lathrop, and seasonally accepts industrial food processing waste effluent from Eckert Cold Storage. The facility has a current capacity of 9.87 mgd and is planning to increase the capacity to 27 mgd by buildout. The various WQCF facilities are designed to be expanded in phases, based on future growth. Proposed treatment improvements identified in the 2006 WQCF Master Plan Update include expansion of the primary, secondary, and tertiary treatment facilities, expansion of the solids handling systems and

expansion of the co-generation system to generate electricity from methane produced during the treatment process.

Wastewater Treatment Projected Demand

The 2006 Wastewater Master Plan Update projected a capacity requirement of 27 mgd ADWF at buildout for the WQCF at buildout. Expansion of the WQCF to buildout would occur in multiple phases, which would increase the ADWF capacity to 17.5 mgd, then to 27 mgd. The Wastewater Master Plan projected a potential reclaimed water use of 3.28 mgd. The 2005 Urban Water Management Plan projected a reclaimed water usage of 2 mgd by 2030. All of these flows may be adjusted based on historical reductions in water usage as part of a new Wastewater Master Plan which will start in 2021 and finish in 2023. According to the City's 2012 Wastewater Collection System Master Plan Update, Low Density Residential uses are estimated to generate 1,338 gallons per acre per day or 160 gallons per day per equivalent dwelling unit (edu). The Project site includes 827 Residential Lots of Low Density Residential. Using this rate, the proposed Low Density Residential uses would generate approximately 132,320 gallons per day of wastewater. The Project does not propose to develop the non-development area of the project site; however, the Project will provide sewer points of connection for the 14 non-development parcels which will generate approximately 16,109 gallons per day (gpd) for a total sewer discharge of 148,429 gpd. The following list provides the anticipate sewer discharge from the respective non-development parcels based on the proposed land uses:

- Project Site (827 edu) – LDR – Generation Factor 160 gpd/edu = 132,320 gpd
- 241-320-05 (1.00 ac) – LDR – Generation Factor 265 gpd/edu = 265 gpd
- 241-320-06 (1.00 ac) – LDR – Generation Factor 265 gpd/edu = 265 gpd
- 241-320-07 (1.00 ac) – LDR – Generation Factor 265 gpd/edu = 265 gpd
- 241-320-21 (1.00 ac) – LDR – Generation Factor 265 gpd/edu = 265 gpd
- 241-320-08 (1.00 ac) – LDR – Generation Factor 265 gpd/edu = 265 gpd
- 241-320-09 (1.00 ac) – LDR – Generation Factor 265 gpd/edu = 265 gpd
- 241-320-23 (1.34 ac) – C – Generation Factor 750 gpd/ac = 1,005 gpd
- 241-320-27 (1.49 ac) – C – Generation Factor 750 gpd/ac = 1,118 gpd
- 241-320-28 (1.51 ac) – C – Generation Factor 750 gpd/ac = 1,133 gpd
- 241-320-29 (1.49 ac) – C – Generation Factor 750 gpd/ac = 1,118 gpd
- 241-320-15 (1.35 ac) – C – Generation Factor 750 gpd/ac = 1,013 gpd
- 241-320-14 (1.35 ac) – C – Generation Factor 750 gpd/ac = 1,013 gpd
- 241-320-13 (1.35 ac) – CMU – Generation Factor 2,473 gpd/ac = 3,339 gpd
- 241-320-12 (1.37 ac) – CMU – Generation Factor 2,473 gpd/ac = 3,388 gpd
- 241-320-11 (1.86 ac) – C – Generation Factor 750 gpd/ac = 1,395 gpd
- **Total discharge = 148,429 gpd**

The Proposed Project would increase the amount of wastewater requiring treatment. The wastewater would be treated at the WQCF. Occupancy of the Proposed Project would be prohibited without sewer allocation.

The City of Manteca's wastewater treatment system is currently in compliance with the WDR requirements of Order No. R5-2021-0003 NPDES NO. CA0081558. The projected flows of the Proposed Project are not expected to exceed the treatment capacity available for treatment. Full buildout of the Proposed Project would slightly increase the existing treatment demand at the WQCF. As described above the City must also periodically review and update their WQCF Master Plans, and as growth continues to occur within the City, the City will identify necessary system upgrades and capacity enhancements to meet growth, prior to the approval of new development.

The City's Existing General Plan designated the Development Area as LDR and Park and therefore anticipated development and potential annexation into the City. Projected wastewater generation volumes associated with the buildout of the Development Area would not exceed the projected wastewater generation volumes described in the WQCF Master Plan, therefore, the Proposed Project will be able to be provided with wastewater treatment services.

Wastewater Collection System Improvements

As Manteca continues to develop in the future, there will be an increased need for water and wastewater services, including a reliable source of recycled water. These needs have been addressed in the WQCF master plan and will require that the City continue to implement phased improvements to some pump stations, sewer mains, and the various wastewater treatment plants when triggered by growth. The overall collection sewer strategy for the City of Manteca, including the Proposed Project, consists of a combination trunk sewer gravity collection system with pump or lift stations located along the collection system to convey wastewater to an influent pump station located at the City WQCF. The South Manteca Collection Shed (SMCS) both collect flows from areas where future growth is expected. The Central Manteca Collection Strategy (CMCS) connects the existing collection system to the SMCS. The Development and Non-Development Areas are located within the SMCS. The backbone of the SMCS is the South Manteca Trunk Sewer (SMTS) along Woodward Avenue. Existing facilities for conveying effluent from the South Manteca Collection Area include:

1. The existing 36-inch trunk sewer facility in Woodward Avenue which extends to Galleria Drive.
2. The existing 54-inch and 60-inch truck sewer facilities that extend north form Woodward Avenue and traverses the existing Dutra Estates Subdivision, highway 120, and the future Family Entertainment Zone eventually connecting to the existing WQCF.

Wastewater from the Project site will be collected and conveyed via a network of gravity flow sewer main lines serving the development. An internal pipe collection system having various diameters will be installed within the Project site. These future on-site effluent collection facilities will discharge into the City system at various locations. The Development and Non-Manteca collection and treatment system. The Proposed Project will also construct a new 12-inch sewer main in Airport Way to extend the existing City of Manteca collection and treatment system. The wastewater collection and conveyance system that will serve the Proposed Project will consist of engineered infrastructure consistent with the City's existing infrastructure requirements. Sizing of existing infrastructure in the City varies based on location, but

generally includes gravity sewers and force mains ranging in size from 8 to 24 inches, and pump stations. The existing facilities have undergone environmental review and have waste discharge permits from the State. New wastewater collection and conveyance infrastructure needed for the Proposed Project will require trenching/excavation of earth, and placement of pipe within the trenches at specific locations, elevations, and gradients. The applicant will refine the wastewater collection/conveyance infrastructure design through the development of improvements plans which undergo review by the Public Works Department to ensure consistency with the City's engineering standards. This improvement plan process will include full engineering design (i.e. location, depth, slope, etc.) of all conveyance infrastructure as well as a review of new sewer pump stations and new force mains if needed. Ultimately, the sanitary sewer collection system will be an underground collection system installed as per the City of Manteca standards and specifications. Sanitary sewer disposal and treatment will be to the City of Manteca WQCF. Wastewater collection and conveyance system infrastructure will be installed to serve the Proposed Project, and the wastewater generation volumes associated with the buildout of the Development Area would not exceed the projected wastewater generation volumes described in the WQCF Master Plan. The wastewater treatment plant would not require upgrades or improvements to serve the Proposed Project. Therefore, the Proposed Project will be provided with wastewater treatment services upon development of the Annexation Area.

Water Services

The City will require any future applicant/developer to construct the water supply infrastructure necessary to serve the proposed Annexation Area and future development. Annexation of the subject area will be required, with any development, to connect to the City of Manteca's domestic water system.

Existing Water Supply

The City's existing water system delivers water to residential, commercial, and industrial areas within Manteca. The City's two primary supply sources of surface water is water purchased from the South San Joaquin Irrigation District's South County Water Supply Program. On September 20, 2016, the City Council adopted the City's 2015 Urban Water Management Plan. As stated in the 2015 Urban Water Management Plan, the City operates fifteen (15) potable groundwater wells and thirty-two (32) irrigation wells. In 2015, the City supplied 11,235 acre-feet (AF) of potable water to 21,400 active connections.

In addition to groundwater wells, the City's water system is a single pressure zone with approximately 250 miles of distribution pipelines and appurtenances, 5.7 million gallons (MG) of storage, and boosting pump stations. The Water service area is divided into two pressure zones due to changes in topography.

Water Demand

Water demand was estimated from demand projection calculation and a quantitative evaluation of the Annexation Area's planned land uses. Several demand factors were used to determine the Annexation Area's water demands. These factors are consistent with the City's 2015 Urban Water Management Plan (UWMP). Based on the planned mix of land uses and their corresponding demand factors, the Annexation Area is estimated to generate a total water demand of 482.6 AFY.

Pursuant to Water Code section 10910(c)(4) and based on the technical analyses described in the Lumina Ranch Water Supply Assessment, the total projected water supplies determined to be available for the Annexation Area during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the Annexation Area, in addition to existing and planned future uses.

Table 3: Hydraulic Condition – Supply and Demand Comparison, AFY

HYDROLOGIC CONDITION		SUPPLY AND DEMAND COMPARISON, AFY			
		2025	2030	2035	2040
NORMAL YEAR					
Available Potable and Raw Water Supply(a)		23,260	25,247	27,569	37,284
Total Water Demand(b)		18,480	21,012	23,891	27,164
Potential Surplus (Deficit)		4,780	4,235	3,678	10,120
Supply Shortfall, Percent of Demand		-	-	-	-
SINGLE DRY YEAR					
Available Potable and Raw Water Supply(a)		23,260	25,247	27,569	37,284
Total Water Demand(b)		18,480	21,012	23,891	27,164
Potential Surplus (Deficit)		4,780	4,235	3,678	10,120
Supply Shortfall, Percent of Demand		-	-	-	-
MULTIPLE DRY YEAR					
Multiple Dry Year 1	Available Potable and Raw Water Supply(a)	23,260	25,247	27,569	37,284
	Total Water Demand(b)	18,480	21,012	23,891	27,164
	Potential Surplus (Deficit)	4,780	4,235	3,678	10,120
	Supply Shortfall, Percent of Demand	-	-	-	-
Multiple Dry Year 2	Available Potable and Raw Water Supply(a)	23,260	25,247	27,569	37,284
	Total Water Demand(b)	18,480	21,012	23,891	27,164
	Potential Surplus (Deficit)	4,780	4,235	3,678	10,120
	Supply Shortfall, Percent of Demand	-	-	-	-
Multiple Dry Year 3	Available Potable and Raw Water Supply(a)	21,409	24,313	27,552	33,376
	Total Water Demand(b)	18,480	21,012	23,891	27,164
	Potential Surplus (Deficit)	2,929	3,301	3,661	6,212
	Supply Shortfall, Percent of Demand	-	-	-	-
Multiple Dry Year 4	Available Potable and Raw Water Supply(a)	21,409	24,313	27,552	33,376
	Total Water Demand(b)	18,480	21,012	23,891	27,164
	Potential Surplus (Deficit)	2,929	3,301	3,661	6,212
	Supply Shortfall, Percent of Demand	-	-	-	-
Multiple Dry Year 5	Available Potable and Raw Water Supply(a)	23,260	25,247	27,569	37,284
	Total Water Demand(b)	18,480	21,012	23,891	27,164
	Potential Surplus (Deficit)	4,780	4,235	3,678	10,120
	Supply Shortfall, Percent of Demand	-	-	-	-

Based on the table above, demand within the City’s service area is not expected to exceed the City’s potable and raw water supplies in any normal, single-dry, or multiple-dry year between 2025 and 2040. The Annexation Area’s total water demand is estimated at 484.6 AFY, which is within the less that the potential surplus for each year. As such, water supplies are available to meet the projected water demand associated with the Annexation Area.

Storm Drainage Services

The City of Manteca operates and maintains its storm drainage system, which consists of approximately 170 miles of pipeline, 36 pump stations, and 35 detention basins. The runoff flows through this system,

into South San Joaquin Irrigation District (SSJID) drains and laterals, and eventually into the San Joaquin River. Additionally, the City enforces storm drain regulations established by the US Environmental Protection Agency (EPA) and the State of California.

The City maintains a dynamic computer model of its storm drainage system. The model was formulated as an XP-SWMM model originally developed by the US EPA. The current version was advanced by a private sector organization, XP Software, Inc. The model provides analysis over time and offers the ability to maximize the efficiency of detention basin and pump operations along with the ability to monitor and control downstream water levels to minimize flooding problems with a minimum of new capital improvements. The SSJID owns a complex network of irrigation Laterals and Drains that run throughout the City limits. These facilities deliver irrigation water to various farming operations in the region, and they convey excess irrigation water and field runoff to downstream receiving waters, specifically the San Joaquin River. The City relies on SSJID's facilities to convey its storm water runoff to the San Joaquin River. The City and SSJID have a long-standing agreement that authorizes the City to discharge its storm water runoff into SSJID facilities for ultimate disposal to the San Joaquin River. In 1975 the City first entered into a storm drainage agreement with SSJID, and in 2006 the City renewed its drainage agreement with SSJID. Of the many requirements in the 2006 Agreement, the two most significant new requirements are that all storm water discharges into SSJID facilities must be monitored and controlled such that the capacity of SSJID's facilities is not exceeded, and that storm water quality must be controlled such that it complies with all applicable laws. The City meets the first requirement by requiring all new development to attenuate its runoff in a storage facility before pumping it into SSJID's facilities. In addition, the City uses real-time water level monitoring stations at critical low points in the conveyance system complete with SCADA (Supervisory Control and Data Acquisition) facilities. Regarding the water quality requirement, the City is classified as a Phase II city by the State Water Resources Control Board. As such, the City, and consequently new development, is required to comply with the State Board's storm water National Pollution Discharge Elimination System (NPDES) permit for Phase II cities. Per the City/SSJID Master Drainage Agreement, SSJID prohibits the direct discharge of storm water runoffs into its facilities. Accordingly, the City requires all new developments to attenuate its runoff in a storage facility before pumping it into SSJID's facilities. For surface attenuation facilities, there are two allowable basin types that may be used: Interim Percolation Basin or a Permanent Detention Basin. Percolation basins may be used as an interim measure for retention and disposal of storm water runoff in those areas that will not receive storm drainage service from a major storm drain system by the time development occurs. When discharge capability to a major storm drain system becomes available, the basins are to be exchanged for or converted to detention basins with pumped discharge facilities. Interim percolation basins are to be sized to store two, 10-year, 48-hour duration storm runoff volumes over the entire contributing area.

Permanent Detention Basin: Residential Applications

Permanent detention basins in residential areas are designed as multi-purpose facilities, when practical, and are sized to hold a 10-year, 48-hour duration storm runoff volume resulting from 3.56 inches of rainfall occurring over the entire contributing area. Regional detention basins are preferred over smaller, individual basins, as they are designed to serve several developments. All basins are required to have positive shut-off controls and treat stormwater to meet NPDES permit requirements. The Volume of

proposed detention basins are determined with no allowance for percolation or outlet facilities. As previously described, SSJID owns a complex network of irrigation Laterals and Drains that run throughout the City's limits. The hydraulic connectivity of SSJID's system is as follows: 1) irrigation water is conveyed to farming operations via a vast network of Laterals; 2) the Laterals carry excess irrigation water and field runoff to several Drains; 3) the Drains convey water to a large central drain called the French Camp Outlet Canal (FCOC); and 4) the FCOC conveys water to the San Joaquin River. A fundamental goal of previous storm drain master plans was to minimize the use of SSJID's Laterals for conveyance of storm water runoff to SSJID's Drains. Accordingly, previous master plans specified the construction of a separate storm water conveyance network that by-passed the Laterals and transported storm drainage directly to the Drains. Once the City's storm water reached the Drains, the Drains would continue to provide conveyance to the FCOC and to the San Joaquin River. In the 2013 Storm Drain Master Plan (2013 SDMP), however, the City recognizes the opportunity to minimize infrastructure costs for all parties by abandoning the concept of separate conveyance systems and instead expanding the use of SSJID's Laterals. Laterals that are targeted to convey both storm water and irrigation water to Drains are called dual-use facilities. This concept was determined to be viable since SSJID's Laterals are 1) found virtually everywhere in the existing and undeveloped areas of the City, 2) most of these Laterals are already 42-inch diameter pipe, which is a sufficient size for the City's drainage needs, and 3) SSJID already requires new development projects that disturb their Laterals to remove, realign and replace that infrastructure with an equal or larger diameter pipeline. For situations where the existing Lateral is 36-inch diameter, and SSJID does not require a 42-inch or larger pipe to be installed as a replacement, the City will require a minimum 42-inch diameter pipeline to be installed, and the developer will be reimbursed the upsizing cost for the larger diameter pipe via the Public Facilities Implementation Fee (PFIP) program.

Future Storm Water Drainage Demand and System Improvements

The City's 2013 Storm Drain Master Plan (SDMP) provides a comprehensive planning document to guide improvement and expansion of the City's storm drainage system to meet current and future needs in a safe and reliable manner while maintaining compliance with all applicable regulations. Five planning zones have been identified to define the capital improvements needed to serve future growth: Zones 30, 32, 34, 36 and 39. With the exception of drainage Zone 39, all drainage zones are located in the SSJID service area. The Project site is located in Zone 36 and is currently served by the SSJID.

Project Storm Drainage System

Development of the Proposed Project would include construction of a new storm drainage system, including a drainage collection system, and detention basins. The proposed public storm drainage and water quality system is planned to function independently from surrounding developments. An internal layout of stormwater collection pipes with various sizes, as necessary, will be installed within the Project site. It is noted that the locations of the proposed detention basins are conceptual and will be finalized during the design of Improvement Plans. A system of drainage swales may be included to treat and convey collected stormwater. All on-site storm drainage runoff will be collected through drain inlets in the landscaped areas and catch basins along the streets and within properties and conveyed via surface swales and underground trunk lines to detention and water quality basins. The conveyance systems and

detention basins may include facilities designed to address water quality standards and requirements. Discharge from the basins will be conveyed through controlled flow pumping facilities to existing City of Manteca and SSJID dual use main storm drain laterals. The duration of the discharge will comply with City of Manteca standards. The water quality detention basins will be designed to comply with SWRCB and City of Manteca specifications and standards.

Conveyance of the detained storm drainage runoff from the proposed on-site dual use detention basins may be via either gravity flow drainage lines or pumped to existing realigned and upgraded City and SSJID dual use Laterals. Stormwater quality standards imposed and monitored by the Environmental Protection Agency (EPA) and the SWRCB through the City's NPDES permit require treatment of stormwater runoff prior to its release into natural drainage features or dual use South SSJID and City Laterals. Stormwater quality is an integral part of the City's stormwater management system.

The ongoing operational phase of the Proposed Project requires the final discharge of stormwater into the on-site detention basins. The discharge of stormwater must be treated through BMPs prior to its discharge. The City of Manteca implements best management practices to the extent they are technologically achievable to prevent and reduce pollutants.

The following mitigation measure from the CEQA document ensures that a drainage plan be submitted to the City of Manteca for review and approval.

Mitigation Measure 3.14-1: Prior to the issuance of a building or grading permit, the Project applicant shall submit a drainage plan to the City of Manteca for review and approval. The plan shall include an engineered storm drainage plan that demonstrates attainment of pre-Project runoff requirements prior to release at the outlet canal and describes the volume reduction measures and treatment controls used to reach attainment consistent with the Manteca Storm Drain Master Plan.

The Development Area would include construction of a new storm drainage system, including a drainage collection system, storm drain pump stations, and detention basins that meet the requirements of the City and SSJID. Therefore, storm drainage service will be provided for the Annexation Area upon development.

Dry Utility Services

Electrical service is currently provided to the Annexation Area by Pacific Gas and Electric (PG&E). Electricity will continue to be provided to the Lumina at Machado Ranch Subdivision Project when developed by PG&E.

Natural Gas service is currently provided to the Annexation Area by Pacific Gas and Electric (PG&E). The Annexation Area will tie into existing natural gas lines located in Woodward Avenue and South Airport Way, therefore natural gas will continue to be provided to the proposed project by PG&E.

Telephone service, cable television, and possibly high-speed data lines to the Annexation Area are to be provided by the appropriate utility companies. Telecommunication systems will be located underground in a joint trench with gas and electric facilities.

TIMELY AVAILABILITY OF WATER SUPPLIES

Eventual build out of the project would total approximately 827 residential units on approximately 161.19 acres. The City of Manteca currently has two water sources, surface water and ground water. The City participates in the South County Surface Water Supply project for surface water and the City operates and maintains its own ground water system of wells.

The unit water use factors for the land use designations applicable to the proposed Project are shown in Table 4. The adjusted water use factors are the factors used throughout this assessment. Backbone right-of-way (ROW) land uses are assumed to not require water.

Table 4: Water Use Factors by Land Use Type

Land Use Designation	Water Use Factor, gpd/ac	
	2005 Water Master Plan(a)	Adjusted for SBx7-7(b)
Low Density Residential (LDR)	2,800	2,240(b)
Park (P)	4,000	3,600(c)

Notes: gpd/ac = gallons per day per acres

(a) Based on unit water demand factors established in the City of Manteca 2005 Water Master Plan. These factors assume a per capita water use of approximately 225 GPCD and do not account for conservation measures.

(b) Based on a 20 percent reduction of factors shown in the City of Manteca 2005 Water Master Plan. These factors assume that the City is able to meet its 2020 per capita water use target of 179 GPCD.

Source: Lumina at Machado Ranch Water Supply Assessment (West Yost Associates, 2021).

Potable water losses documented in the City's 2015 UWMP were calculated using a historic loss estimate of 12 percent of potable demands. It is anticipated that the implementation of advanced metering infrastructure (AMI) by 2018 will reduce losses to 8 percent by 2020, 7 percent by 2025, 6 percent by 2030, and 5 percent thereafter. Because the proposed Project is anticipated to have AMI, the WSA assumes that 6 percent of the proposed Project's potable demand is unaccounted-for-water (UAFW).

Based on the water use factors shown in Table 4 and a UAFW of 6 percent, the projected water demand for the proposed Project is shown in Table 5. As indicated in Table 5, the total projected annual potable water demand for the Project is projected to be 477.9 AFY.

Table 5: Projected Water Demand for Buildout of the Proposed Project

Land Use	Gross Area (acres)	Dwelling Units (DU)	Water Use Factor		Potable Water Demand (AFY)
LDR- Low Density Residential	146.6	827	439(a)	gpd/DU	406.9
Parks and Open Space	10.9	--	3.600	gpd/DU	44.0
Subtotal	157.5	827			450.8
UAFW(b)					27.0
Total Demand					477.9

Notes: gpd/ac = gallons per day per acres, gpd/DU = gallons per day per dwelling unit, AFY = acre-feet per year.

(a) Based on LDR water use factor of 2,240 gpd/acre and an average density of 5.1 du/acre.

(b) Based on 6 percent of project water demands.

Source: Lumina at Machado Ranch Project Water Supply Assessment (West Yost Associates, 2021).

The proposed Project does not intend to use recycled water. The City currently uses undisinfected secondary effluent to irrigate fodder crops in the land adjacent to the City's wastewater treatment plant. However, there is no infrastructure in place to deliver tertiary treated recycled water to retail customers. Although a Recycled Water Master Plan is being prepared with the intent that the City would use recycled water to offset potable water demands for outdoor uses in the future, recycled water infrastructure is not planned to be constructed in time to serve the buildout of the proposed Project. Therefore, recycled water supplies are not included in the *Lumina Ranch Water Supply Assessment*.

Water demands for the proposed Project will be served using the City's existing and future portfolio of water supplies. The inclusion of existing and planned future supplies is specifically allowed by the Water Code:

Water Code section 10631(b): Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a).

Water Code section 10910 states:

10910(c)(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

Pursuant to Water Code section 10910(c)(4) and based on the technical analyses described in the *Lumina Ranch Water Supply Assessment*, the total projected water supplies determined to be available for the proposed Project during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the proposed Project, in addition to existing and planned future uses.

FAIR SHARE HOUSING NEEDS

Section 56668(m) of the California Government Code requires an evaluation of the Project’s impact on the City of Manteca’s ability to achieve their regional housing need consistent with Article 10.6 of the Government Code.

Currently, the Project is located within the jurisdiction of San Joaquin County and not subject to the City of Manteca’s Housing Element. The San Joaquin County General Plan currently designates the Project site for Agriculture/Urban Reserve (A/UR) land uses. The Project site is located within Manteca’s Sphere of Influence (SO)/10-year Planning Horizon. The Manteca General Plan designates the Project site for Low Density Residential (LDR) and Park (P) land uses.

At full build-out, the Project will generate 827 residential units. Lots within the Project area range from Motorcourt lots with zero lot lines to 8,000 square feet. The table below provides a depiction of the type of residential lots offered within the Project:

Table 6: Residential Lot Types

Lot Size	# of Lots	Approximate Acreage	Density (Dwelling Units Per Acre, or du/ac)
Motorcourt	77	7.82	9.8 du/ac
45' x 75'	104	9.00	11.6 du/ac
50' x 80'	287	30.39	9.7 du/ac
50' x 100'	202	26.25	7.4 du/ac
60' x 100'	120	18.83	6.4 du/ac
80' x 100'	37	8.17	4.5 du/ac

The current Manteca Housing Element (2015-2023) was adopted by the City Council on January 19, 2016. For this Housing Element Cycle, Manteca’s regional housing need, per income group, is as follows:

Table 7: Regional Housing Need

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	459	466	693	825	1,958	4,401

Table 8, below, provides a depiction of the City’s remaining RHNA based on income category and the need that has been satisfied through the current Housing Element period (January 1, 2014 to December 31, 2023).

Table 8: Remaining Housing Need

Income Category	RHNA	Approved, Built, or Under Construction	Remaining Need
Extremely Low	459	0	459
Very Low	466	4	462
Low	693	5	688
Moderate	825	188	637
Above-Moderate	1,958	2,015	-
Total	4,401	2,212	2,246

As noted above, the number of units needed to satisfy the City’s RHNA vary by income category. The lower and moderate income groups have a total remaining need of 2,246 residential units. With the varying lot sizes and housing product offered within the Lumina at Machado Ranch Project, the City hopes to accommodate the moderate income groups along with above-moderate groups.



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

27 September 2022

To: San Joaquin County Local Agency Formation Commission
Attention: James E. Glaser, Executive Officer

From: Aaron Gooderham (209) 616-3062
Registered Environmental Health Specialist

CR

RE: **LAFC 19-22, Referral, SU0015164**
Airport Way and Woodward Avenue, Manteca

The San Joaquin County Environmental Health Department (EHD) is supportive of this project in regards to the provision of full public services. The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. Open, pump, and backfill any septic tank or seepage pit to be abandoned under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1110.3 & 9-1110.4).
2. Destroy any abandoned well(s) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-1115.5(e).
3. A permit is required for any pump repair or pump replacement when the sanitary seal is broken, or installation of a new pump in a new well (San Joaquin County Development Title 9-1115.3).
4. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-1115.3 and 9-1115.6)



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Darla Sanborn

Dir. Classified HR

Dana Vaccarezza

Dir. Fiscal Services

September 13, 2022

VIA E-MAIL (JGLASER@@SJGOV.ORG) & U.S. MAIL

James E. Glaser, Executive Officer
San Joaquin Local Agency Formation Commission
44 San Joaquin St, Suite 374
Stockton, CA 95202

Re: Lumina Reorganization to City of Manteca (L AFC 19-22)

On behalf of Manteca Unified School District, I am pleased to provide this letter of support for the Lumina at Machado Ranch project. As you are aware, in order for the school district to maintain necessary funds for students in the classroom, a partnership with developers is critical. The Lumina at Machado Ranch tentative subdivision map and annexation project is an example of this type of partnership. The project proponent understands the challenges the District is faced with to build adequate school facilities without additional funding beyond the statutory developer fees.

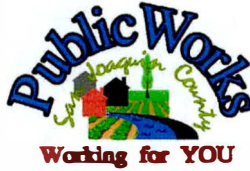
Signature Homes has committed to enter into a Mitigated Agreement and annex into a Community Facilities District (CFD) for the benefit of providing funding for the construction of school facilities. This has been memorialized in a Letter of Intent (LOI) between Signature Homes and the District. Without contributions from developers, like those for Lumina, in the form of a CFD and/or mitigated agreements school construction is not feasible.

The District would like L AFCo to be aware of the lack of mitigation to pedestrian facilities and traffic improvements in and around schools located outside of city limits. The District has been successful in a partnership with the City of Manteca in identifying and installing improvements that help to provide safer routes to school. The District is hopeful that the County will see the importance of this type of partnership with the District and work on planning for these improvements and upgrades. Nile Garden Elementary school is located at 5700 E. Nile Ave. south of Manteca city limits and serves the city and county residents in the area south of state-route 120. Since it is on a rural road, there is a lack facilities to provide for safe route for pedestrian to and from this school.

We are hopeful that the public will continue to appreciate developers and builders such as Signature Homes as an example of the financial commitment made by them to support neighborhood schools. We are optimistic that we can expect that the L AFCo Commission will have the same expectations of future residential developments.

Very Truly Yours,

Manteca Unified School District



September 27, 2022

MEMORANDUM

TO: James E. Glaser, Executive Officer
LAFCo
CONTACT PERSON: Elizabeth Contreras, LAFCo Analyst

FROM: Christopher RM Heylin, PE., Development Services Engineer *CH*
Development Services Division

SUBJECT: LUMINA REORGANIZATION TO THE CITY OF MANTECA (L AFC 19-22)
To annex a total of 183.48 acres to the City of Manteca with concurrent detachment from Lathrop-Manteca Fire District and the San Joaquin County Resource Conservation District.

LOCATION: Southwest side of the intersection of Airport Way and Woodward Avenue, Manteca.

COMMENTS:

- **No Comments**

AC:SC

X:\LAFCo\LAFCo Referrals\Lumina Reorganization to the City of Manteca (L AFC 19-22)\Comments to LAFCo (L AFC 06-22).doc



Lathrop-Manteca Fire Protection District

19001 Somerston Parkway, Lathrop, CA 95330

• (209) 941-5100 • Fax (209) 941-5115 • www.lmfire.org •

VIA ELECTRONIC MAIL

September 28, 2022

Elizabeth Contreras
LAFCo Analyst
44 North San Joaquin Street, Suite 374
Stockton, CA 95202

RE: Lumina Reorganization to the City of Manteca (LAFC 19-22)

Dear Ms. Contreras:

This letter is in reference to a request for comments regarding the Lumina Reorganization to the City of Manteca project (LAFC 19-22). The project proposes detachment from the service area of the Lathrop-Manteca Fire District (LMFD). Should the annexation be approved as proposed, there will be a subsequent loss of revenue to the LMFD.

On behalf of the LMFD, I submit the following comments in respect to this project:

1. Under LAFCo policy, *Change of Organization Policies and Procedures - General Standards for Annexation and Detachment, Section 12, Adverse Impact of Annexation on Other Agencies* it clearly states, "LAFCo will consider any significant adverse effects upon other service recipients or other agencies serving the area and may condition any approval to mitigate such impacts."
2. The proposed annexation currently generates approximately \$8,500 annually in ad-valorem property tax and special assessments that the LMFD will lose upon detachment.
3. The LMFD would propose the projected loss of revenue be mitigated through payment to the District in an amount commensurate with the current tax and special assessment allotment for a minimum period of 10 years.

The aforementioned comments are in an effort to keep the LMFD whole and not further degrade revenue received by the District. Although we do not dispute that the City of Manteca will be the new service provider to the newly annexed area, any loss of revenue impacts the LMFD and its ability to ensure existing revenue can continue to support existing services.

Thank you,

David A. Bramell, Fire Chief
Lathrop-Manteca Fire District

LAFCo

44 N. SAN JOAQUIN STREET □ SUITE 374 □ STOCKTON, CA 95202

EXECUTIVE OFFICER'S REPORT

October 13, 2022

TO: LAFCo Commissioners

FROM: J. D. Hightower, Executive Officer

SUBJECT: **Final Municipal Service Review/ Sphere of Influence Plan
City of Lodi**

Recommendation

It is recommended that the Commission approve the Final Municipal Service Review and Sphere of Influence Update for the City of Lodi. Attached are two separate resolutions for Commission's consideration.

Background

A Municipal Service Review (MSR) is a comprehensive review of an agency intended to obtain information about the agency's ability to provide services. Its purpose is to evaluate the provision of services from a comprehensive perspective and recommend actions, when necessary, to promote the efficient provision of those services. Service reviews are intended to serve as a tool to help LAFCo, the public and other agencies better understand the public service structure and evaluate options for the provision of efficient and effective public services that the agency currently provides. State law requires that LAFCo update Spheres of Influence and prepare a Municipal Service Review in conjunction with that update.

The MSR is required by the Cortese-Knox-Hertzberg Act to have six categories, as defined by the San Joaquin LAFCo "Service Review Policies" December 14, 2012. Each of these categories requires a written determination. The six categories are as follows:

- Growth and Population Projections for the Affected Area
- The Location and Characteristics of any Disadvantage Unincorporated Communities within or Contiguous to the Sphere of Influence
- Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies
- Financial Ability of Agencies to Provide Services

- Status of and Opportunities for Shared Facilities
- Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies

In determining a sphere of influence, the Commission is required to consider and make written determinations with respect to the following factors (Government Code Section 56425):

- The Present and Planned Land Uses in the Area, Including Agricultural and Open Space Lands.
- The Present and Probable Need for Public Facilities and Services in the Area
- The Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide
- The Existence of Any Social or Economic Communities of Interest in the Area if the Commission Determines that they are Relevant to the Agency
- The Present and Probable Need for those Public Facilities and Services within any Disadvantaged Unincorporated Communities (DUCs) within the Sphere of Influence

The Sphere of Influence and Municipal Service Review for the City of Lodi was last updated in 2007. The only proposed amendment to the current Lodi SOI is the addition of the East Study Area that includes 851 acres of land which is generally bound by East Kettleman Lane to the north, East Hogan Lane to the south, Curry Avenue to the east, and Highway 99 to the west.

Growth and Population Projections

Lodi has developed at a relatively consistent rate over the years and has developed in a compact form with a balance of land uses. The City intends to maintain these growth characteristics of moderate rate and orderly growth over both the 10-year and 30 year planning horizons. Over the past forty years Lodi population has grown at a rate of between 1 percent and 1.5 percent annually, with limited periods of both slower and more rapid growth. For purposes of SOI planning, the City anticipates a population growth rate of 1.5 percent annually.

The population of the City of Lodi is estimated at 70,459 in 2022. The City's 10-year population is expected to increase by 10,111, reaching a population of 80,570 by 2032. By comparison, the City's 30-year population is projected to increase by 34,895 residents, reaching a population of 105,354 by 2052. The City's 10-year employment is expected to increase by 3,150, reaching 33,256 jobs by 2032. By comparison, the City's 30-year employment is projected to increase 10,472, reaching 40,578 jobs by 2052.

Fire Protection

The Lodi Fire Department covers the city (12.69 square miles) from four fire stations: Fire Station 1 is located in the downtown area, Fire Station 2 is located on the eastside of Lodi, Fire Station 3 is located in the southwest section of town, and Station 4 is in the northwest section of town. A fifth station has been contemplated to serve development in the southern portion of the City but a specific location has not yet been identified. In addition, the City of Lodi Fire Department utilizes the State Master Mutual Aid System under CAL OES (Office of Emergency Services), which utilizes resources from municipal fire departments to provide fire protection throughout the State.

The department received a total of 7,521 calls in 2021, averaging 28.4 calls per day. The General Plan establishes a travel time goal of 3:00 minutes or less for emergency calls. Response time for all stations averaged 3 minutes 17 seconds and 5 minutes 6 seconds for the 90 percentile.

Police Protection

Police protection services in the City of Lodi are provided by the Lodi Police Department. The Department has operated out of the Lodi Police Facility at 215 West Elm Street since the facility’s completion in February 2004. The facility includes 51,000 square feet for police and jail services, and 8,000 square feet for future use by the San Joaquin County Superior Court.

In 2021, 1,923 Part 1 crimes were reported, and the following crime rates; violent 3.28 incidents per 1000 people; property 24.59 incidents per 1000 people; overall 27.87 incidents per 1000 people. It should be noted that overall crime rates per 1,000 residents have decreased 35 percent since 2011. The Lodi Police Department’s ratio of officers to 1,000 population is 1.2. The tables below compares crime rates per 1,000 residents and response times by city.

Regional Crime Rates
Crime Rates per 1,000 residents (2021)

City	Violent	Property
Lodi	3.28	24.59
Tracy	2.1	17.4
Manteca	2.6	21.01
Stockton	12.62	30.82

.Lodi Police Response Times
Police Department Response Times

City	Priority 1 (minutes)	Priority 2 (minutes)
Lodi	4.42	26.39
Tracy	9:58	27:46
Manteca	4:48	27:00
Stockton	19.3	26.0

Water Supply, Conservation and Treatment

The City of Lodi Water Utility is the sole water purveyor for the City. The City’s water service area is contiguous with City boundaries and covers approximately 13.6 square miles. There are a few minor connections outside the City. The service area includes a mix of residential, commercial, and industrial land use, and is characterized by an essentially flat terrain. The City currently serves 26,230 metered, unmetered, and inactive municipal connections and delivers approximately 13,978 AF to its customers

The City relies on local groundwater from the Eastern San Joaquin Subbasin and surface water supplies from the Mokelumne River purchased from Woodbridge Irrigation District (WID). The City’s primary source of water is groundwater that it pumps using 28 groundwater production wells distributed throughout the water service area.

Projected future water supplies through 2045, includes purchased water from WID, groundwater, and recycled water. In the future, the City will continue to pump groundwater and utilize treated surface water per its agreements with WID. From WID, the agreement allotment of 6,000 AF is assumed, though the supply volume may increase when the City decides to use its banked supply. The City currently has a treatment capacity of 10 MGD (approximately 11,200 AFY) and is expandable to up to 20 MGD (approximately 22,400 AFY), so the City has the opportunity to expand its surface water use in the future. The potential for an increase in storage capacity in the City's distribution system, and two additional storage tanks, increases the City's reliability for providing water to its customers.

Wastewater Collection and Treatment

Wastewater treatment for the City of Lodi is provided by the City operated White Slough Wastewater Pollution Control Facility (WSWPCF). The facility's current design capacity is 8.5 million gallons per day (mgd) and has adequate capacity to treat all wastewater flows to Title 22 standards. The service area currently (2020) generates an estimated 5.7 mgd of dry weather flow, and the plant is currently functioning at 75-percent of design capacity.

Storm water Drainage

Lodi's storm water drainage system is managed by the City's Public Works Department. The gravity-based storm water system consists of trunk lines, retention basins, pump stations, and surface infrastructure such as gutters, alleys, and storm ditches. Most of the basins are used as parks and recreational facilities during non-runoff periods. Storm water is disposed by pumping into the Woodbridge Irrigation District (WID) Canal, Lodi Lake, and the Mokelumne River.

Financial Ability of Agency to Provide Service

The City of Lodi receives funds for the provision of public utilities and services through impact fees, property taxes, and connection and usage fees. These fees apply to all land that is annexed into the City. The City's Department of Finance reviews these fee structures on an annual basis to ensure that they provide adequate financing to cover the provision of city services.

The City has adequate fee structures and planning processes to ensure that the fee structures remain sufficient to cover costs of required services, and thus no financial constraints to service provisions have been identified. The General Plan includes policies that require new development to pay its fair share capital improvement costs for water, wastewater, electricity, schools, fire protection, and police protection facilities and services. The cost of providing on-going services for annexed land is offset by the increased tax base provided by new development. Taxes, including property and sales tax, are expected to provide 80 percent of the City of Lodi's General Fund for the 2021-2022 fiscal year.

The document has been transmitted to the surrounding jurisdictions and fire protection districts. LAFCo received one comment from San Joaquin County Department of Public Works requesting information on the timing of the annexation of Sunnyside Estates which is an County Service Area and shown in the 10 year planning horizon. There is no specific timeframe as any annexation application must be file by the City of Lodi. LAFCo cannot initiate an annexation.

Attached for Commission's consideration are two separate resolutions.

**Attachments: Resolution No. 1496
Resolution No. 1497
Final Municipal Service Review and Sphere of Influence Update dated
September 2022**

Resolution No. 1496

**Before the San Joaquin Local Agency Formation Commission
Approving the City of Lodi Municipal Service Review**

WHEREAS, Section 56430 of the Government Code requires the Commission to conduct a service review of the municipal services provided in the county or other appropriate area designated by the Commission; and

WHEREAS, the Commission must prepare a written statement of its determinations with respect to six specific topics; and

WHEREAS, the Commission held a public hearing on the proposed Municipal Service Review on October 13, 2022 in the Board of Supervisors Chambers, 44 North San Joaquin Street, Stockton, California, pursuant to notice of hearing which was posted, and published in accordance with State Law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the Municipal Service Review, and all persons present were given an opportunity to be heard; and

WHEREAS, this Commission has duly considered the City of Lodi Municipal Service Review dated September 2022; and

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that the proposal is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA Guidelines.

Section 2. The determinations required by Section 56430 of the Government Code have been made within the final Municipal Service Review dated September 2022 and are incorporated herein by reference.

Section 3. The City of Lodi Municipal Service Review is hereby approved.

Section 4. The Executive Officer is hereby authorized and directed to distribute copies of the adopted Municipal Service Review and this Resolution to affected agencies and interested parties.

PASSED AND ADOPTED this 13^h day of October 2022 by the following roll call votes:

AYES:

NOES:

ABSENT:

DAVID BREITENBUCHER, Chairman
San Joaquin Local Agency
Formation Commission

Resolution No. 1497

**Before the San Joaquin Local Agency Formation Commission
Approving the City of Lodi Sphere of Influence Update**

WHEREAS, Section 56425 of the Government Code requires the Commission to review and update each Sphere of Influence every five years; and

WHEREAS, Section 56076 of the Government Code provides that “Sphere of Influence” means a plan for the probable physical boundaries and service area of a local governmental agency; and

WHEREAS, the Commission must prepare written statements of its determinations with respect to five specific factors; and

WHEREAS, a Municipal Service Review in compliance with Section 56430 of the Government Code has been prepared in conjunction with this Sphere of Influence Update; and

WHEREAS, the Commission held a public hearing on the Sphere of Influence Update on October 13, 2022 in the Board of Supervisors Chamber, 44 North San Joaquin Street, 6th Floor, Stockton California, pursuant to notice of hearing which was posted and published in accordance with State Law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the Sphere of Influence update, and all persons present were given an opportunity to be heard; and

WHEREAS, this Commission has duly considered the City of Lodi Sphere of Influence Update; and

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that the proposal is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA Guidelines.

Section 2. The determinations required by Section 56428 of the Government Code have been made and are within the Sphere of Influence Update and are incorporated herein by reference.

Section 3. The City of Lodi Sphere of Influence Update is hereby approved and is depicted in Exhibit A, attached.

Section 4. The Executive Officer is hereby authorized and directed to distribute copies of the adopted Sphere of Influence Update and this resolution to affected agencies and interested parties.

PASSED AND ADOPTED this 13th day of October 2022 by the following roll call votes:

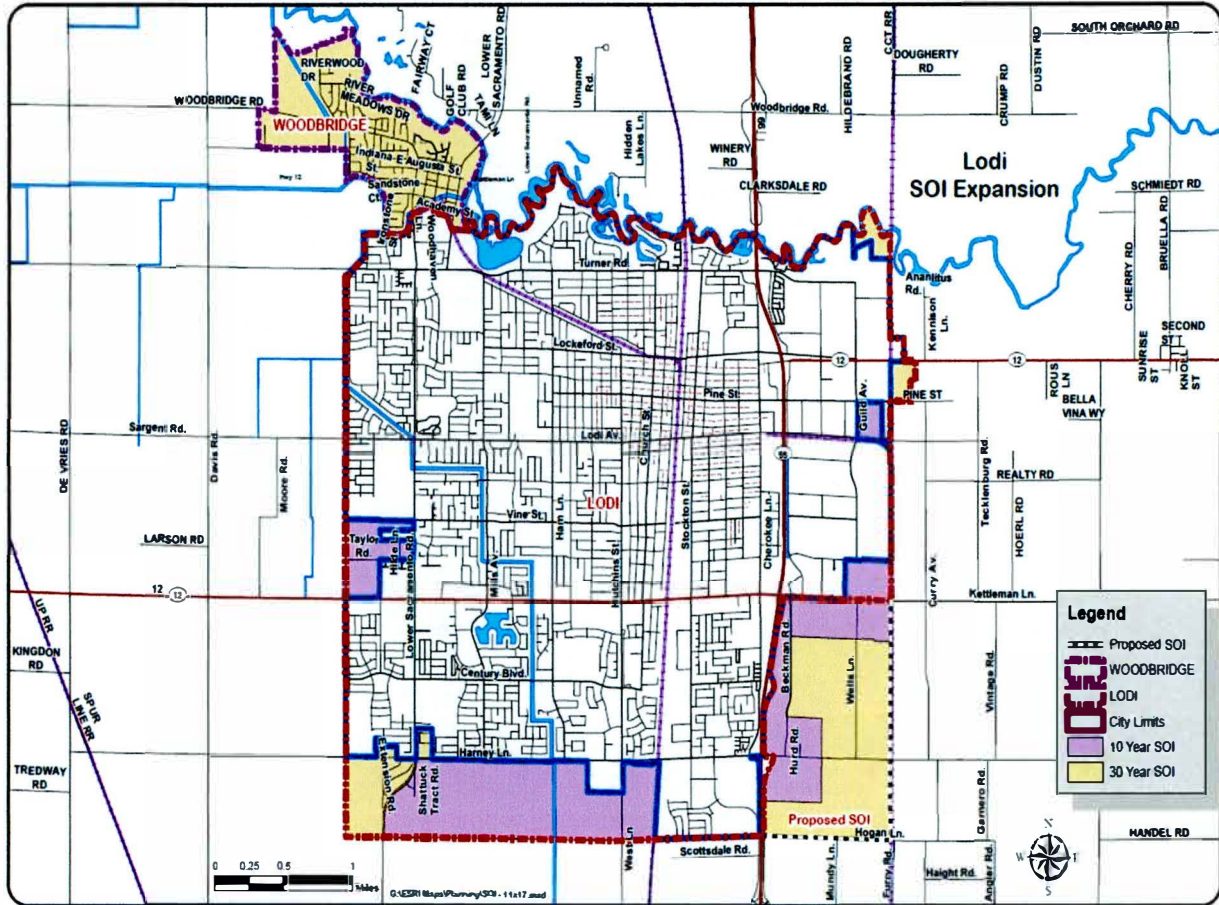
AYES:

NOES:

ABSENT:

DAVID BREITENBUCHER, Chair
San Joaquin Local Agency
Formation Commission

EXHIBIT A
CITY of LODI SPHERE of INFLUENCE PLAN
OCTOBER 13, 2022



MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE PLAN FOR THE CITY OF LODI

PUBLIC HEARING
OCTOBER 13, 2022

MUNICIPAL SERVICE REVIEW

- The MSR is a comprehensive review of the agency's ability to provide services
- The MSR evaluates the provision of services and recommend actions, when necessary, to promote the efficient provision of services
- A MSR must be prepared in conjunction with an update to a Sphere of Influence
- CKH requires the Commission to make written determinations for the MSR and SOI
- Commission has set policies and guidelines for MSR and SOIs

DETERMINATIONS

Municipal Service Review

Written determinations must be made with respect to the following:

- Growth and Population
- Location of Disadvantage Unincorporated Communities
- Present and Planned Capacity of Public Facilities
- Financial Ability to Provide Services
- Status and Opportunities of Shared Facilities
- Accountability and Governmental Structure

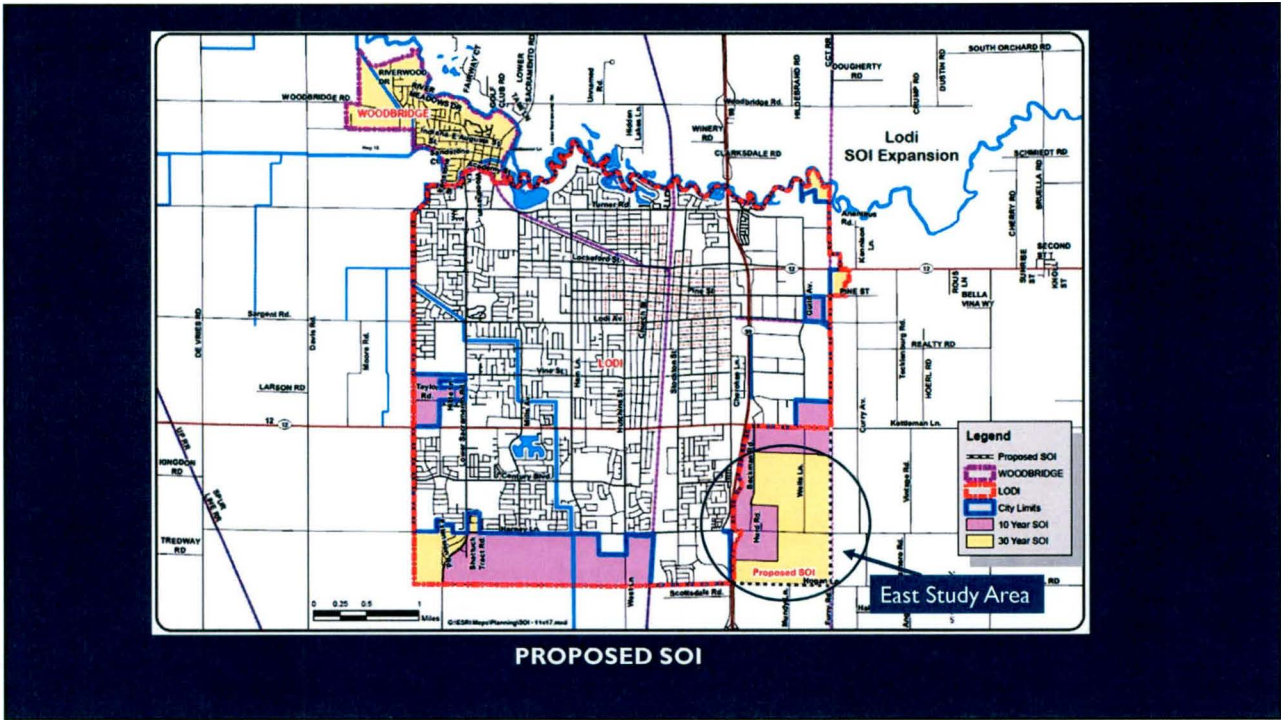
Sphere of Influence

Written determinations must be made with respect to the following:

- Present and Planned Land Uses
- Present and Probable Need for Public Facilities
- Adequacy of Public Services
- Existence of any Social and Economic Communities of Interest
- Present and Probable Need for Public Facilities in Disadvantaged Unincorporated Communities within the SOI

BACKGROUND

- City of Lodi's MSR/SOI last updated in 2007
- Only proposed amendment to the current SOI is the addition of the East Study Area
- East Study Area includes 851 acres of land bounded by East Kettleman Lane to the north, East Hogan Lane to the South, Curry Avenue to the east, and Highway 99 to the west



MSR OVERVIEW

GROWTH AND POPULATION PROJECTIONS

- Lodi intends to maintain a moderate and orderly growth rate over both the 10-year and 30-year planning horizons
- Growth has been at a rate between 1% and 1.5% annually
- Lodi anticipates a population growth rate of 1.5% annually for SOI planning
- Current population is estimated at 70,459 in 2022

Current Population 2022	10-year 2032	30-year 2052
70,459	80,570	105,354

Current Employment 2022	10-year 2032	30-year 2052
30,106	33,256	40,578

MSR OVERVIEW

FIRE PROTECTION

- City of Lodi provides fire services from 4 fire stations
- A fifth fire station is contemplated to serve the southern area but a specific location has not been identified
- The City utilizes the State Master Mutual Aid System which utilizes resources from municipal fire departments to provide fire protection throughout the state
- 7,521 calls received in 2021 (about 28.4 calls per day)
- General Plan establishes a travel time goal of 3:00 minutes or less for emergency calls
- Response time for all stations averaged 3 min 17 sec and 5 min 6 sec for the 90 percentile

POLICE PROTECTION

- City Police Department operates from the Lodi Police Facility at 215 W Elm Street
- Ratio of officers to 1,000 population is 1.2 officers

Comparison of crime rates per 1,000 residents and response times by City:

Regional Crime Rates Crime Rates per 1,000 Residents (2021)		
	Violent	Property
Lodi	3.28	24.59
Tracy	2.1	17.4
Manteca	2.6	21.01
Stockton	12.62	30.82

Lodi Police Response Times Police Department Response Times		
	Priority 1 (Minutes)	Priority 2 (Minutes)
Lodi	4.42	26.39
Tracy	9:58	27:46
Manteca	4:48	27:00
Stockton	19.3	26:00

MSR OVERVIEW

WATER SUPPLY, CONSERVATION AND TREATMENT

- The City of Lodi Water Utility is the sole water purveyor for the City
- The City currently serves 26,230 metered, unmetered, and inactive municipal connections and delivers approximately 13,978 AF to its customers
- Primary source of water is groundwater from the Eastern San Joaquin Subbasin
- Groundwater is pumped from 28 groundwater production wells distributed throughout the water service area
- Surface water supplies are from Mokelumne River purchased from the Woodbridge Irrigation District
- Future water supplies through 2045 include purchased water from WID, groundwater, and recycled water
- The City currently has a treatment capacity of 10 MGD and is expandable up to 20 MGD

WASTEWATER COLLECTION AND TREATMENT

- Wastewater is currently treated at the White Slough Wastewater Pollution Control Facility
- The design capacity is 8.5 million gallons per day and has adequate capacity to treat all wastewater flows to Title 22 standards
- The service area generates about 4.4 MGD of dry weather flow
- Treatment plant is currently functioning at 75% design capacity
- Recent annexed areas will be designed to connect to existing systems and will be funded by development fees
- The Wastewater Master Plan up-date process will be utilized to identify needed improvements to support additional growth within the SOI

MSR OVERVIEW

STORM WATER DRAINAGE

- Storm water drainage is managed by the City's Public Works Department
- Storm water is disposed by pumping into the Woodbridge Irrigation District Canal, Lodi Lake, and the Mokelumne River

FINANCIAL ABILITY TO PROVIDE SERVICE

- The City receives funds for services through impact fees, property taxes, and connection and usage fees
- Fees apply to all lands annexed
- Fee structure is reviewed on an annual basis to ensure adequate financing is provided
- General Plan includes policies that require new development pay its fair share of capital improvement costs for water, wastewater, electricity, schools, and fire and police facilities and services
- Costs for services are offset by the increased tax base
- Property and sales tax are expected to provide 80% of the City's General Fund in FY2021-22

RECOMMENDATION

The MSR has been transmitted to surrounding jurisdictions and fire protection districts. Only one comment was received regarding the timing of annexation of a County Service Area.

It is recommended that the Commission approve the Final Municipal Service Review and Sphere of Influence for the City of Lodi.

CITY OF LODI 2022 MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE PLAN



**Prepared by the City of Lodi
for San Joaquin LAFCO**

September 2022

PUBLIC REVIEW DRAFT

**2022 LODI MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE UPDATE**



Prepared by the City of Lodi
Community Development Department
221 West Pine Street
Lodi, CA 95240

September 2022

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MUNICIPAL SERVICES REVIEW
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1 INTRODUCTION

This Municipal Services Review (MSR) was prepared by the City of Lodi (the City) for the San Joaquin Local Agency Formation Commission (LAFCo) in compliance with the 2000 Cortese-Knox-Hertzberg Act, which requires each LAFCo to prepare service reviews prior to establishing or updating spheres of influence (SOI).

According to LAFCo policies, the purpose of an MSR is to evaluate the provision of services from a comprehensive perspective and recommend actions, when necessary, to promote the efficient provision of those services. This MSR must define the probable 30-year boundary of its service area and the agency's sphere horizons at the end of the 10 and 30-year time period coordinated with this MSR.

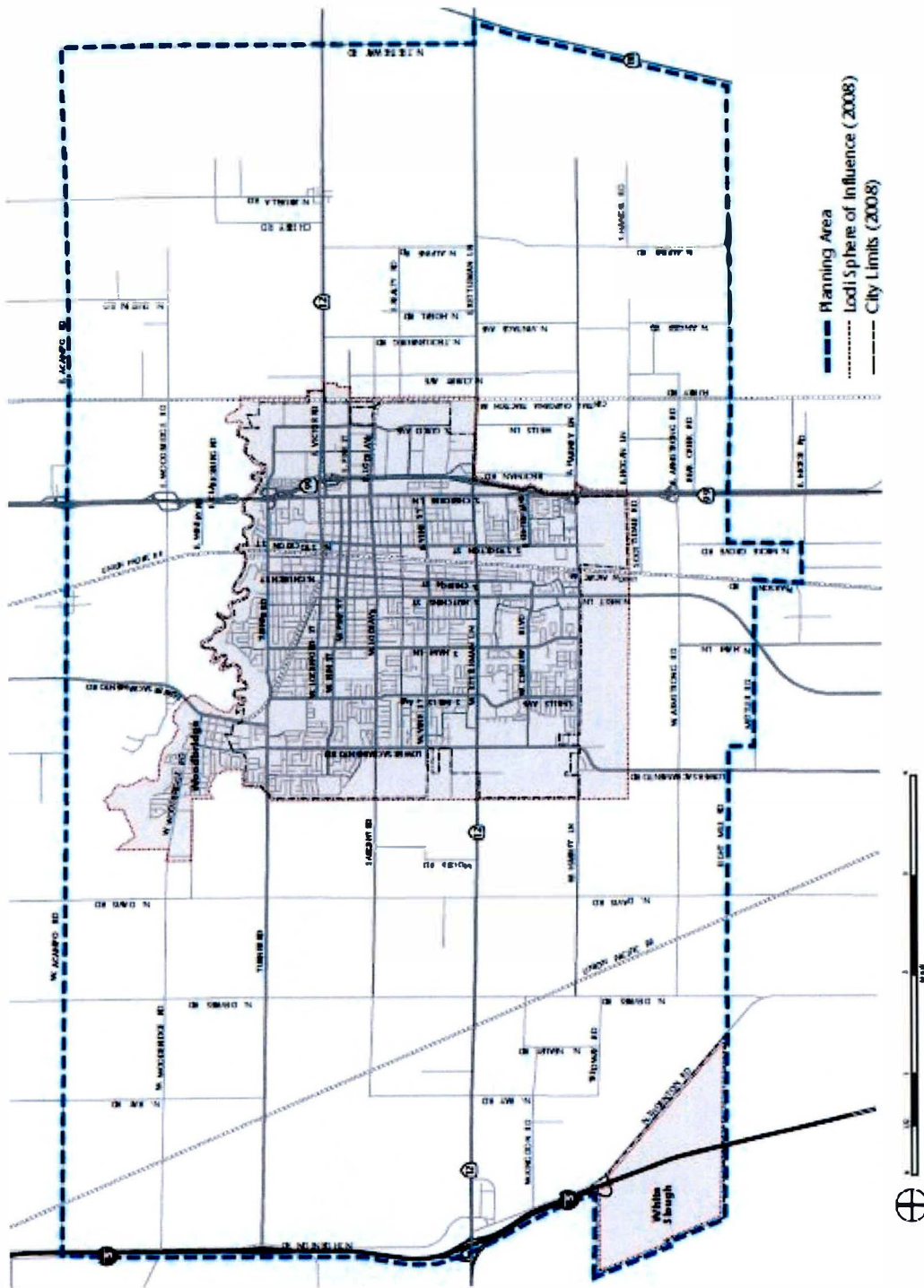
In 2007, LAFCo approved the existing MSR and Sphere of Influence for the City of Lodi. This 2007 MSR included recently added annexations from 2006 and 2007. After this approval, the City of Lodi approved the 2010 General Plan. The 2010 General Plan identifies land to provide for potential growth during the next 20 years and beyond. Figure 1-2: SOI below, is a map showing the existing SOI and City limit boundaries, the 2010 Lodi General Plan boundaries. The 10-year sphere horizon and the thirty-year sphere horizon boundaries are provided in section *B. Sphere of Influence* below.

A. Planning Area

State law allows cities to identify a Planning Area. This is an area outside of city boundaries and generally outside the SOI that bears a relation to the City's planning and policy direction.

The City of Lodi Planning Area covers 79.4 square miles, or 50,827 acres. This land area is dominated by vineyards and agriculture. Development in the Planning Area is concentrated in the urbanized areas: within Lodi city limits and Woodbridge, a community contiguous to Lodi and within Lodi's SOI; and in Flag City, an unincorporated commercial center at the junction of I-5 and SR-12. (See Figure 1-1 below)

Figure 1-1: Planning Area



B. Sphere of Influence

The Sphere of Influence (SOI) is the area outside of the City limits that the City expects to annex and urbanize in the future. It is the expected physical limit of the City based on the most current information.

Figure 1-2 illustrates the current City limits and the existing SOI, as well as the proposed areas for the 10-Year and 30-Year Horizons. The boundaries of the 10-year horizon will be expanded to include the Phase I areas in the south-east quadrant which is generally bound by East Kettleman Lane to the north, East Hogan Lane to the south, Central California Traction Company Railroad (CCTRR) to the east, and Golden State (Hwy 99) to the west. The boundaries of the 30-year horizon will be expanded to include the Phase II areas in the south-east quadrant.

Figure 1-2: Spere of Influence

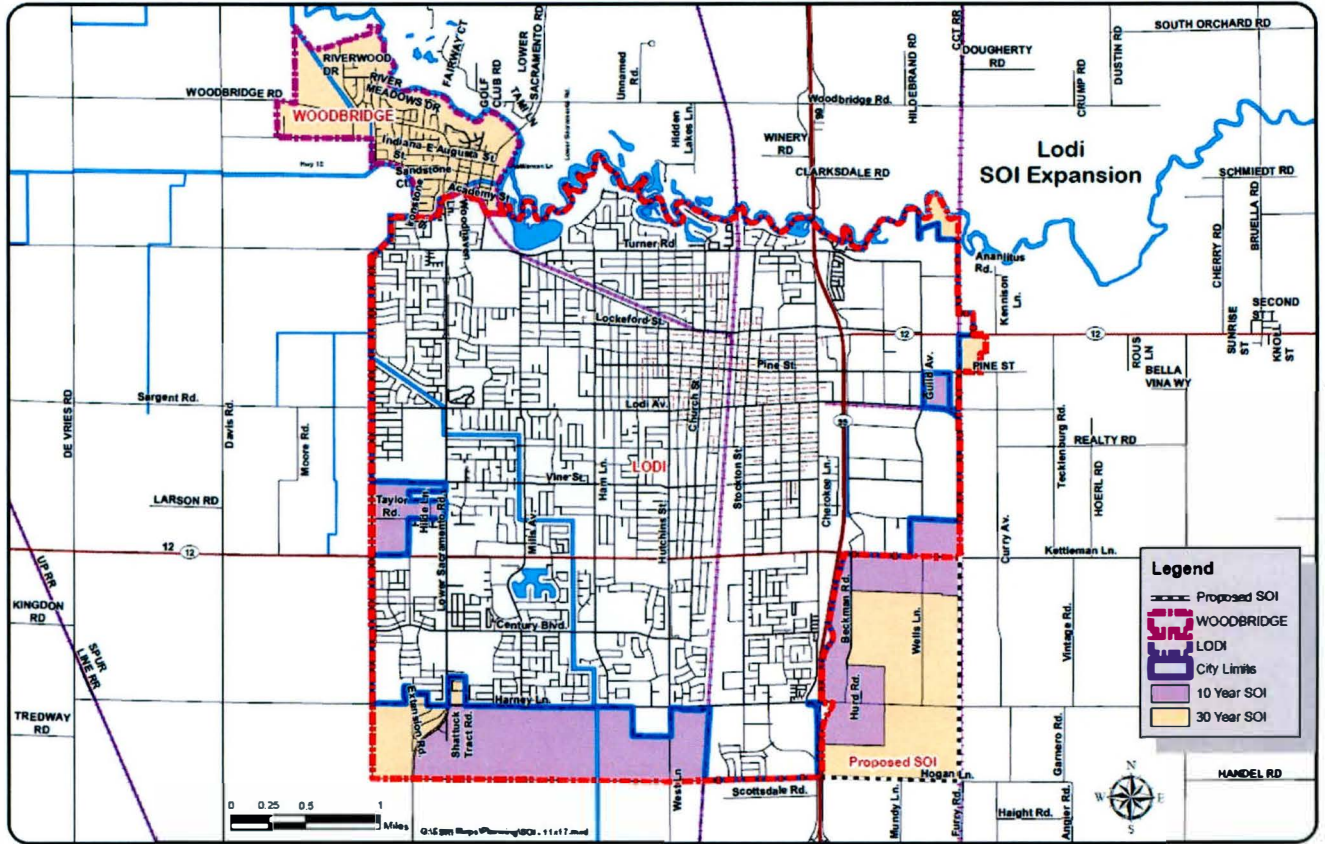


Table 1-1 presents the acreages of each planned land use, based on General Plan land use designations, within the existing City limits, and within the existing SOI and proposed SOI.

Table 1-1: Land Use Acreages

Overall Acreage Calculations					
		City Limits	Existing SOI	Proposed SOI	Total Acres
LDR	Low Density Residential	2911.5	893.1		3804.6
MDR	Medium Density Residential	470.5	166.6		637.0
HDR	High Density Residential	208.5	13.1		221.5
C	Commercial	406.1	52.4	162.1	620.6
O	Office	92.6	18.9		111.5
I	Industrial	1183.2	104.4	242.1	1529.7
BP	Business Park			396.0	396.0
OS	Open Space	310.8	164.5	51.2	526.6
PQP	Public/Quasi-Public	6.7	38.4		45.2
DMU	Downtown Mixed Use	89.3			89.3
MC	Mixed Use Corridor	466.7	34.0		500.7
W	Water	67.0			67.0
	Total Acres	6212.9	1485.4	851.4	8549.6

Source: City of Lodi, Engineering Department, GIS Division

Figure 1-3: Williamson Act Lands in the Planning Area

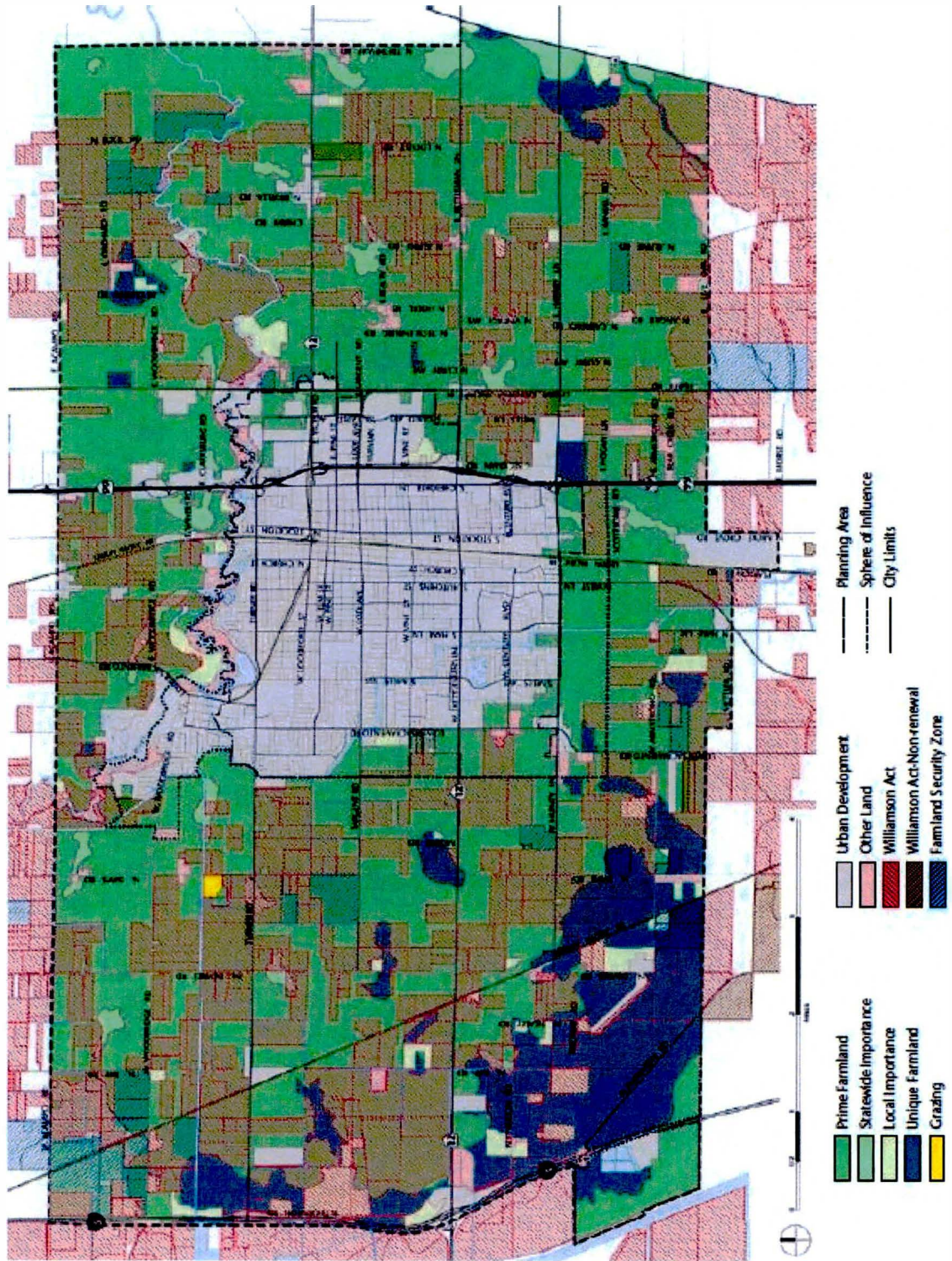
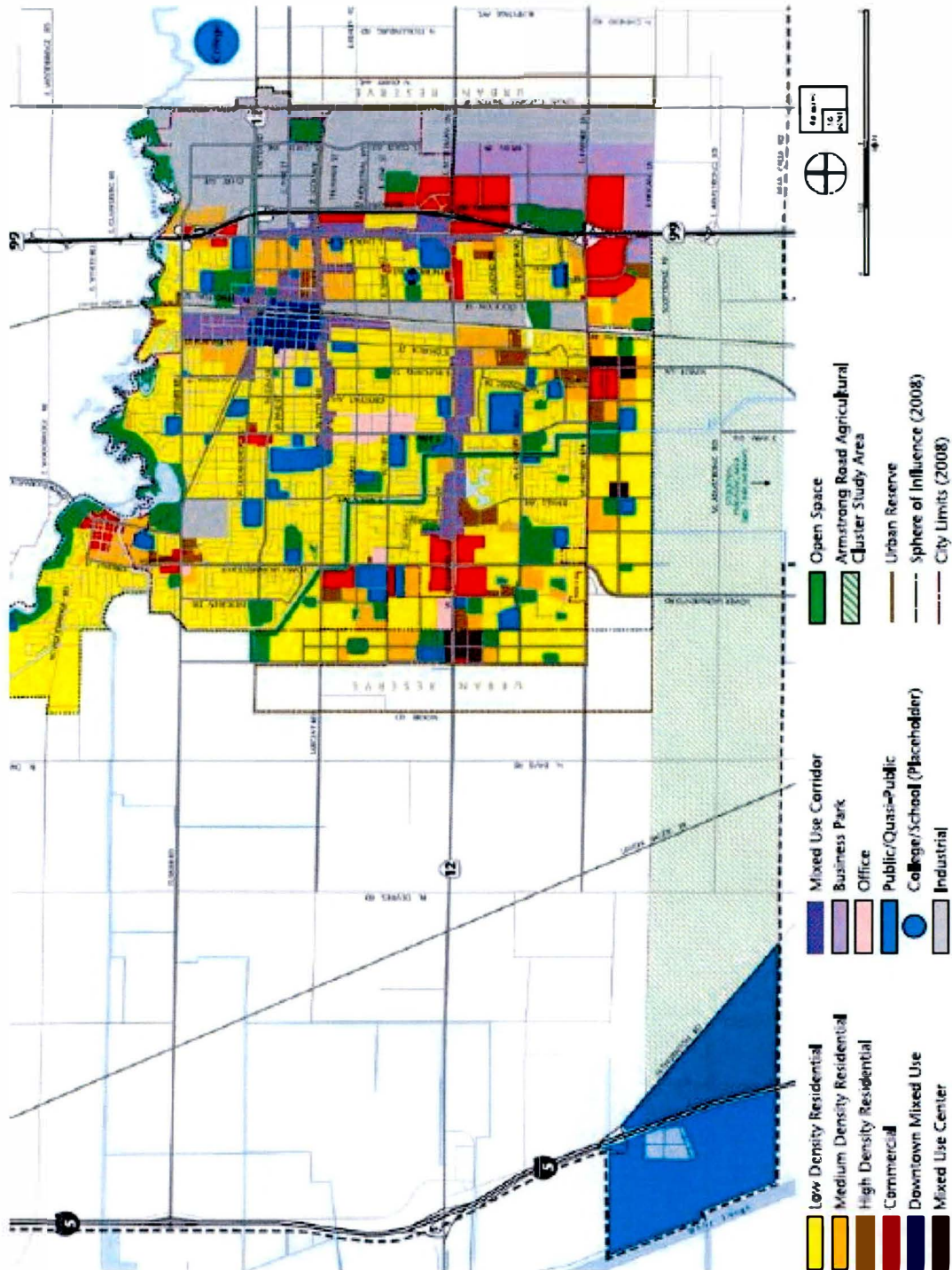


Figure 1-4 illustrates the City of Lodi General Plan Land Use Map for the entire Planning Area, including the City and SOI boundaries.

Figure 1-4: General Plan Land Use Map



This 2022 MSR and SOI plan will modify the existing SOI to include an area in the south-east quadrant of the 2010 Lodi General Plan (see Figure 1-2) for economic and jobs growth which is designated Commercial, Business Park and Industrial in the 2010 Lodi General Plan.

The Cortese-Knox-Hertzberg Act requires LAFCO to make nine written determinations. Following the SOI plan in Chapter 2, this MSR dedicates a chapter to each of these determinations in the order listed below.

- ◆ Infrastructure Needs and Deficiencies
- ◆ Growth and Population Projections for the Affected Area
- ◆ Financing Constraints and Opportunities
- ◆ Cost Avoidance Opportunities
- ◆ Opportunities for Rate Restructuring
- ◆ Opportunities for Shared Facilities and Determinations of Disadvantaged Unincorporated Communities
- ◆ Government Structure Options
- ◆ Evaluation of Management Efficiencies
- ◆ Local Accountability and Governance

C. LAFCo and the Sphere of Influence

Government Code Section 56076 defines a SOI as a “plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.” An SOI is an area within which a city or district may expand through the annexation process. In simple terms, an SOI is a planning boundary within which a city or district is expected to grow over time.

In determining a sphere of influence, the Commission is required to consider and make written determinations with respect to the following factors (Government Code Section 56425):

1. The present and planned land uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, which occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

The purpose of a SOI is to encourage “logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities.” SOI serves a similar function in LAFCo determinations as general plans do for cities and counties.

In order to prepare or update a SOI, a MSR must be conducted which addresses the nine factors previously outlined. LAFCo must conduct the MSR and adopt written determinations with respect to those nine factors either prior to, or in conjunction with, any action to establish or update a SOI. Adopted LAFCo policies emphasize the use of existing plans, data and information currently available for the preparation of MSR documents rather than requiring preparation of new service documents.

D. California Environmental Quality Act

The LAFCO procedures for CEQA compliance are authorized by Section 21083 of the California Public Resources Code which requires that the Secretary of the Resources Agency to adopt guidelines for the implementation of the California Environmental Quality Act of 1970 (CEQA) by public agencies. The guidelines which have been adopted, are set forth in the California Code of Regulations (Chapter 3, Title 14 Sections 15000, *et. seq.*) Section 15022 of the guidelines requires that each public agency adopt objectives, criteria, and specific procedures for administering its responsibilities under CEQA. The purpose of these regulations is to comply with the requirements of Section 15022. This MSR has been completed in full compliance with CEQA and LAFCO procedures.

Because this MSR is an informational document used for future actions that LAFCo or the City have not approved, adopted or funded, it is considered to be statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA Guidelines. A notice of exemption pursuant to CEQA will be prepared by LAFCo.

Additionally, the Lodi City Council certified the Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi 2010 General Plan on April 7, 2010. The EIR was certified by Resolution No. 2010-41. All lands within the proposed boundaries of the SOI are designated for urbanization by the General Plan and no changes to the current General Plan designations are proposed. The action of approving the MSR and adopting the proposed SOI will not result in any approvals of a project that would have the potential to result in impacts to the environment. Nor would approving the MSR and adopting the SOI result in any changes to

the planned and allowed density and/or intensity of future land uses. It can be seen with certainty that approving the MSR and adopting the proposed SOI do not have the potential to result in impacts to the environment and therefore these actions are exempt from review under CEQA subject to Section 15183 of the CEQA Guidelines. The City of Lodi will prepare a Notice of Exemption for LAFCo to consider in conjunction with its review of the MSR and SOI.

2 SPHERE OF INFLUENCE PLAN

The Sphere of Influence (SOI) Plan for the City of Lodi described in this chapter analyzes the City's ability to serve existing and future residents within the proposed SOI. LAFCo is responsible for the sufficiency of the documentation and the Plan's consistency with State law and LAFCo policy.

This SOI plan has been completed in compliance with all applicable LAFCo policies as prescribed by the state legislature to:

1. Promote orderly growth and urban development.
2. Promote cooperative planning efforts among cities, the county and special districts to address concerns regarding land use and development standards, premature conversion of agriculture and open space lands, efficient provision of services, and discouragement of urban sprawl.
3. Serve as a master plan for future local government reorganization by providing long range guidelines for efficient provision of public services.
4. Guide consideration of proposals and studies for changes of organization or reorganization.
5. For cities and special districts that provide public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services within any disadvantaged unincorporated communities (DUCs) within the sphere of influence.

According to Government Code 56425 of the Cortese-Knox-Hertzberg Act, LAFCo must consider and prepare determinations for the following five factors.

1. The present and planned land uses in the area, including agricultural open space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

LAFCo guidelines for determining SOI requires that “sphere horizons,” or planning increments, depict a city’s logical boundaries at time periods of between five and ten years, and up to thirty years. SOI areas must be consistent with general plan land use elements, and with the municipal services review (MSR). LAFCo also encourages general plan policies for implementing ordinances and programs that address smart growth principles, infill and redevelopment strategies, mixed use and increased densities, community buffers, and conservation of habitat, open space, and agricultural land.

LAFCo has established procedural guidelines for determining SOIs, including a Timeframe guideline which states “Territory that is currently receiving services from a local agency, or territory that is projected to need a local agency’s services within a 0–30-year timeframe may be considered for inclusion within an agency sphere. “Sphere horizons” or planning increments should depict the agency’s logical boundary at a time period of between 5 and 10 years and at the end of the 30-year time period.”

Detailed determinations as to the City’s ability to provide adequate services to existing and future residents within the existing SOI are contained in the subsequent chapters of this MSR.

1. Sphere of Influence

The current and proposed Sphere of Influence (SOI) are identified on Figure 2-1. This figure also identifies areas of the existing and proposed SOI that are defined as 10-year SOI and 30-year SOI. The City has estimated the available capacity for residential and non-residential development inside the City limit and in the proposed SOI. Development potential is calculated based on assumptions of new commercial and residential development that could be built under the General Plan land use designation and densities/intensities. These assumptions enable calculation of projected population and employment and allow the City to plan for growth and infrastructure accordingly.

- 10 Year SOI represents a reasonable level of development given current market conditions and historic development trends. This SOI includes approved and under construction development projects; infill development and redevelopment downtown, along the City’s major corridors, and in the current and proposed SOI.
- 30 Year SOI represents the next most contiguous areas that will be made available once the land area depicted in the 10 Year SOI has been largely built out.

The only proposed amendment to the current Lodi Soi is the addition of the East Study Area that includes 851 acres of land which is generally bound by East Kettleman Lane to the north, East Hogan Lane to the south, Curry Avenue to the east, and Highway 99 to the west.

Figure 2-1: Proposed SOI

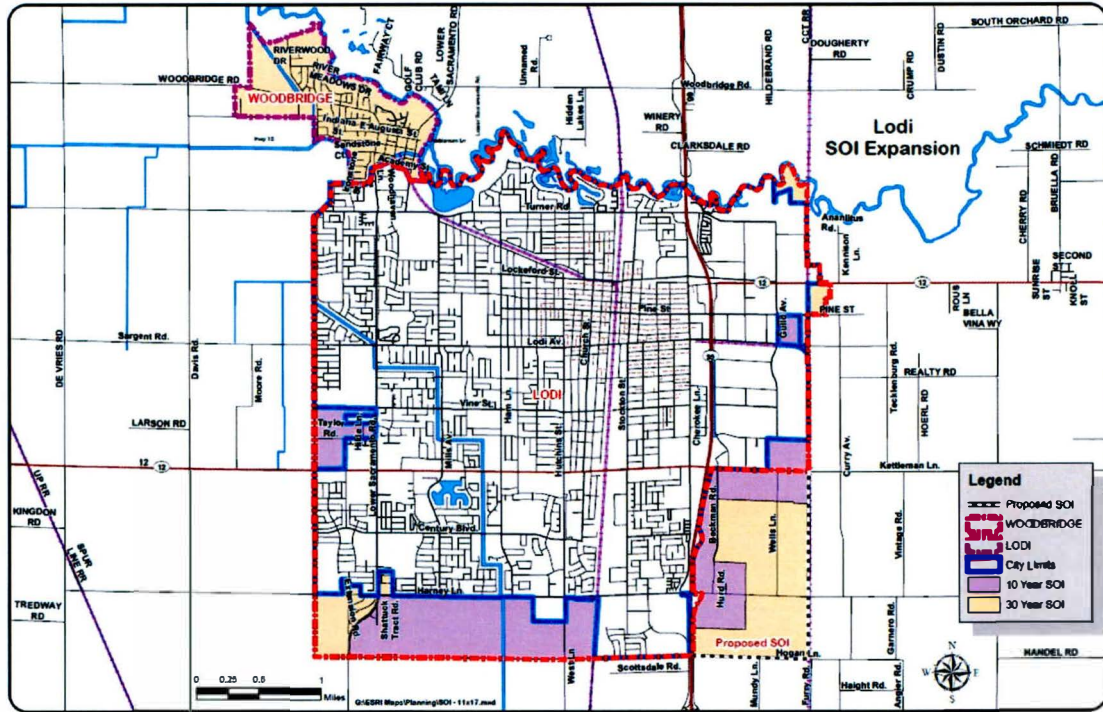


Table 2-1: SOI Land Use Acreages

Overall Acreage Calculations		City Limits	Existing SOI	Proposed SOI	Total Acres
LDR	Low Density Residential	2911.5	893.1		3804.6
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C	Commercial	406.1	52.4	162.1	620.6
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DMU	Downtown Mixed Use	89.3			89.3
MC	Mixed Use Corridor	466.7	34.0		500.7
W	Water	67.0			67.0
Total Acres		6212.9	1485.4	851.4	8549.6

Source: City of Lodi, Engineering Department, GIS Division

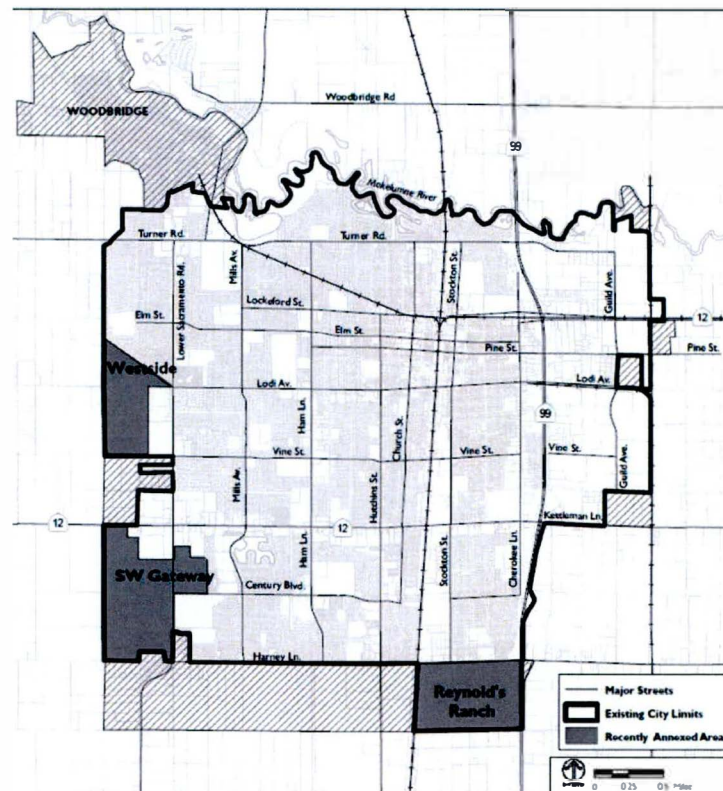
Note: Table 2.1 acreages include the Woodbridge community, which is designated predominantly residential and, while located in the Lodi SOI, is not anticipated for annexation to the City.

2. City and SOI Capacity

2006 and 2007 Annexed Areas

The Reynold's Ranch, Westside and Southwest Gateway projects were annexed into the City in 2006 and 2007, Due to the economic downturn that extended from 2008 through 2014, development of these projects was significantly delayed. However, over the past seven years much of this land has been developed and the City is nearing build out of residential lands inside the City limits. The undeveloped portions of previously annexed properties and underutilized vacant properties within the City Limits are estimated to have capacity to accommodate approximately 1,000 dwellings.

Figure 2-2: Recently Annexed Lands



Residential Capacity

Figure 2-1 identifies the existing City limits and the existing and proposed Lodi SOI. The remaining undeveloped lands in recent annexations, combined with the potential for infill development and densification in the existing community, are assumed to be able to accommodate approximately 1,000 new dwellings.

The Lodi 2010 General Plan estimates residential lands in the current SOI can accommodate approximately 4,400 dwelling units. A review of current General Plan residential designations within the existing Lodi SOI indicate the 2010 General Plan likely overestimated the development capacity in the existing SOI. This may be a result of Woodbridge community lands being included in the estimates, land that are not considered likely to annex to the City. For this analysis development capacity in the existing SOI is assumed to range from 3,800 to 4,400 dwellings. Combined with capacity inside the current City limits, residential development capacity is assumed to be 4,800 to 5,400 dwellings for the City limits plus SOI.

The General Plan assumes 2.7 persons per household to generate population estimates. The most recent American Community Survey/US Census data assumes 2.85 persons per household overall for the City and this more current household size is used in this analysis.

Based on the capacity to accommodate approximately 1,000 dwelling inside existing City limits and between 3,800 and 4,400 dwellings in the existing SOI, the City has a combined capacity to accommodate 4,800 to 5,400. Assuming 2.85 persons per household, these dwelling could accommodate 13,700 to 15,400 new residents. The City is not proposing any additions of residential lands to its SOI.

Non-Residential Capacity

Table 2-4 summarizes the overall acreage calculations by land use, within the city limits, existing SOI, and proposed SOI. Industrial and commercial represent the largest non-residential land uses, with proposed development concentrated in the area identified as the East Study Area. The majority of industrial land in Lodi is located east of Highway 99 and north of Kettleman Lane. It is estimated there are approximately 150 acres of undeveloped industrial lands north of Kettleman and east of Highway 99.

The East Study Area includes a total of 851 acres, of which 51 acres is the Cherokee Memorial Cemetery that will not be available for development. Portions of the remaining 800 acres are currently developed as residential uses or as agricultural industrial uses that will limit the potential for developing employment generating uses for the foreseeable future.

The Lodi General Plan designates lands in the East Study Area for urban uses. The Cemetery is designated Open Space and the remaining lands are designated Business Park (396 acres), Commercial (162 acres) and Industrial (242 acres).

The City conducted an analysis of employees per acre in the City of Lodi and in San Joaquin County. The review was compared to analysis prepared by the Southern California Association of Governments studies to validate assumptions. Based on this analysis it is anticipated that employment generating uses in the East Study Area will generate an average of 6.47 employees per gross acres across the entire East Study Area. Based on 800 total available acres, it is estimated

the East Study Area could accommodate approximately 5,200 new employees. The vacant 150 acres of industrial land north of Kettleman Lane are estimated to provide capacity of an additional 970 employees, resulting in a total capacity of approximately 6,200 employees. There is also capacity for additional employment uses as infill within the City that are anticipated to be primarily retail and service oriented uses.

3. Development Projections

Residential Projections

Lodi has developed at a relatively consistent rate over the years and has developed in a logical and compact form with a balance of land uses. The City intends to maintain these growth characteristics of moderate rate and orderly growth over both the 10-year and 30 year planning horizons. Over the past forty years Lodi population has grown at a rate of between 1 percent and 1.5 percent annually, with limited periods of both slower and more rapid growth. For purposes of SOI planning, the City anticipates a population growth rate of 1.5 percent annually. Table 2-2 notes five-year population projections from 2022 through 2052 based on a 1.5 percent growth rate, beginning with an estimated 2019 population of 67,581. This growth rate represents a middle ground between Lodi’s historical growth rate of 1 percent and the maximum growth rate of 2 percent allowed by the General Plan.

Table 2-2 Population Projections

Year	Population
2019	67,581
2020	68,595
2021	69,521
2022	70,459
2027	75,345
2032	80,570
2037	86,158
2042	92,133
2047	98,522
2052	105,354

The City’s 10-year population is expected to increase by 10,111, reaching a population of 80,570 by 2032. By comparison, the City’s 30-year population is projected to increase by 34,895 residents, reaching a population of 105,354 by 2052.

Non-Residential Projections

Lodi’s economic base has historically been concentrated on agriculture and manufacturing. Agriculture and manufacturing businesses have been attracted by the city’s access to transportation routes and facilities as well as a location that is central to the markets of the western United States. Today, tourism is a growing sector of the basic economy as well: visitors are attracted primarily by Lodi’s premium wine industry.

The 2010 General Plan seeks to provide balanced land uses that generate adequate revenue to pay for the cost of services provided. A combination of office, retail, and visitor’s services and attractions, provide a range of jobs for local workers and revenue streams for the City government. The new growth areas provide land for potential large employment opportunities, similar to the Blue Shield call center for industrial users. Highway adjacent commercial designations may attract commercial users who favor highway accessibility.

The City has designated the area east of Highway 99, East Study Area, as an expansion to the SOI to accommodate business park, research and development, light industrial and similar employment generating uses.

The City has analyzed total employment in the City, including an evaluation of jobs by sector, an projected future employment that would be accommodated in the current City limits and the proposed SOI. While employment growth has been steady in Lodi over the past several decades, the rate has not been rapid. It is anticipated that future growth will continue at a pace of approximately 1 percent annually.

Table 2-3: Employment Projections

Year	Projected Employees
2022	30,106
2027	31,642
2032	33,256
2037	34,952
2042	36,735
2047	38,609
2052	40,578

The City’s 10-year employment is expected to increase by 3,150, reaching 33,256 jobs by 2032. By comparison, the City’s 30-year employment is projected to increase 10,472, reaching 40,578 jobs by 2052.

4. 10-Year and 30-Year SOI Capacity

10 year/30 year SOI – Residential

Based on the City's analysis residential development in the 10-year and the 30-year horizons are projected to be:

10-year (2032) Horizon

- Total population: 80,570
- New residents: 10,111

30-year (2052) Horizon

- Total population: 105,354
- New residents: 34,895

Based on the City's analysis, the current City limits plus the current SOI has the capacity to accommodate between 13,700 to 15,400 new residents.

Based on an assumed growth rate of 1.35 percent annually, the residential capacity in the City limits and the current SOI can accommodate anticipated residential through year 2036 or year 2037, varying based on the assumed capacity of the SOI.

The current SOI is adequate to accommodate development in the 10-year planning horizon, but changes to the City's General Plan land use designations or additional expansions of the City's SOI will be required to accommodate development of the 30-year planning horizon.

The City is anticipating a comprehensive General Plan update in the next several years and long-term growth strategies will be considered in that planning process.

10 year/30 year SOI – Non-Residential

Based on the City's analysis non-residential development in the 10-year and the 30-year horizons are projected to be:

10-year (2032) Horizon

- Total employment: 33,256
- New jobs: 3,150

30-year (2052) Horizon

- Total employment: 40,578
- New jobs: 10,472

Based on the City's analysis, the current City limits plus the current SOI has the capacity to accommodate non-residential development that would provide approximately 6,200 new jobs.

Based on an assumed growth rate of 1.0 percent annual job growth, the non-residential land capacity in the City limits and the current and proposed SOI can accommodate anticipated non-residential development through year 2041.

The current SOI is adequate to accommodate development in the 10-year planning horizon, but changes to the City's General Plan land use designations or additional expansions of the City's SOI may be required to accommodate development of the 30-year planning horizon.

With regards to non-residential development, historic jobs-per-acre may vary with future growth as Lodi has attracted light industrial uses with employees-per-acre substantially higher than the historic 6.47 employees-per-acre assumed in this analysis. Similar to residential capacity, the ability to accommodate anticipated non-residential development will be considered a future General Plan update and strategies to accommodate long-term employment growth will be established.

5. Determinations

This section includes the five determinations required by State law for SOI's. This sphere plan proposes to change the existing SOI to include the 10-year horizon boundaries which will be expanded to include the Phase I areas in the south-east quadrant which is generally bound by East Kettleman Lane to the north, East Hogan Lane to the south, Curry Avenue to the east, and Golden State (Hwy 99) to the west, and the boundaries of the 30-year horizon which will be expanded to include the Phase II areas in the south-east quadrant. The proposed SOI expansion areas are identified within the General Plan as Commercial, Business Park, Industrial, and Open Space land uses – +/- 851.4-acres. This area does not include any residential uses and will not generate population growth directly, as this is an economic growth area for the City.

Written determinations are included for each of the required areas and are provided below. The San Joaquin LAFCo "Service Review Policies" document dated December 14, 2012, prepared by the San Joaquin LAFCo was used as a guide in the preparation of this MSR. The following determinations are based on a comprehensive review of services contained in this MSR. These determinations affirm the City's ability to provide services to existing and future populations within its SOI in accordance with Government Code section 56425:

Determination 1: The present and planned land uses in the area, including agricultural open space lands.

Present and planned land uses are appropriate for serving existing and future residents of Lodi. The City of Lodi 2010 General Plan includes goals, policies, and implementing programs that address growth, development, and conservation of open space. Planned land uses in the Lodi 2010

General Plan include Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Business Park, Office, Downtown Mixed-Use, Mixed-Use Center, Mixed Use Corridor, Industrial, Open Space, Public/Quasi-Public, and Urban Reserve. Land designations applicable to the 10 and 30-year horizons are identified within the General Plan as Commercial, Business Park, Industrial, and Open Space land uses – +/- 851.4-acres. This area does not include any residential uses and will not generate population growth directly, as this is an economic growth area for the City. (see Table 2-7).

As discussed in Chapter 1, the City is seeking to establish an area of interest which the City has identified as the Armstrong Road Agricultural Cluster Study Area which involves the preservation of prime agricultural lands and is located along the south edge of Lodi, from Interstate 5 (I-5) to State Route (SR) 99, and south to Stockton’s Planning Area boundary. The City of Lodi is not proposing to include this area within a sphere of influence. This area of interest is intended to maintain a clear distinction between the Cities of Lodi and Stockton. In coordination with relevant public agencies and property owners, the City will continue to study this area to determine a strategy to meet this objective.

Determination 2: The present and probable need for public facilities and services in the area.

The City of Lodi provides adequate services to meet the needs of the existing population. Services provided by the City include fire, police, water, wastewater, stormwater drainage, and electrical utility. The City also provides public facilities including transportation, libraries, and recreational facilities. New development within the SOI will lead to population growth and the need for additional service provision. The expanded tax base that results from new development, as well as the continuation of the residential Community Facilities Districts, will provide funding for these services. Development fees will address the capital cost of new development. General Plan policies are in place to ensure adequate service provision for current and future populations.

Existing public facilities and services are adequate for serving the needs of Lodi’s population. Lodi’s fire department has adequate staff and facilities to provide for existing populations and is in the process of developing new facilities to better serve growing populations. Lodi’s police department has adequate staff and facilities. The City’s water supply, wastewater and storm drainage services meet the needs of current population and are currently being updated and expanded to meet the needs of future populations. The determinations included in Chapter 3 of this MSR show that public facilities and services are adequate to meet needs of current population and are being improved so as to meet needs of future populations.

Determination 3: The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The determinations included in Chapter 3 this MSR show that public facilities and services are adequate to meet the needs of the current population. In addition, public facilities and services

are being improved over time, and specific timeframes and policies have been established to meet the projected demand from the City's future growth.

Determination 4: The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

As discussed in Chapter 1, the City is seeking to establish an area of interest which the City has identified as the Armstrong Road Agricultural Cluster Study Area which involves the preservation of prime agricultural lands and is located at along the south edge of Lodi, from Interstate 5 (I-5) to State Route (SR) 99, and south to Stockton's Planning Area boundary. The City of Lodi is not proposing to include this area within a sphere of influence. This area of interest is intended to maintain a clear distinction between the Cities of Lodi and Stockton.

The existing SOI includes the community of Woodbridge, which is a social and economic community of interest for the City of Lodi, and Flag City, an unincorporated commercial center at the junction of I-5 and SR-12. The City of Lodi does not propose any change to its existing SOI in that area and is not looking to annex any lands in that area. Flag city cannot be annex since it is not contiguous to the City. Therefore, adjacent communities will not be impacted at this time.

Determination 5: For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence must be analyzed.

SB 244 (Chapter 513, Statutes of 2011) made changes to the Cortese-Knox-Hertzberg Local Government Reorganization Act related to "disadvantaged unincorporated communities." Disadvantaged unincorporated communities are inhabited territories (containing 12 or more registered voters) where the annual median household income is less than 80 percent of the statewide annual median household income.

Cortese-Knox-Hertzberg Local Government Reorganization Act Section 56375(a)(8)(A) prohibits LAFCo from approving a city annexation of more than 10 acres if a disadvantaged unincorporated community is contiguous to the annexation territory but not included in the proposal, unless an application to annex the disadvantaged unincorporated communities has been filed with LAFCo or if the Commission finds that a majority of the registered voters are opposed to annexation. The legislative intent is to prohibit "cherry picking" by cities of tax-generating land uses while leaving out under-served, inhabited areas with infrastructure deficiencies and lack of access to reliable potable water and wastewater services. Disadvantaged unincorporated communities are recognized as social and economic communities of interest for purposes of recommending SOI determinations pursuant to Section 56425(c).

The Disadvantaged Communities Mapping tool maintained by the California Department of Water Resources (<https://gis.water.ca.gov/app/dacs/>) was reviewed and did not show any disadvantaged communities within the proposed SOI.

There are two small clusters of homes in the East Study Area that qualify as Disadvantaged based on income levels. One such cluster is comprised of nine homes and therefore is not considered a Disadvantaged Community. A second area comprised of approximately 30 homes is located adjacent to Harney Lane. The City has proposed both of these clusters of homes be added to the Lodi SOI and would be prepared to annex these homes should property owners desire to be added to the City. Due to the limited number of homes the City has ample capacity to provide municipal services to these properties.

3 INFRASTRUCTURE NEEDS AND DEFICIENCIES

The purpose of this section is to evaluate infrastructure needs and deficiencies for services provided by the City of Lodi as they relate to current and future users. Infrastructure needs and deficiencies will be evaluated in terms of supply, capacity, condition of facilities, and service quality with correlations to operational, capital improvement, and finance plans.

This section of the MSR will address the provision of public services within the existing City boundaries which include the annexed Reynold's Ranch project area and within the recently approved annexation areas of the Westside and SW Gateway project areas, and the provision of public services within the 10-year and 30-year horizon boundaries. The following services are provided by the City of Lodi, and will be evaluated in this section:

- ◆ Fire Protection and Emergency Medical Services
- ◆ Law Enforcement
- ◆ Water Supply and Treatment
- ◆ Wastewater Collection and Treatment
- ◆ Stormwater Drainage
- ◆ Electrical Utility
- ◆ Public Services (Libraries)

In order to approve a change in the SOI and annexation of land into the City of Lodi, LAFCO must determine that the necessary infrastructure and public services exist to support the new uses at comparable service levels. The information put forward in this MSR supports the City of Lodi's requested 10-year and 30-year horizons.

A. Fire Protection and Emergency Medical Services

The Lodi Fire Department covers the city (12.69 square miles) from four fire stations: Fire Station 1 is located in the downtown area, Fire Station 2 is located on the eastside of Lodi, Fire Station 3 is located in the southwest section of town, and Station 4 is in the northwest section of town. A fifth station has been contemplated to serve development in the southern portion of the City but a specific location has not yet been identified. In addition, the City of Lodi Fire Department utilizes the State Master Mutual Aid System under CAL OES (Office of Emergency Services), which utilizes resources from municipal fire departments to provide fire protection throughout the State.

The Lodi Fire Department Fire Prevention Division is responsible for enforcing the California Fire Code under the direction of the Fire Marshal (Battalion Chief). The Fire Marshal evaluates, schedules, and records all residential, commercial, industrial, and educational inspections. In addition to building inspection the Fire Prevention Division issues fire operational permits and special use permits for events. The City also has a mutual aid agreement with the Woodbridge Fire Protection District, Stockton Fire Department, and Cosumnes Fire District.¹

The Fire Department provides a wide range of emergency and non-emergency services, including hazardous materials response, public education, and related safety services. The Emergency Operations Center, located at the Police department building, serves as the center of the city's emergency operations. The Lodi Police department is the primary public safety access point (PSAP) for all 911 calls within the jurisdiction of Lodi. Fire and EMS calls for service are routed to the Stockton Regional Dispatch Center (SRDC). Lodi, Stockton, Manteca, Lathrop-Manteca, and South County Fire Authority are all dispatched from the SRDC. City operations remain in compliance with the National Incident Management System (NIMS), a comprehensive national approach to incident management, applicable to federal, state, and local governments and the Standardized Emergency Management System (SEMS), which provides a strategy and framework to address multi-agency and multijurisdictional emergencies in California.

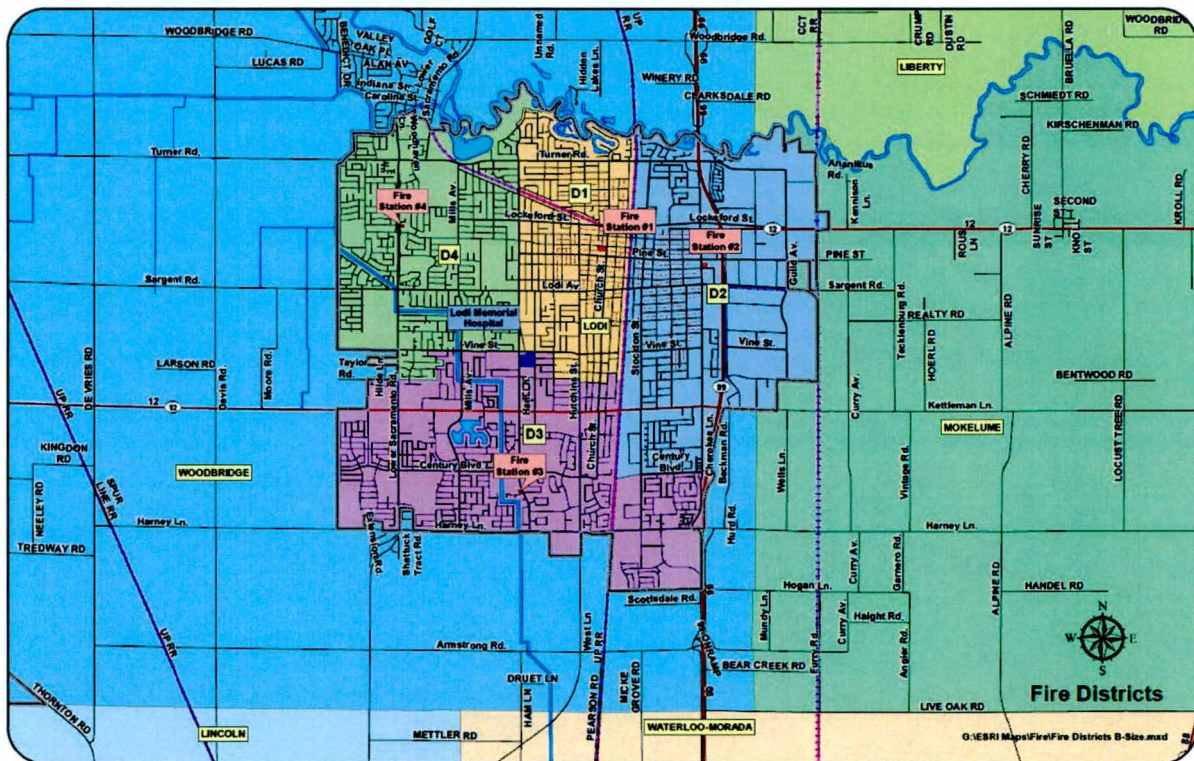
The City of Lodi has adopted a resolution to abide by the California Disaster and Civil Defense Master Mutual Aid Agreement. As shown in Figure 3-1, the Lodi Fire Department is bordered by the Woodbridge, Mokelumne and Liberty Fire Protection districts. Lincoln and Waterloo-Morada Fire Protection Districts are also in proximity of the City. The Lincoln Fire District, however, is served by the City of Stockton Fire Department under a contract agreement. The Lodi Fire Department has established mutual aid agreements with the following fire districts in order to increase cost effectiveness and efficiency in responding to emergencies in San Joaquin County:

- ◆ Lathrop Manteca Fire District
- ◆ Woodbridge Rural Fire Protection District
- ◆ Ripon Consolidated District
- ◆ Mokelumne Fire Protection District
- ◆ Linden-Peters Rural County Fire Protection District
- ◆ Clements Rural Fire Protection District
- ◆ Escalon Consolidated Fire Protection District

¹ Pacific Municipal Consultants, Lodi Shopping Center Draft Environmental Impact Report, prepared for the City of Lodi, August 2004.

- ◆ Waterloo-Morada Fire District
- ◆ Thornton Fire Protection District
- ◆ Stockton Fire Department
- ◆ Farmington Fire District
- ◆ French Camp McKinley Fire District
- ◆ Manteca Fire Department
- ◆ Montezuma Fire District
- ◆ South County Fire Authority

Figure 3-1 County Fire Districts, Lodi Fire Stations, and Hospital



1. Existing Facilities and Services

Administrative offices of the Lodi Fire Department, including Fire Administration and Fire Prevention, are located at 210 W. Elm St. Fire Administration houses the Fire Chief, Deputy Chief of Operations, Fire Marshal, Chief of Training, and Department Administration Assistants. The Fire Prevention division includes the Fire Marshal, and Administrative Clerk. In addition to the administrative office, the fire department operates four fire stations which are distributed throughout the City. All of the fire stations are located within City boundaries. Table 3-1 shows

the location, equipment, and services provided at each location. Fire station locations are also shown in Figure 3-3.

Table 3-1: Lodi Fire Stations and Equipment

Station	Location	Equipment
1	210 W Elm Street	Battalion 2011, Truck 2051, Engine 2031, and a reserve engine.
2	2 S Cherokee Lane	Engine 2032, State of California Office of Emergency Services (OES) Engine 338, Hazmat 2081, USAR Trailer, Public Education Trailer, and the Santa Fire Truck
3	2141 S Ham Lane	Engine 2033 and a reserve engine
4	180 N Lower Sacramento Road	Engine 2034 and a reserve truck

Source: <http://www.lodi.gov/fire/> accessed 10/19/21.

The department is the City's second largest General Fund department with 56.6 positions and a FY 2021-22 operating budget of \$16,392,350. A summary of expenditures and staffing are shown below in Table 3-2.

Table 3-2: Lodi Fire Budget and Staffing

Fire Department Expenditure Summary	2018/19	2019/20	2020/21	2020/21	2021/22 City
	Actuals	Actuals	Budget	Estimated Actuals	Council Adopted
71 - Salaries & Benefits	10,624,260	11,630,988	12,749,720	12,694,530	13,944,010
72 - Supplies & Services	1,013,862	1,033,598	989,260	1,014,260	1,272,940
74 - Insurances	122,085	262,320	267,900	267,900	320,400
77 - Operating Transfers	519,180	839,180	640,750	640,750	855,000
78 - Capital Projects	0	11,984	0	0	0
Fire Department Total	12,279,386	13,778,069	14,647,630	14,617,440	16,392,350

STAFFING SUMMARY	2018-19	2019-20	2020-21	2021-22
	Positions	Positions	Positions	Positions
FIRE DEPARTMENT				
Administrative Assistant	1.0	1.0	1.0	1.0
Deputy Fire Chief	1.0	1.0	1.0	1.0
Fire Battalion Chief	4.0	4.0	4.0	4.0
Fire Captain	16.0	16.0	16.0	16.0
Fire Chief	1.0	1.0	1.0	1.0
Fire Engineer	19.0	19.0	19.0	19.0
Firefighter I/II	14.0	14.0	14.0	14.0
Management Analyst	0.6	0.6	0.6	0.6
Fire Department Total	56.6	56.6	56.6	56.6

The department received a total of 7,521 calls in 2021, averaging 28.4 calls per day.² The General Plan establishes a travel time goal of 3:00 minutes or less for emergency calls. Response time, from receipt of call to arrival on site is described in Table 3-2.

Table 3-3: Lodi Fire Response Times

	Call Processing		Turn Out		Response		Total	
	Ave. ¹	90% ²	Ave.	90%	Ave.	90%	Ave.	90%
Station 1	116	204	77	110	169	279	361	593
Station 2	116	204	71	88	186	285	373	577
Station 3	116	204	70	81	222	327	408	612
Station 4	116	204	74	106	213	334	403	644

1. Average time in seconds
2. Time in seconds to complete 90% of responses

² R. Penix, City of Lodi Fire Department, 5/13/22.

2. Provisions for Future Growth and Systems Improvement

The Growth Management Element of the City's 2010 General Plan includes policies to ensure that adequate fire personnel related facilities are funded and provided to meet future growth. These policies include:

- GM-G4: Provide public facilities including police and fire services, schools, and libraries commensurate with the needs of the existing and future population.
- GM-P27: Maintain sufficient fire and police personnel and facilities to ensure maintenance of acceptable levels of service. Provide needed facilities concurrent with phased development.

In order to achieve continued compliance with the National Fire Protection Association's response time criteria of 6 minutes for 90% of all calls, the Fire Department expand operations and construct new fire stations as appropriate to serve new development. Additional fire stations will be proposed to address the ultimate sphere boundaries. The expanded tax base that results from new development, as well as the continuation of the residential Community Facilities Districts, will provide funding for fire services. Development fees will address the capital cost of new fire facilities and equipment.

B. Law Enforcement

1. Existing Facilities and Services

Police protection services in the City of Lodi are provided by the Lodi Police Department. The Department has operated out of the Lodi Police Facility at 215 West Elm Street since the facility's completion in February 2004. The facility includes 51,000 square feet for police and jail services, and 8,000 square feet for future use by the San Joaquin County Superior Court.³

The Lodi Police Department is divided into three districts, encompassing five geographical areas or "patrol beats," as shown in Figure 3-2. The Sunset District's geographical borders are generally east to Hutchins Street, north to city limits, west to the city limits, and south to city limits. The Heritage District's geographical borders are generally west to Hutchins Street, north to the city limits, east to the city limits and south to city limits but excluding the area of the Central District. The Central District's geographical borders are generally west to Hutchins Street, north to Elm Street, south to Vine Street and East to Cherokee lane.

³ City of Lodi Police Department, <http://www.lodi.gov/police/index.htm>, accessed on 10/19/21.

The department is divided into 2 divisions. The Operations Division responds to the majority of calls for service and is made up of Patrol, Traffic, Parks, School Resource, Community Liaison, and Community Service Officers. The Chaplains, Partners, and Crime Prevention are also a part of the Operations Division. The Support Services Division is comprised of the Office of Professional Standards, Investigations, Dispatch/Jail, Animal Services, and Records. The General Investigations Unit is responsible for the majority of follow-up investigations which include homicide, assaults, robbery, and child abuse. The Special Investigations Unit focuses on drug, gang, and vice offenses.

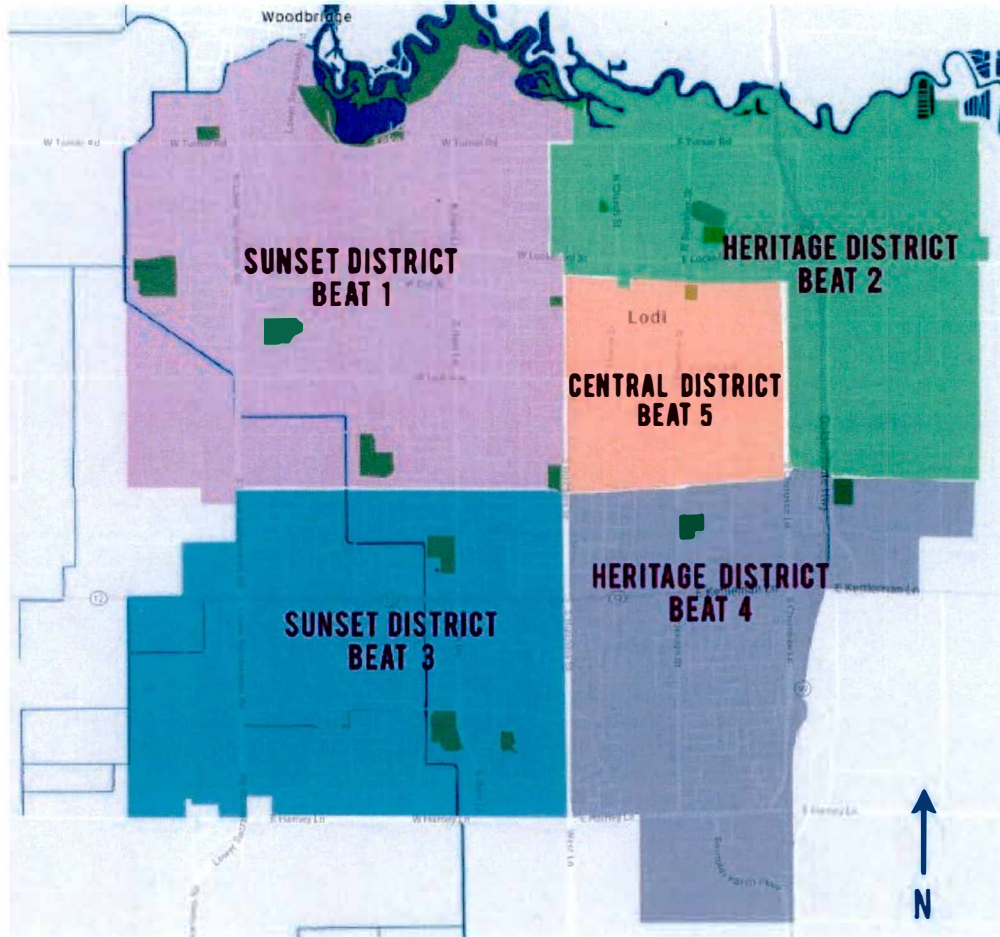
The Lodi Police Department defines offenses for statistical purposes using the Uniform Crime Reporting Code of California which classifies crimes as Part 1 or Part 2 based on their severity. Part 1 Crimes include homicide, rape, robbery, aggravated assault, burglary, larceny, auto theft, and arson, Part 2 Crimes affect property. In 2021, 1,923 Part 1 crimes were reported, and the following crime rates per 1,000 residents: violent 3.28; property 24.59; overall 27.87. It should be noted that overall crime rates per 1,000 residents have decreased 35 percent since 2011 which had the following crime rates: violent 3.7; property 39.2; overall 42.9.⁴ The Lodi Police Department’s ratio of officers to 1,000 population is 1.2. The table below compares crime rates per 1,000 residents by city.

Table 3-4: Regional Crime Rates

Crime Rates per 1,000 residents (2021)		
City	Violent	Property
Lodi	3.28	24.59
Tracy	2.1	17.4
Manteca	2.6	21.01
Stockton	12.62	30.82

⁴ Lodi Police Department 2021 Annual Report

Figure 3-2: Lodi Police Department and Service Districts



The department is the City's largest General Fund department with 111 positions and a FY 2021-22 operating budget of \$27,157,950. A summary of expenditures and staffing are shown in Table 3-5

Table 3-5: Lodi Police Budget and Staffing

Police Department Expenditure Summary	2018/19 Actuals	2019/20 Actuals	2020/21 Budget	2020/21 Estimated Actuals	2021/22 City Council Adopted
71 - Salaries & Benefits	17,376,484	19,994,567	21,791,530	21,277,750	22,968,530
72 - Supplies & Services	2,346,125	2,979,292	2,594,700	2,697,090	2,768,730
74 - Insurances	237,260	501,630	512,300	512,300	612,690
77 - Operating Transfer O	100,000	336,000	210,000	210,000	808,000
78 - Capital Projects	23,085	115,089	56,921	56,930	0
Police Department Total	20,082,954	23,926,578	25,165,451	24,754,070	27,157,950

STAFFING SUMMARY	2018-19 Positions	2019-20 Positions	2020-21 Positions	2021-22 Positions	2021-22 Positions
POLICE DEPARTMENT					
Administrative Assistant	1.0	1.0	1.0	1.0	1.0
Animal Services Supervisor	1.0	1.0	1.0	1.0	1.0
Assistant Animal Services Officer	2.0	2.0	2.0	2.0	2.0
Code Enforcement Officer	2.0	2.0	2.0	2.0	2.0
Dispatcher Supervisor	1.0	1.0	1.0	1.0	3.0
Dispatcher/Jailer	13.0	13.0	13.0	13.0	1.0
Lead Dispatcher/Jailer	4.0	4.0	4.0	4.0	13.0
Management Analyst	1.0	1.0	1.0	1.0	4.0
Police Captain	2.0	2.0	2.0	2.0	1.0
Police Chief	1.0	1.0	1.0	1.0	1.0
Police Corporal	7.0	7.0	7.0	7.0	2.0
Police Lieutenant	5.0	5.0	5.0	5.0	1.0
Police Officer	53.0	53.0	53.0	53.0	7.0
Police Records Clerk	3.0	3.0	3.0	4.0	5.0
Police Records Clerk Supervisor	1.0	1.0	1.0	1.0	53.0
Police Sergeant	9.0	9.0	9.0	9.0	4.0
Property/Evidence Technician	1.0	1.0	1.0	1.0	1.0
Senior Administrative Clerk	1.0	1.0	1.0	1.0	1.0
Senior Police Administrative Clerk	1.0	1.0	1.0	1.0	9.0
Police Department Total	109.0	109.0	109.0	108.0	1.0
Senior Administrative Clerk	1.0	1.0	1.0	1.0	1.0
Senior Police Administrative Clerk	1.0	1.0	1.0	1.0	1.0
Sum of Police Services	109.0	109.0	109.0	109.0	111.0

The General Plan policies below are required to prevent crime and to ensure the adequate provision of police services.

- GM-G4: Provide public facilities including police and fire services, schools, and libraries commensurate with the needs of the existing and future population.
- GM-P27: Maintain sufficient fire and police personnel and facilities to ensure maintenance of acceptable levels of service. Provide needed facilities concurrent with phased development.
- S-P7: Site critical emergency response facilities such as hospitals, fire stations, police offices, substations, emergency operations centers and other emergency service facilities and utilities to minimize exposure to flooding and other hazards.

Funding for these capital improvements is to be provided through development impact mitigation fees on all new residential, commercial, office and industrial developments.

The City of Lodi funds its law enforcement exclusively through the General Fund, a portion of these funds being generated by Measure L sales tax revenues. Forty percent of Lodi’s General Funds are allocated to the Lodi Police Department for the 2022 budget cycle, providing a yearly budget of \$27,157,950.

As outlined in the Lodi General Plan Health and Safety Elements, the goal for Lodi Police Department response time is an average of three minutes for emergency calls (Priority 1) and 30 minutes for non-emergency calls (Priority 2). This year (2022), the actual average response times are 4.42 minutes for emergency calls, and 26.39 minutes for non-emergency calls. Table 3-6 compares Priority 1 and Priority 2 response times by city.

Table 3-6: Lodi Police Response Times

Police Department Response Times		
City	Priority 1 (minutes)	Priority 2 (minutes)
Lodi	4.42	26.39
Tracy	9:58	27:46
Manteca	4:48	27:00
Stockton	19.3	26.0

2. Provisions for Future Growth and Systems Improvement

The development of recent annexations will result in additional demand for police service. The additional operations costs that result will be provided by the expanded tax base that results from new development, as well as the continuation of the residential Community Facilities Districts. Capital costs for facilities and equipment will be funded by development impact mitigation fees.

All areas outside of the City boundaries are currently under the jurisdiction of the San Joaquin County Sheriff’s Department. Once annexed, the City of Lodi Police Department will expand police services in order to provide service to the project areas. As mentioned above, funding will be provided by the expanded tax base, Community Facilities Districts, and development impact mitigation fees.

C. Public Services (Libraries)

1. Libraries

The City of Lodi library, located at 201 West Locust Street, provides family programs, adult literacy programs, free public internet access, informational material, and other community services. Figure 3-3 shows the library's location relative to other public services.

As of 2022, the library had holdings of approximately 89,000 books, 25 magazine subscriptions, 8 newspapers, as well as audio books, videos, music CDs, and CD-ROM media. The Lodi Public Library serves 27,149 registered borrowers, who check out approximately 200,000 items a year. The library offers a number of services and programs to assist its users, including computer services, performances, workshops and classes, and special programs for youth.

Given Lodi's compact form, a central main library branch is appropriate, though additional neighborhood branches may be desirable. Locations for new library branches would include mixed-use centers and the Eastside, which currently has poor access to the existing library. Additionally, while most of the Public/Quasi-Public designation in the General Plan is attributed to new schools, an estimated 10-acres are assumed to be used for other public uses, such as library branches. Sites identified in the 2002 Lodi Public Library Facilities Management Plan should also be considered. The following 2010 General Plan policies are applicable to library facilities.

- GM-G4: Provide public facilities including police and fire services, schools, and libraries commensurate with the needs of the existing and future population.
- GM-P25: Locate any additional library branches to ensure all neighborhoods are served, in particular in the Eastside neighborhood and in proposed mixed-use centers.

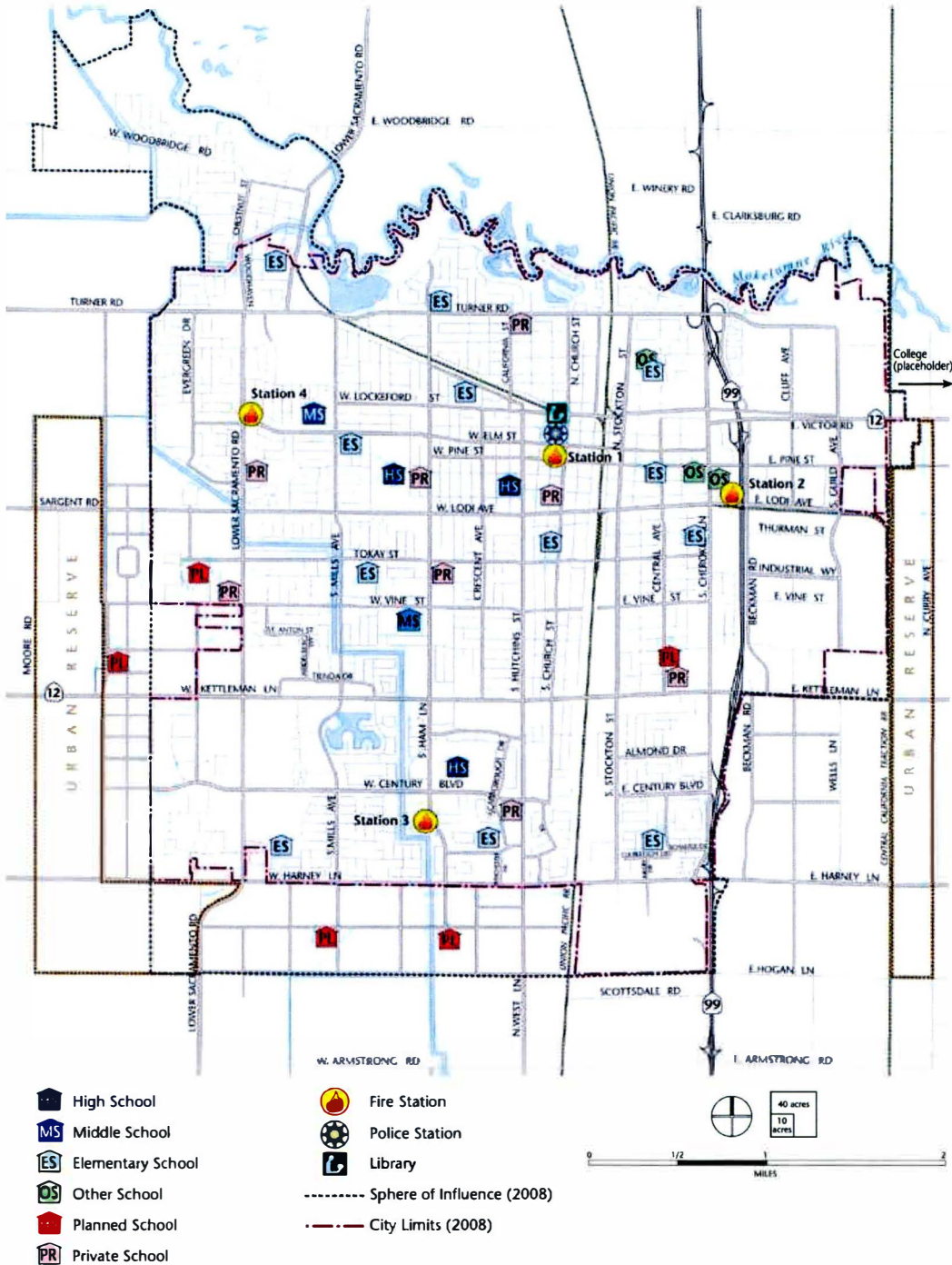
The library is open 64 hours a week and is staffed by eight full time employees and a FY 2021-22 operating budget of \$1,666,850. A summary of expenditures and staffing are shown in Table 3-7.

Table 3-7: Lodi Library Budget and Staffing

Library Expenditure Summary	2018/19 Actuals	2019/20 Actuals	2020/21 Budget	2020/21 Estimated Actuals	2021/22 City Council Adopted
71 - Salaries & Benefits	802,254	841,054	924,390	787,960	927,820
72 - Supplies & Services	336,886	307,130	473,000	426,600	475,700
74 - Insurances	16,125	33,000	32,900	32,900	39,350
77 - Operating Transfers	185,620	159,050	254,000	254,000	162,980
78 - Capital Projects	10,233	0	80,000	86,000	61,000
Library Total	1,351,119	1,340,234	1,764,290	1,587,460	1,666,850

STAFFING SUMMARY	2018-19 Positions	2019-20 Positions	2020-21 Positions	2021-22 Positions
LIBRARY				
Librarian	0.0	1.0	1.0	1.0
Library Assistant	2.0	2.0	2.0	2.0
Library Services Director	1.0	1.0	1.0	1.0
Library Technician	1.0	1.0	1.0	1.0
Literacy/Volunteer Manager	1.0	1.0	0.0	0.0
Literacy/Program Manager	0.0	0.0	1.0	1.0
Senior Library Assistant	2.0	2.0	2.0	2.0
Library Total	7.0	8.0	8.0	8.0

Figure 3-3: Public Services



D. Water Supply, Conservation and Treatment

This section summarizes findings from City documents regarding the City’s ability to provide adequate water service to the City including recent annexations. These documents include the 2020 Urban Water Management Plan (UWMP), 2012 Wastewater Master Plan, 2010 General Plan, 2012 Water Master Plan, and the 2020 Water Quality Report.

The City of Lodi Water Utility is the sole water purveyor for the City. The City’s water service area is contiguous with City boundaries and covers approximately 13.6 square miles. There are a few minor connections outside the City. The service area includes a mix of residential, commercial, and industrial land use, and is characterized by an essentially flat terrain.

The City provides a small volume of water to Sunnyside Estates and Henderson School, which are located outside of the City boundary but within the General Plan boundary, in the vicinity of Harney Lane and Lower Sacramento Road. The City has been providing a small volume of water to Sunnyside Estates for potable use since 2002 through an agreement between the City and San Joaquin County Department of Public Works. Over the past year, approximately 19 AF of water (6.2 million gallons) was supplied to Sunnyside Estates. Even though the City sells water to Sunnyside Estates outside of the City service area, the volume of water is small and well below the reporting threshold of 3,000 AFY for the City to be considered a wholesale supplier.

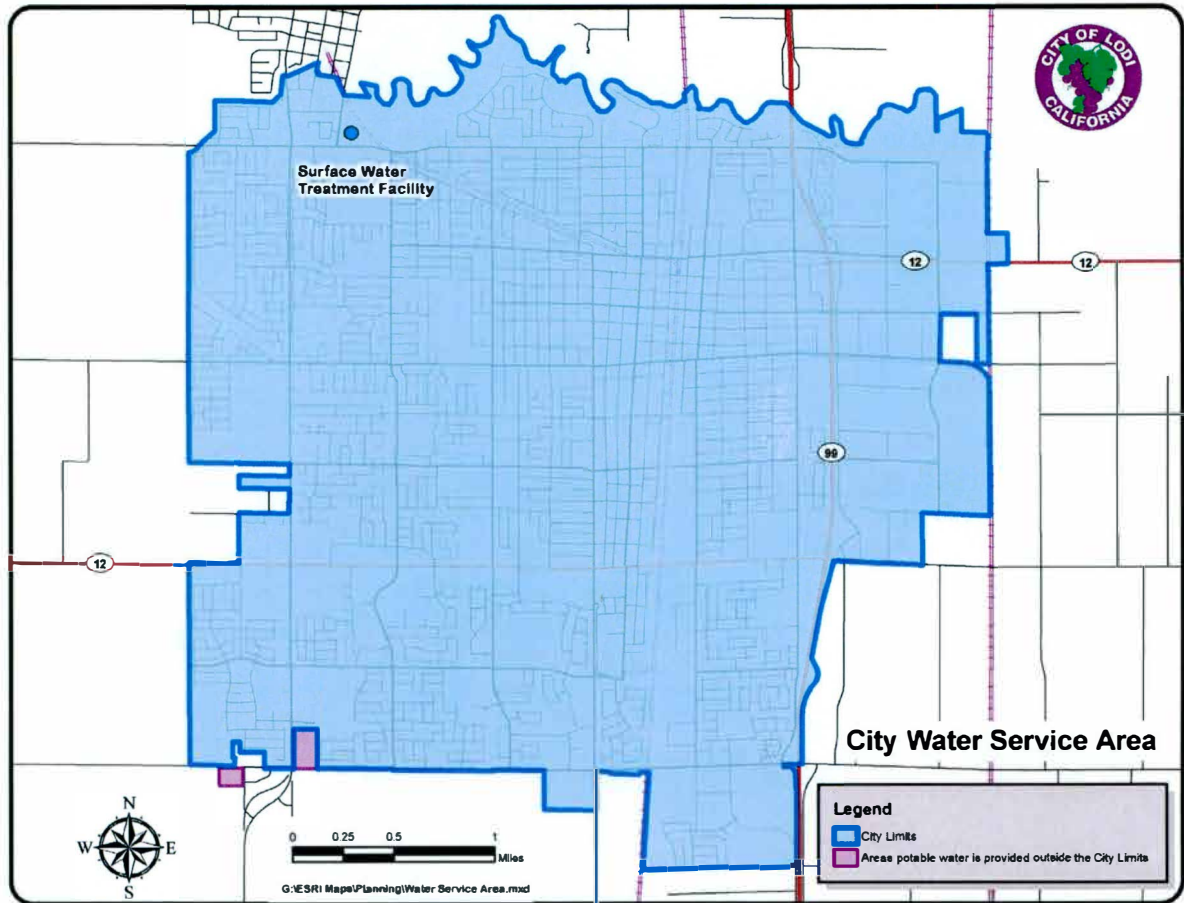
The City’s Surface Water Treatment Facility (SWTF) began operation in November 2012 and is located near Lodi Lake on four acres of City-owned property. The City currently serves 26,230 metered, unmetered, and inactive municipal connections and delivers approximately 13,978 AF to its customers (Table 3-8). The City is a public water system (PWS) in accordance with the CWC and the California Health and Safety Code. The service area of the City (i.e., city boundaries) is served by one PWS, as depicted on Figure 3-4.

Table 3-8: Public Water Systems

Table 2-1: Public Water Systems (DWR Table 2-1)			
Public Water System Number	Public Water System Name	Number of Municipal Connections 2020	Volume of Water Supplied 2020
3910004	City of Lodi	26,230	13,978
TOTAL		26,230	13,978

Source: 2020 UWMP

Figure 3-4: City Water Service Area



1. Existing Supply and Demand

Supply

This section discusses the City of Lodi's two primary water sources: groundwater from the Eastern San Joaquin Basin and surface water purchased water from the Woodbridge Irrigation District (WID).

Groundwater

The City relies on local groundwater from the Eastern San Joaquin Subbasin and surface water supplies from the Mokelumne River purchased from Woodbridge Irrigation District (WID). The City's primary source of water is groundwater that it pumps using 28 groundwater production wells distributed throughout the water service area.

Surface Water

From the completion of the SWTF in November 2012 through FY 2016, an average of 26 percent of the monthly water supply came from surface water instead of groundwater and an average of 300 acre-feet (AF) less water was pumped from the wells each month. (One acre-foot of water is the amount of water that covers an area one acre in size to a depth of one foot and provides sufficient supplies for three to four families annually.) Since FY 2016, surface water has provided around 50 percent of the total water supply with an associated reduction in groundwater use.

Irrigation District Water

In May 2003, the City entered into an agreement with WID to purchase 6,000 acre-feet per year (AFY) of surface water from the Mokelumne River (with delivery via WID canal facilities near Woodbridge Dam) for a period of 40 years. In the future, the City will continue to pump groundwater and utilize treated surface water per its agreements with WID, as seen in Table 3-9. The City also has access to a banked surface water supply under its agreement with WID. The City had an agreement with North San Joaquin Water Conservation District (NSJWCD) from October 2015 through October 2020 for up to 1,000 AFY of Mokelumne River water, but no water was provided under this agreement in FY 2020.

Table 3-9: Total Water Supplies

Table 2: Total Water Supplies – Actual and Projected (AF)						
Water Supply Source	Year					
	2020	2025	2030	2035	2040	2045
Purchased Water from the Mokelumne River	6,503	6,000	6,000	6,000	6,000	6,000
Groundwater	7,475	15,000	15,000	15,000	15,000	15,000
Total Water Supply	13,978	21,000	21,000	21,000	21,000	21,000

Demand

This section discusses the City of Lodi's potable and raw water demand, and recycled water demand.

Water production is the volume of water measured at the source (i.e., SWTF outflows and City groundwater wells), and includes all water delivered to residential, government, commercial, and industrial connections, as well as unaccounted-for water (e.g., water lost from leaking

pipes). All of the City’s water came from groundwater wells before November 2012 (FY 2013) when the SWTF came online; the SWTF presently provides, on average, approximately 50 percent of the annual water production.

In 2020, 33 percent of the accounts that the City delivers water to remain unmetered and consist primarily of residential, government, and commercial customers. There is recycled water used in the vicinity of the wastewater treatment plant (WWTP); however, this water is not included as a water demand since it is not replacing water that would have otherwise been provided by the City. The recycled water is used to irrigate crops for cattle, power plant cooling, and pond replenishment.

Future water demand estimates are based on the assumptions that the City’s population and housing units will increase at a consistent 1.16 percent annually and water demand per capita will stay relatively stable. By 2045, average annual water demands are expected to have increased from current demands by approximately 24 percent, from about 14,000 AFY in 2020 to about 18,300 AFY in 2045 (shown in Table 3-10).

Table 3-10: Total Water Demand

Table 3: Total Water Demands – Actual and Projected (AF)						
Water Demand Sector	Year					
	2020	2025	2030	2035	2040	2045
Potable and Raw Water	13,979	14,663	15,512	16,410	17,360	18,365
Recycled Water Demand	4,746	4,746	4,746	4,746	4,746	4,746

2. Existing Water Distribution System

The City currently utilizes groundwater as its primary source of supply. The City’s existing water distribution system is a 245-mile grid network of 6, 8, 10, 12 and 14-inch diameter mains, four-water storage tanks with a combined storage capacity of 5.1 million gallons and a total of 28 groundwater wells spaced at half-mile intervals throughout the City. The City built a new storage tank at Well 23 (Maggio Circle) that has been in operation since 2020. In addition, a storage tank at Well 28 (Kettleman Lane and Westgate Drive) is scheduled to be completed by 2025.

The capacity of the wells range from 1.2 to 3.0 mgd and the total capacity of the 28 existing wells is 54.8 mgd. All wells are equipped with chlorination equipment which provides system-

wide disinfection. The 28 wells have a combined capacity of 37,910 gpm or 19.9 billion gallons per year.

(Sources: 2012 Water Master Plan; 2020 UWMP)

3. *Water Quality*

An assessment of the drinking water sources for the City of Lodi's distribution system was completed in February 2003 and water treatment plant in August 2011. The sources are considered most vulnerable to the following activities:

- ◆ Gas stations (historic and current)
- ◆ Chemical/petroleum processing and storage
- ◆ Metal plating/finishing/fabricating
- ◆ Plastic/synthetic producers
- ◆ Dry cleaners
- ◆ Known contaminant plumes
- ◆ Sewer collection systems
- ◆ Fleet/truck/bus terminals
- ◆ Machine shops
- ◆ Utility stations and maintenance areas
- ◆ Agricultural drainage
- ◆ Photo processing/printing

The City has incorporated management measures to help maintain high groundwater quality, including cleanup work that is ongoing for PCE (Tetrachloroethylene) and TCE (Trichloroethylene), as these chemicals have been detected in wells in north and central Lodi area. The City's consultants have developed a computer model of the groundwater, which will enable the City to optimize the number, size and location of wells to accomplish the cleanup in an efficient manner.

4. *Demand Management and Conservation Measures*

In compliance with the Urban Water Management Act, the City's 2020 UWMP identifies a series of Demand Management Measures (DMM), also known as Best Management Practices (BMPs). These measures are designed to maximize the efficient use of water and minimize water waste.

Water Waste Prevention Ordinances

The City's ongoing Water Conservation Ordinance (Lodi Municipal Code, Chapter 13.08, Article III), first implemented in 1977 with the most recent update going into effect on December 18, 2015, defines water waste prohibitions for the City's customers. The Ordinance provides sever-

al definitions of the “waste of water,” outlines watering days and hours, describes the City’s enforcement procedures, and discusses the violations and infractions process.

The Water Conservation Ordinance has been actively enforced for ten years resulting in adjusted customer water use. In the future, the Water Conservation Ordinance will continue to set a baseline level for conservation in the City due to enforceable restrictions on water wasting activities.

Metering

The City’s primary means for achieving and sustaining the urban use targets is through its Water Meter Program. The City currently meters and bills for actual water used for its metered customers and is currently implementing a program to install water meters on all unmetered commercial and residential customers and is estimated to be completed by 2025.

The City has completed all phases of the residential metering program with conversion to usage volumetric-based water rates occurring at least several months after the meter is installed. It is estimated that all customers will be transitioned to usage-based water rates by January 2025.

Various studies have estimated water savings as a result of metering and commodity pricing. Past studies have indicated that metering results in a 10 to 40 percent reduction in water use, with 15 percent as most typical.

Conservation Pricing

As previously mentioned, the City is currently implementing its Water Meter Program. Water meters for all customers will be installed through 2025 with implementation of usage-based billing for all customers occurring by the beginning of 2025. The City is also working on meter installation for currently unmetered commercial customers which should also be completed by 2025. The City continues to use a water rate structure that includes a fixed service charge and a three-tier usage rate structure which is intended to help encourage water conservation.

Programs to Assess and Manage Distribution System Loss

In 2001, the City implemented a capital improvement program to replace water lines, averaging one percent replacement annually. The Water Meter Program that began in 2011 included water main evaluation and replacement of mains (including relocation) that did not comply with the City’s six-inch minimum diameter criteria. The City has since completed the residential metering program.

Other Demand Management Measures

The effectiveness of this program is based upon the number of rebates issued for water conservation devices (currently tracked by the City) and the percentage of customers that install the equipment after purchasing the devices. As the City becomes fully metered, the effectiveness of this DMM may be evaluated by comparing metered water use for customers before and after installation of water saving devices.

5. *Future Demand, Supply, and Water Projects*

Demand

Water demand projections provide the basis for sizing and staging future water supply facilities. Water use and production records, combined with projections of population and urban development, provide the basis for estimating future water requirements. In addition, projected water use and supplies are also projected under the assumption that years 2021 through 2025 are drought conditions.

Future water demands were projected based on actual water use from 2015 through 2020, as measured by production rates at the City's groundwater well sites and the SWTF as well as average metered water use by customer class. Future water demand estimates are based on assumptions that the City's population and housing units will increase at a consistent 1.16 percent annual increase and water demand per capita will stay relatively stable. By 2045, average annual water demands are projected to increase from current demands by approximately 24 percent, from about 14,000 AFY in 2020 to about 18,300 AFY in 2045. Demand projections by water use sector are presented in Table 3-11.

Table 3-11: Potable and Non-Potable Water Use

Use Type	Additional Description	Projected Water Use				
		2025	2030	2035	2040	2045
Single Family	Metered and unmetered accounts	7,780	8,231	8,707	9,211	9,745
Multi-Family	Metered and unmetered accounts	2,170	2,296	2,429	2,570	2,718
Commercial	Metered and unmetered accounts	3,108	3,288	3,478	3,679	3,892
Institutional/Governmental	Metered and unmetered accounts	878	929	983	1,040	1,100
Industrial	Metered and unmetered accounts	270	285	302	319	338
Losses	Calculated using AWWA software	456	482	510	540	571
TOTAL		14,663	15,512	16,410	17,360	18,365

Source: 2020 UWMP

Supply

The City currently uses groundwater as its primary source of supply, pumping 7,475 AF from its 28 wells in 2020, as shown in Table 3-12. The City currently has the capacity to store approximately 12.6 AF of water (5.1 million gallons) in four different storage tanks - one at the SWTF and three in key areas of the City's distribution system.

Limited recycled water is used in the vicinity of the WWTP, primarily for the City-owned agricultural fields, and at power-generating facilities owned by NCPA. Approximately 4,746 AF of recycled water was beneficially applied to or used on the City-owned lands surrounding the WWTP in 2020. This recycled water supply does not help meet potable demand and all projections would be used within the vicinity of the WWTP.

Table 3-12: Water Supplies

Water Supply	Additional Detail on Water Supply	2020		
		Actual Volume	Water Quality	Total Right or Safe Yield (AF)
Purchased or Imported Water	WID from Mokelumne River	6,503	Drinking Water	6,000
Purchased or Imported Water	NSJWCD from Mokelumne River	0	Drinking Water	1,000
Groundwater (not desalinated)	From 28 municipal wells	7,475	Drinking Water	15,000
Recycled Water		4,746	Recycled Water	
Total		18,724		22,000

Table 3-13 summarizes the projected future water supplies through 2045, including purchased water from WID, groundwater, and recycled water. In the future, the City will continue to pump groundwater and utilize treated surface water per its agreements with WID. From WID, the agreement allotment of 6,000 AF is assumed, though the supply volume may increase when the City decides to use its banked supply. The SWTF currently has a treatment capacity of 10 MGD (approximately 11,200 AFY) and is expandable to up to 20 MGD (approximately 22,400 AFY), so the City has the opportunity to expand its surface water use in the future. The potential for an increase in storage capacity in the City’s distribution system, and two additional storage tanks, increases the City’s reliability for providing water to its customers.

With a safe yield of 15,000 AFY estimated for the portion of the groundwater subbasin underlying the City, the City is able to reasonably project having access to that same amount of groundwater in the future. Table 3-13, though, the total amount of recycled water reasonably available is the total amount of wastewater influent from the municipal sewer line. Municipal wastewater is estimated to increase as the City’s population increases.

Table 3-13: Projected Water Supply

Water Supply	Additional Detail on Water Supply	Projected Water Supply									
		2025		2030		2035		2040		2045	
		Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield	Reasonably Available Volume	Total Right or Safe Yield
Purchased or Imported Water	WID from Mokelumne River	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Groundwater (not desalinated)	From 28 municipal wells in the Eastern San Joaquin Subbasin	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Recycled Water		5,844		5,912		5,980		6,049		6,119	
Total		26,844	21,000	26,912	21,000	26,980	21,000	27,049	21,000	27,119	21,000

Source: 2020 UWMP

Water Projects

The City, which solely relied on groundwater historically, has increased its use of surface water such that it accounts for almost half of the City’s supplies. The City plans to expand SWTF capacity from 10 MGD (or 36.1 AFD) to 20 MGD (or 61.4 AFD) around 2030 or demand when needed to meet demands. This project would include new water supply agreements to increase the City’s surface water supplies beyond 6,000 AFY. The SWTF expansion project is included in Table 3-14.

Since the completion of the 2015 UWMP, the City has built a new storage tank at Well 23 and is in the process of building an additional storage tank at Well 28 which should be completed in 2025. These storage tanks push back or potentially eliminate the need to construct new wells, which were determined to be needed by 2035 to meet demands in the City’s Water Master Plan.

Table 3-14: Water Supply Projects

<input type="checkbox"/>	No expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Supplier will not complete the table below.				
<input checked="" type="checkbox"/>	Some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.				
Page 6-23	Provide page location of narrative in the UWMP				
Name of Future Projects or Programs	Joint Project with other suppliers?	Description	Planned Implementation Year	Planned for Use in Year Type	Expected Increase in Water Supply to Supplier
SWTF Expansion	No	Expand SWTF capacity from 10 MGD (or 36.1 AFD) to 20 MGD (or 61.4 AFD) somewhere around 2030 or as demand approaches supply	2030	All Year Types	5,200 to 6,000 AFY

Source: 2020 UWMP

E. Wastewater Collection and Treatment

The City of Lodi Department of Public Works provides wastewater collection and treatment for the incorporated area of the City of Lodi. The City's Wastewater Master Plan was prepared in 2012 and is the primary source for the information included in this section. This Master Plan outlines a long-term strategy for meeting future discharge and capacity requirements in order to meet community needs for a planning horizon that extends to 2020. Population projections used for wastewater facility planning were based on a 1.5 percent growth rate, which is the City's assumed annual growth rate.⁵

1. Wastewater Collection Facilities

The City's wastewater system currently consists of about 191 miles of collection system pipelines ranging in sizes from 4 to 42 inches in diameter, with 6 inches being the predominant size. The pipelines discharge into a 48-inch sewer outfall line that was rehabilitated in 2008 reducing the pipe diameter from 48 inches to 42 inches, which flows southwest to the City's White Slough Water Pollution Control Facility (WSWPCF) located approximately six miles west of town.

⁵ West Yost and Associates, 2001, *City of Lodi Wastewater Master Plan*, June 2012.

There are six wastewater trunk lines (Hutchins Street, Mills Avenue, Ham Lane, Lower Sacramento Road, Stockton Street/Washington Street, Beckman Road) serving the city that generally flow from the north to the south. The six wastewater trunk lines connect to the Century Boulevard Trunk Line that flows east to west, and into the 42-inch trunk sewer to the WSWPCF.

There are five lift stations located in the northern area of the city, Evergreen Pump Station, Woodlake Pump Station, Rivergate Pump Station, Mokelumne Pump Station and Cluff Pump Station, and three lift stations located in the southern area of the City, Tienda Pump Station, Harney Lane Pump Station and Reynolds Ranch Pump Station.

2. *Wastewater Treatment Plant Permitting and Capacity*

The wastewater treatment facility has a current average dry weather flow capacity of 8.5 million gallons per day (mgd). Current dry weather flow is 4.4 mgd. The wastewater treatment facility was originally constructed in 1966 with a capacity of 5.8 mgd. In the late 1980's and early 1990's the City expanded the treatment capacity to 6.3 mgd, and also improved the level of treatment. Between 2003 and 2009 the City again expanded the dry weather treatment capacity to the current 8.5 mgd and added denitrification, tertiary treatment and ultraviolet light disinfection improvements.

3. *Wastewater and Recycled Water*

The City manages about 7,800 acre-feet per year of influent flows to the WSWPCF, and about 3,500 acre-feet per year is treated to secondary level and used for agricultural irrigation near the WSWPCF for growing animal feed and fodder crops that are not for human consumption. The City uses this industrial and/or domestic recycled water to irrigate about 790 acres of agricultural land owned by the City.

3. *Future Wastewater Demand and System Improvements*

In accordance with the General Plan's Land Use and Growth Management Element, the City shall develop new facilities for water, wastewater and drainage as needed for development, and shall fund necessary systemwide improvements in compliance with these policies:

- GM-G2 Provide infrastructure including water, sewer, stormwater, and solid waste/recycling systems that is designed and timed to be consistent with projected capacity requirements and development phasing.
- GM-P5 Update impact fee system to balance the need to sufficiently fund needed facilities and services without penalizing multifamily housing or infill development.

- GM-P8 Ensure that public facilities and infrastructure including water supply, sewer, and stormwater facilities are designed to meet projected capacity requirements to avoid the need for future replacement and upsizing, pursuant to the General Plan and relevant master planning.
- GM-P9 Coordinate extension of sewer service, water service, and stormwater facilities into new growth areas concurrent with development phasing. Decline requests for extension of water and sewer lines beyond the city limit prior to the relevant development phase and approve development plans and water system extension only when a dependable and adequate water supply for the development is assured.

The WWTP has adequate capacity to treat all wastewater flows to Title 22 standards for recycled water (California Code of Regulations, Division 4, Chapter 3, Section 60301). The industrial wastewater, the majority of which comes from a fruit canning facility, is blended with treated flows and is stored for agricultural irrigation of neighboring City-owned land. Table 3-15 shows the volume of municipal (residential and commercial) plus industrial wastewater collected in the service area during 2020.

Table 3-15: Collected Wastewater

<input type="checkbox"/>	There is no wastewater collection system. The supplier will not complete the table below.					
	Percentage of 2020 service area covered by wastewater collection system <i>(optional)</i>					
	Percentage of 2020 service area population covered by wastewater collection system <i>(optional)</i>					
Wastewater Collection			Recipient of Collected Wastewater			
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? <i>Drop Down List</i>	Volume of Wastewater Collected from UWMP Service Area 2020	Name of Wastewater Treatment Agency Receiving Collected Wastewater	Treatment Plant Name	Is WWTP Located Within UWMP Area?	Is WWTP Operation Contracted to a Third Party?
City of Lodi	Metered	5,787	City of Lodi	White Slough Water Pollution Control Facility	Yes	No
Total Wastewater Collected from Service Area in 2020:		5,787				

Improvements to the WSWPCF are currently underway. Improvements include proposed lift stations, and two new trunk lines are expected to be added to the existing wastewater system.

Current improvement plans are guided by the Phase 3 Improvements Project 2007 which calls for installation of new influent screens (two), screening washers, influent pumps (two), and new diffusers in Aeration Basins 1 and 2 and the construction of two new aeration basins and a secondary clarifier. Flow modifications are also planned for aeration basins. These improvements will increase the treatment capacity of WSWPCF to treat up to 8.5 mgd of average dry weather flows. The City's most recent permit, issued in September 2007, allows for an effluent limit of 8.5 mgd upon completion of the WSWPCF Phase 3 Improvements.⁶

Table 3-16: Projected Wastewater Flow

	2001 (mgd)	2021 (mgd)
Average	7.5	4.4
Peak Month	8.5	7.4
Peak Day	9.7	7.1
Peak Hour	14.4	15.3
Peak Day, dry weather	8.9	15.5
Peak Hour, dry weather	12.7	7.4

Source: C West Yost and Associates, January 15, 2001, City of Lodi Wastewater Master Plan.

F. Stormwater Drainage

Lodi's stormwater drainage system is managed by the City's Public Works Department. The gravity-based stormwater system consists of trunk lines, retention basins, pump stations, and surface infrastructure such as gutters, alleys, and storm ditches. Most of the basins are used as parks and recreational facilities during non-runoff periods. Stormwater is disposed by pumping into the Woodbridge Irrigation District (WID) Canal, Lodi Lake, and the Mokelumne River.

⁶ Swimley, Charles, Water Services Manager, City of Lodi. Written communication with Isby Swick, DC&E, October 11, 2007.

1. Existing Stormwater Drainage System

The City’s storm drain infrastructure includes catch basins, manholes, 18 storm outlets, 227.9 acres of detention basins, 14 electrically powered pumping stations, and 110 miles of storm-water collection and conveyance piping. As of 2002-2003, the City had 2,750 catch basins and 1,600 manholes. On average, these numbers increase by 33 and 28 each year, respectively.

A significant portion of the City’s stormwater runoff is released into the WID Canal. In accordance with the Storm Drainage Discharge Agreement between the City and WID, the City can discharge a maximum of 160 cubic feet per second (cfs) in the winter and 40 cfs in the summer into the WID canal. Maximum discharge rate per site is 60 cfs in the winter and 20 cfs in the summer. However, maximum discharge rates can be increased with twelve-hour notice if approved by WID. The City’s most recent agreement was approved by City Council on Oct 20, 1993 and extends for 40 years. This agreement includes the City’s right to modify existing Beckman and Shady Acres pump stations and to construct additional discharge points.

Excess stormwater is temporarily stored in retention basins, from where it is gradually released into the Mokelumne River, WID Canal and Lodi Lake to reduce potential flooding impacts. Many of the City’s detention basins function as sports facilities during dry conditions. Table 3-17 further describes the storm drain system basin data.

Table 3-17: Storm Drain Data

Basin/Park	Tributary Area (acres)	Site Land Area (acres)	Detention Capacity (ac.ft.)
A-1. Kofu	491	12 ¹	41.5
A-2. Beckman	564	16.2 ²	60.0
B-1. Vinewood	964	16.0	41.5
B-2, Glaves ³	450	13.2	31.1
<i>C, Pixley⁴</i>	<i>1,091</i>	<i>27.3</i>	<i>128.7</i>
D. Salas	790	21.0	94.0
E. Peterson	340	20.9	61.0
<i>F (at Kettleman)</i>	<i>369</i>	<i>30.0</i>	<i>68.5</i>
<i>F (near Tokay)</i>		<i>30.0</i>	<i>68.5</i>
<i>G (DeBenedetti)</i>	<i>866</i>	<i>46.3</i>	<i>202.0</i>
H (Discharge to River)	428		
<i>I (Undeveloped)</i>	320	25.0	
Total	6,673	227.9	728.3

Italics indicate future or partially complete facilities. 1: Kofu acreage includes park south to tennis courts, excludes Municipal Service Center (MSC) & MSC parking. 2: Beckman acreage excludes Fire Station. 3: Glaves Park formerly Twin Oaks Park. 4: Pixley volume does not include 7 ac. ft. in Beckman Rd. ditch

Stormwater quality concerns include suspended solids and high nitrate levels (most likely from lawn fertilizers). Algal blooms below City outlets following pumping evidence this problem. The City's stormwater pumps, and detention basins are adequate for existing runoff volume. However, localized flooding has occurred at the 1700 block of Lockeford Street and residential streets southwest of Peterson Park. Improvements have been made to improve flooding problems at Lockeford Street; minor flooding in the area southwest of Peterson Park due to under-sized pipes has not yet been addressed. Systemwide modeling has not been completed to confirm and predict operation of the system as it expands.

2. Future Stormwater Drainage Demands and System Improvements

The stormwater plan for the reasonable development of the General Plan includes the division of the City's growth areas into 16 drainage watersheds. For each of these watershed areas, the tributary trunk drain, detention basin, discharge rate (gravity flow or pump station), and outfall pipeline have been preliminarily sized. These facilities are briefly described in General Plan Table 3-6, though facility planning, and sizing will need to be refined and verified through preparation of a detailed stormwater master plan.

Proposed development of recent and approved project areas will necessitate expansion and improvements to the existing Stormwater system. These improvements include:

- ◆ Lumina Subdivision is required to deepen the existing basin and construct an outlet structure.
- ◆ Gateway South subdivision is required to build a new detention basin.
- ◆ Rose Gate II subdivision is required to build a new detention basin and pump station.

G. Electrical Utility

Electrical service to the city is provided by the Lodi Electric Utility. The Lodi Electric Utility is a customer-owned and City-operated utility that provides electrical services for residential, commercial, and industrial customers in the city.

Since 1968, the Lodi Electric Utility has been a member of the Northern California Power Agency (NCPA), which is a California Joint Powers Authority comprised of seventeen public utilities. Through NCPA, Lodi Electric Utility is able to obtain electricity at cost, facilitating low energy prices for customers.

In 2007, 53% of the city's power came from renewable energy sources, primarily geothermal and small and large hydroelectric; natural gas (29%) and coal (18%) composed the remaining

power sources. Natural gas service for the Planning Area is provided by Pacific Gas and Electric Company (PG&E) and is piped from gas fields in Tracy and Rio Vista.

In calendar year 2021, Lodi used 446 gigawatt-hours (GWH) of electricity. On average, between 6,700 and 7,060 kW-hours of electricity are consumed per household per year.⁷

1. Energy Conservation

The City currently administers and implements a variety of local energy conservation and waste reduction programs, including:

- Low-voltage LED lighting equipment in traffic signals.
- Solar assisted equipment at all new bus shelters/stops.
- Curbside recycling (which has allowed the city to meet the California Integrated Waste Management Act of 1989 requirement to divert at least 50% of waste from landfills).
- Energy education programs for children and students.
- Standards for photovoltaic panel installation.
- Lighting, heating, solar, and air conditioning rebate programs for residential and non-residential customers through the City's Electric Utility.

The General Plan seeks to reduce energy consumption through conservation efforts and renewable energy sources, as well as through land use, transportation, water, and green building and construction strategies.

Title 24 of the California Electrical Code provides energy conservation standards for residential and commercial construction. The City enforces these standards through the local building permit process.

2. Future Demand and Infrastructure Improvements

The Utility projects that electrical demand will grow 11.2% from year 2020 (132.5 MWh) to year 2030 (147.3 MWh). As areas are annexed into the City, the electrical service provider will shift from PG&E to the Lodi Electric Utility. Infrastructure needs related to annexations are discussed below:

Provision of electrical service to the new residential sub-divisions in the South and West part of the City will require expansion of existing primary distribution lines and establishment of ser-

⁷ H. Shariar, Lodi Electric Utility, 5/13/22.

vice connections and would be funded by the developer. Power provided to the project areas would be derived from the Henning and Industrial Substations.

Provision of electrical service to industrial load growth in the East part of the City will require building a new distribution line and expansion of existing lines and would be funded by the developer. Power provided to the project areas would be derived from the Industrial Substation.

H. Determination

As the City of Lodi continues to grow, there will be a need to expand infrastructure services. The following is a summary of the major City actions that may be required to ensure adequate provision of infrastructure services for the five-year sphere horizon.

1. Fire Protection

Providing adequate service to the southern area of the City is currently a challenge faced by the Lodi Fire Department. Average response time of 4.8 minutes exceeds the three-minute goal largely due to high response times for the southern corners of the City. The new fire stations planned for the SW Gateway and Reynold's Ranch project areas will improve response times and level of service to the southern areas of the City and enable the department to provide service to the project areas.

Adequate fire service for the recently annexed areas and areas within the 10-year and 30-year horizons will be met by the development of new fire stations and increased staffing. The expanded tax base that results from new development, the continuation of the residential Community Facilities Districts, and development impact fees will provide funding for additional fire stations, equipment and personnel.

2. Law Enforcement

The City will implement policies under the General Plan Health and Safety Element which requires the City to ensure the adequate provision of police services.

- GM-G4 Provide public facilities—including police and fire services, schools, and libraries commensurate with the needs of the existing and future population.
- GM-P27 Maintain sufficient fire and police personnel and facilities to ensure maintenance of acceptable levels of service. Provide needed facilities concurrent with phased development.

3. Public Services

Library

Additional neighborhood branches may be desirable. Locations for new library branches would include mixed-use centers and the Eastside, which currently has poor access to the existing library. The following 2010 General Plan policies are applicable to library facilities.

- GM-G4 Provide public facilities including police and fire services, schools, and libraries commensurate with the needs of the existing and future population.
- GM-P25 Locate any additional library branches to ensure all neighborhoods are served, in particular in the Eastside neighborhood and in proposed mixed-use centers.

4. Water Supply, Conservation and Treatment

Future water demands were projected based on actual water use from 2015 through 2020, as measured by production rates at the City's groundwater well sites and the SWTF as well as average metered water use by customer class. Future water demand estimates are based on assumptions that the City's population and housing units will increase at a consistent 1.16 percent annual increase and water demand per capita will stay relatively stable. By 2045, average annual water demands are projected to increase from current demands by approximately 24 percent, from about 14,000 AFY in 2020 to about 18,300 AFY in 2045.

In order to provide water service to the existing population, the City will need to continue using existing supply sources including groundwater and recycled water. The estimated safe groundwater yield will increase as the City's surface area expands due to annexations within the SOI. However, the City will not approve new developments until adequate water supply is assured.

5. Wastewater Collection and Treatment

Wastewater treatment for the City of Lodi is provided by the City operated White Slough Wastewater Pollution Control Facility (WSWPCF). The facility's current design capacity is 8.5 million gallons per day (mgd) and has adequate capacity to treat all wastewater flows to Title 22 standards. The service area currently generates an estimated 4.4 mgd of dry weather flow, and the plant is currently functioning at 75-percent of design capacity.

The *City of Lodi Wastewater Management Plan* projected that wastewater flow would reach 8.5 mgd in 2020, and the WSWPCF would be operating at 100-percent of design and RWQCB per-

mitted capacity. The significant infrastructure for wastewater collection and treatment needed for the development of recently annexed areas will be designed to connect to existing systems and will be funded by development fees. The City will utilize the Wastewater Master Plan update process to identify needed improvements to support additional growth within the SOI.

6. Stormwater Drainage

The stormwater plan for the reasonable development of the General Plan includes the division of the City's growth areas into 16 drainage watersheds. For each of these watershed areas, the tributary trunk drain, detention basin, discharge rate (gravity flow or pump station), and outfall pipeline have been preliminarily sized. These facilities are briefly described in General Plan Table 3-6, though facility planning, and sizing will need to be refined and verified through preparation of a detailed stormwater master plan.

7. Electric Utilities

Electrical services are provided to residential, commercial and industrial customers in the City of Lodi by the Lodi Electric Utility. The Utility is a member of the Northern California Power Agency (NPCA), a Joint Action Agency which enables the Utility to purchase and supply electricity at cost.

According to the Utility, peak demand in megawatt hours (MWh) increased 6.25 percent from 124.7 MWh in 2010 to 132.5 MWh in 2020. The Utility is planning to meet future energy needs by implementing conservation programs, as well as planning for new infrastructure. Increased energy demand generated by the development of the recent annexations is consistent with projected future energy demands, as both respond to regional growth forecasts and the City's General Plan. New infrastructure development will connect to the existing system.

Provision of electrical service to the new residential sub-divisions in the South and West part of the City will require expansion of existing primary distribution lines and establishment of service connections. Power provided to the project areas would be derived from the Henning and Industrial Substations. Provision of electrical service to industrial load growth in the East part of the City will require building a new distribution line and expansion of existing lines. Power provided to the project areas would be derived from the Industrial Substation.

The Lodi Utility has sufficient capacity to meet increased energy demand generated by recent and future annexations. Provision of electrical service to future annexations will require new infrastructure, including the expansion of existing primary distribution lines and establishment of service connections, which will be funded by the developer.

4 GROWTH AND POPULATION PROJECTIONS

This chapter identifies future growth projections for the City of Lodi and its SOI that need to be taken into consideration when planning for the provision of services. A detailed discussion on existing and future municipal services to meet the future demand identified in this chapter is included in Chapter 3 of this MSR.

As discussed in Chapter 3, the City has plans and policies in place to ensure that if demand increases, as allowed by the General Plan, adequate public services will be provided, while existing levels of service are maintained.

A. *Population and Demographics*

The population and employment growth trends are identified in Table 4-1. This table identifies population trends within the County since 2000. The County experienced a great deal of growth in the early 2000's that slowed during the economic downturn from 2007 to 2012.

Lodi is the fourth largest city in San Joaquin County, with a population of 70,668. Between 2000 and 2015, the City of Lodi's population increased by 12 percent to 63,719 as shown in Table 4-2. The growth is consistent with the historical growth rate of 1% for the city. Growth was particularly slow between 2010 and 2015.

Neighboring cities in San Joaquin County experienced more dramatic population growth between 2000 and 2015, with the cities of Stockton and Tracy increasing 26 and 50 percent, respectively. Between 2000 and 2015, the population of San Joaquin County increased by 28 percent.

Demographic shifts experienced during this same time period in Lodi include an increase in percentage of children and 35 to 54-year-olds, and an increase in family size and non-family households, and an increase in residents of Hispanic/Latino origin. Table 4-2 identified household trends in Lodi.

Table 4-1: Population Trends in San Joaquin County

Cities	Years				Percent Change 2000 - 2021
	2000	2010	2015	2020	
Escalon	5,963	7,132	7,413	7,501	25.79
Lathrop	10,445	18,023	20,353	28,503	172.88
Lodi	57,011	62,134	63,719	69,624	22.12
Manteca	49,255	67,096	73,787	87,319	77.27
Ripon	10,158	14,297	14,922	16,292	60.38
Stockton	243,771	291,707	306,999	320,876	31.63
Tracy	56,929	82,922	85,296	98,601	73.19
Balance Of County	130,066	141,995	147,022	155,685	19.69
Total County	563,598	685,306	719,511	783,534	39.02

Table 4-2: Population and Household Trends in Lodi

	2000	2010	2015	2022
Population	57,935	62,134	63,719	68,751
Housing Units	21,442	23,792	23,830	24,383
Average Household Size	2.70 (3.4% vacant)	2.78 (7.1% vacant)	2.85 (7.2% vacant)	2.81
Single Family Units	14,468	16,446	16,483	
Multi-Family Units	6,475	6,908	6908	
Mobile Homes	499	438	439	458

Source: State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2020, and 2021. Sacramento, California, May 2021.

The City of Lodi adopted a Growth Management Ordinance (GMO) in 1991 (Ordinance 1521, 1991). The intent of the GMO is to regulate growth in order that General Plan policies can be achieved, to ensure the adequate provision of public services and facilities, and to promote increased housing options for all segments of the population. The GMO limits the number of approved residential units to reflect a two-percent yearly population growth. This does not apply

to senior housing, commercial and industrial projects, on-site replacement housing, or projects of four units or less.

The tables below summarize the population growth from 2010 to 2019 with data provided by the American Community Survey and US Census.

B. Population Projections

There are several methods for projecting population growth. The tables below provide the population projections for the City of Lodi, from 2019 through the 30-year horizon in 2052. The tables represent projections based on the assumed annual growth rate of 1.5 percent as it provides a middle ground between Lodi’s historic growth rate and the maximum growth rate allowed by the General Plan. Assuming a 1.5 percent growth rate, the City population will reach 80,570 by 2032, and 105,354 by the end of the twenty-year horizon in 2052.

Table 4-3 Population Projections

Year	Population
2019	67,581
2020	68,595
2021	69,521
2022	70,459
2027	75,345
2032	80,570
2037	86,158
2042	92,133
2047	98,522
2052	105,354

The Lodi 2010 General Plan uses 2.7 persons per household to generate population estimates from projected housing units. The 2021 numbers from the California Department of Finance uses 2.81 persons per household. For the purpose of this MSR, 2.83 persons per household is used due the fact that most units are single-family residences. This does create different population estimates for the City.

Table 4-4 Growth in Households

Growth in Households	
Assumed Household Size:	2.83 persons per household
New Households 2022 - 2032	4,443
New Households 2022 - 2052	14,061

C. Development Projections

This section provides an overview of projected employment growth and residential development to accommodate new residents in Lodi. Further detail related to development projections is provided in Chapter 2.

1. Employment Growth

The tables below summarize the City’s employment growth from 2010 through 2019, and the County’s projections for 2030 by employment type.

Table 4-5 Employment Growth Rate

Employment Growth		
2010	25,631	
2019	28,917	
Change	3,286	
Annual Rate	1.35%	
2010	25,631	25,977
2011	25,977	26,328
2012	26,328	26,683
2013	26,683	27,043
2014	27,043	27,408
2015	27,408	27,778
2016	27,778	28,153
2017	28,153	28,534
2018	28,534	28,919
2019	28,919	
Source: ACS/US Census		
San Joaquin County Projections		
All Industries		
2020	2030	% Growth
330,917	379,830	14.8%
Ann. Growth Rate:		1.5%
Manufacturing		
2020	2030	% Growth
20,868	21,050	0.9%
Ann. Growth Rate:		0.1%
Professional and Business Services		
2020	2030	% Growth
32,332	36,856	14.0%
Ann. Growth Rate:		1.4%
Transportation and Warehousing		
2020	2030	% Growth
45,434	58,274	28.3%
Ann. Growth Rate:		2.8%
Construction		
2020	2030	% Growth
18,691	19,289	3.2%
Ann. Growth Rate:		0.3%

Based on historic City of Lodi trends and the projections of San Joaquín County, it is assumed employment growth will continue at an average annual rate of 1.35 percent. The following table projects employment levels in five-year increments, resulting in ten-year (2032) employment of 34,426 and 30-year employment of 45,016.

Table 4-6 Projected Employees

Year	Projected Employees
2022	30,106
2027	32,194
2032	34,426
2037	36,814
2042	39,367
2047	42,097
2052	45,016

2. Recent Annexations

Recent annexations of the Reynold’s Ranch, Westside and SW Gateway project areas includes constructed and planned residential, commercial, and industrial development. These project areas are expected to accommodate population growth in Lodi through approximately 2025.

Development of the Reynold’s Ranch project site will induce population and housing growth, as it entails the conversion of existing agricultural land to urban uses. However, the initial phase of the project will emphasize retail and office development which will not substantially increase population. No displacement of housing will result from this development. The development of Reynolds Ranch project site would result in up to 1,084 units at buildout.

The land use designation for the Westside and SW Gateway project sites (including the 12 additional parcels discussed in Chapter 1) under the General Plan is Planned Residential (PR). The PR land use designation allows for single-family detached and attached homes, secondary residential units, multifamily residential units, parks, open space, public and quasi-public uses, and other compatible uses. According to the General Plan, residential development in PR designated areas will maintain a mix of residential densities, with a goal of 65 percent low-density, 10 percent medium-density, and 25 percent high-density. The development of these project sites is projected to result in 2,000 units at buildout.

3. Sphere of Influence

As described in Chapter 2, the unincorporated areas of the SOI are based upon Chapter 2 of the Lodi 2010 General Plan land use plan. General Plan development potential identifies the Unincorporated SOI as containing approximately 4,000 dwelling units along with approximately 3,816 units within the existing City limits and with approved projects. The Department of Finance estimates 2015 demographics to include 23,830 dwelling units for the City. The current buildout of the City and SOI boundary would include 7,816 dwelling units. The existing City Limits and Unincorporated SOI would ultimately contain approximately 31,646 housing units.

Determination

The City of Lodi's General Plan, including the Growth Management Ordinance (GMO) discussed above, provides a framework for future growth within the City and its SOI. The GMO limits the number of approved residential units to reflect a two-percent yearly population growth. Historically, the City has experienced one percent yearly population growth. The City's 2022 population is estimated at 70,668 by the American Community Survey / US Census. Assuming a middle ground growth rate of 1.5 percent growth rate, the City will reach 87,046 by 2035.

The 2022 City population is 70,668. The projected population of the City (year 2032) based on a 1.5% annual growth rate is 82,013. Residential lands within the City's currently designated 10 Year SOI provide adequate lands to accommodate this amount of development/population growth. The projected City population in 30 years (year 2052) is 110,460. Residential lands in the current SOI is not adequate to support this amount of residential development/population growth. The City will consider future residential growth areas when it completes the next comprehensive update of its General Plan and will consider amendments to its SOI to accommodate 30 year project population growth at that time.

The substantial majority of employment growth in the City is projected to occur in the East Study Area, a proposed SOI expansion area that is designated Commercial, Business Park and Light Industrial by the City of Lodi General Plan. Based on analysis of existing employment uses in the City of Lodi, it is estimated that employment development in the East Study Area will accommodate an average of 6.47 employees per acre on average across the entire East Study area. With a total of approximately 800 developable acres, the East Study Area could accommodate approximately 5,200 employees.

5 FINANCING CONSTRAINTS AND OPPORTUNITIES

This section of the MSR evaluates the funding mechanisms available for the provision of expanded services in the City of Lodi to meet future needs for fire, police, public services, water, wastewater and stormwater infrastructure, and electrical utilities. These fees and taxes ensure adequate service levels to meet the needs of the existing and projected population.

A. Development Fees

The City of Lodi has negotiated Development Agreements for major development projects and will use the same process for future projects with the developer's consent. These agreements are relevant to all projects in which landowners agree to contribute to costs of facilities and services, and the City agrees to provide service as required. The landowner's contribution to these facilities and services is assessed by the City through Development Impact Mitigation Fees (Development Fees), which ensure that new development pays its fair share of capital improvement costs for public facilities and utilities needed to support additional growth. Development Fees are collected on a per acre basis, using Residential Acre Equivalents (RAE).

General Plan policies require the City to collect water, wastewater, drainage, and school development fees for all new residential, commercial, office, and industrial development sufficient to fund required system-wide improvements (Land Use and Growth Management Element, Goal J: Policy 2 and Goal I: Policy 7). Development fees are also collected from all new development for capital improvements and equipment for fire and police protection (Health and Safety Element, Goal C: Policy 10 and Goal D: Policy 7).

New developments that are consistent with the Circulation Element of the General Plan are required to pay their fair share of traffic impact fees and/or charges. In addition, developments that generate more traffic than assumed by the Circulation Element are required to prepare traffic studies and fund to any additional capital improvements identified by the study (Circulation Element Goal A; Policy 5).

The City also requires that new developments pay school impact fees or fulfill other commitments or obligations to the Lodi Unified School District (LUSD) as authorized by AB 2969, resolution of the LUSD Board of Education (Land Use and Growth Management Element).

B. Tax Assessment

Previous to the passing of Proposition 13 in 1978, property taxes were the main source of local government revenue and were subject to adjustment based on local government needs.

Proposition 13 reduced property taxes by approximately 50 percent and gave the State of California the power to allocate funds gained from taxes.

Proposition 98, which passed in 1988, mandated that a minimum funding level be maintained by the State of California, which led to the Educational Revenue Augmentation Fund (ERAF) property tax shift. ERAF transferred revenues from city, county and special districts to schools. Between 1993 and 2005, ERAF resulted in the transfer of \$17.5 million from the City of Lodi to local schools.

The City of Lodi has a tax sharing agreement with San Joaquin County. This agreement addresses the adjustment of the allocation of property tax revenue between the City and County when a jurisdictional change occurs, such as annexation of unincorporated property into the City limits. The Agreement was most recently updated in June 2005. The agreement specifies property tax sharing for additional land annexed into the City, with allocations being determined by the detachment of fire districts. The City receives 20 percent of property taxes for annexations that involve a detachment from a fire district. Any such a detachment from an existing service district would require LAFCo review and approval.

The City of Lodi currently collects the following taxes:

- ◆ Property
- ◆ Sales and Use
- ◆ Transient Occupancy
- ◆ Franchise
- ◆ Documentary Transfer
- ◆ Motor Vehicle in Lieu
- ◆ Public Protection
- ◆ Business License
- ◆ In Lieu Franchise

In 2021, these taxes contributed over \$56.6 million dollars to the City's total revenue and are projected to provide for 80 percent of the General Fund for the 2021-2022 fiscal year.¹ As of 2022, the City has initiated negotiations with the County to restructure the existing tax sharing agreement. The City and the County have engaged a firm to provide technical studies to support the negotiation and progress toward agreement has been made. The City recognizes that

¹ City of Lodi Annual Budget FY 2021-2022

no annexation can be contemplated until the City and County reach agreement on sharing of property tax revenues.

C. *Connection and Usage Fees*

In addition to impact fees and property taxes, Lodi receives funds for the on-going provision of water, wastewater, and electricity service through connection fees and usage fees. The Lodi Department of Finance reviews these fees on an annual basis to ensure that they reflect the appropriate levels necessary to provide adequate levels of water, wastewater, and electricity service. These fees are also discussed in Chapter 7, Rate Restructuring, of this MSR.

D. *Mello-Roos Community Facilities Districts*

The Mello-Roos Community Facilities Acts of 1982 was created in response to Proposition 13, which limited a local agency's ability to fund needed improvements and services with property tax increases based on assessed property value. This act provides an alternative financing method by allowing local government agencies to establish Mello-Roos Community Facilities Districts (CFDs) to finance needed improvements and services. CFDs are typically created in undeveloped areas and can finance streets, sewer systems, basic utility infrastructure, police and fire protection, schools, parks, libraries and other communities.

Mello-Roos CFDs are a requirement for the approval of residential maps, and therefore will be created for Reynold's Ranch, Westside and SW Gateway project areas as well as future developments within the SOI. These comprehensive CFDs will be used as a revenue source to offset the cost of ongoing maintenance for public facilities, including those for police, fire, parks/recreation, and public works.

The City has begun the process of updating its comprehensive CFD. The cost of services analysis prepared to support City/County tax sharing negotiations provides the basis for updating the CFD. Additionally, the specific demands unique to each annexation area (landscape areas, parks, public facilities, drainage facilities, etc.) will be evaluated and the CFD rate for each annexation area will be calculated and will be applied when the subject area is annexed to the City and annexed as a unit of land into the City's CFD.

E. *Opportunities for Revenue Enhancement*

In November 2018, the voters in Lodi approved Measure L providing much needed revenue to maintain and enhance services in the community. Other revenue enhancing options are available, including Transient Occupancy, Business License, or additional Transactions and Use taxes. All require a vote of the Council and the public and can be considered at Council direction. Given the limited ability of the City to expand services in the face of known cost drivers, primarily CalPERS UAL increases, additional revenue may be needed to provide the level of service demanded by the community.

F. Determination

The City of Lodi receives funds for the provision of public utilities and services through impact fees, property taxes, and connection and usage fees. These fees apply to all land that is annexed into the City. The City's Department of Finance reviews these fee structures on an annual basis to ensure that they provide adequate financing to cover the provision of city services.

The City has adequate fee structures and planning processes to ensure that the fee structures remain sufficient to cover costs of required services, and thus no financial constraints to service provision have identified. The General Plan includes policies that require new development to pay its fair share capital improvement costs for water, wastewater, electricity, schools, fire protection, and police protection facilities and services. The cost of providing on-going services for annexed land is offset by the increased tax base provided by new development. Taxes, including property and sales tax, are expected to provide 80 percent of the City of Lodi's General Fund for the 2021-2022 fiscal year.

6 COST AVOIDANCE OPPORTUNITIES

This chapter addresses methods that can be applied to minimize the cost-of-service provision for fire protection, law enforcement, public services, water, sewer and stormwater drainage, and electrical utilities, while still maintaining an adequate level of service.

A. Background

The City of Lodi provides fire and police protection, public services (transportation, libraries and schools), water, wastewater, stormwater drainage, and electricity service within the City. The City also provides limited services to areas outside the City boundaries. As property is annexed into the City, the City will extend the service areas to include the annexed areas. The transfer of service from existing provider to the City of Lodi may be phased in order to reduce costs. This may increase overall cost to properties in the SOI, as residents and businesses in the SOI would be receiving access to additional services not currently provided. Service providers in the SOI are listed in Table 6-1.

Implementation of the City's General Plan and Growth Management Ordinance will ensure that no new development will be approved without demonstrating the required infrastructure to provide adequate levels of service is planned or in place. The cost of expanding infrastructure and services will be minimized when new development is able to connect to existing service systems.

Additional cost avoidance opportunities are being pursued by the Lodi Electric Utility and the Lodi Fire Department, as follows:

- In July 2015 the City of Lodi Fire joined a Joint Powers Agreement (JPA) with the City of Stockton Fire, Lathrop Manteca Fire District and the City of Manteca Fire Department. Benefits of forming a JPA and then develop a governance structure that meets the needs of the regional communications dispatch partnership. The formation of the group was specific to the City of Stockton provide contract services to the JPA for emergency and non-emergency dispatch services under an Operational Agreement between the JPA and the City. Each of these individual agencies is afforded equal representation on the JPA Board of Directors. The JPA is a legal public entity that is separate for the City of Stockton and all the member agencies. The JPA, is not limited to dispatch services alone, it could expand to cover fire training and equipment purchases. Furthermore, the JPA Board could engage additional fire agencies for contract dispatch services.
- The City is also studying the potential for consolidation and contraction with the five surrounding fire districts. The Lodi Fire Department Strategic Plan identifies consolidation of

fire districts as having the potential to reduce overhead costs, increase efficiency and spread cost of protection over a larger population area.

Table 6-1 Summary of Service Providers

Service Provided	Before Annexation	After Annexation
General Government	San Joaquin County	City of Lodi
Fire Protection	Woodbridge, Mokelumne, and Liberty Fire Protection Districts	Lodi Fire Department
Law Enforcement	San Joaquin County Sheriff's Department	Lodi Police Department
Schools	Lodi Unified School District (LUSD)	LUSD
Libraries		City of Lodi
Transportation	San Joaquin Regional Transit District (SJRTD)	City of Lodi, SJRTD
Water	Woodbridge Irrigation District	City of Lodi
Electrical Utilities	PG&E	Lodi Electric Utility

B. Determination

As annexation occurs, duplication of costs will be avoided by ensuring that all services to be provided by the City will be removed from County responsibility. As discussed above, the City's General Plan and Growth Management Ordinance ensure that all new development plans provide the infrastructure and services necessary for population increases. Furthermore, the City does not approve new development unless the required infrastructure needed to provide adequate levels of service is planned for or is in place.

As property is annexed into the City, the City will extend their service areas to include annexed areas. While this may increase overall cost to properties in the SOI, residents and businesses in annexed area receive a higher level of service and/or provision of services not available in unincorporated areas of the SOI. The City is exploring ways to reduce the cost of transferring service providers through phasing.

Measures to reduce the cost-of-service provision and provide adequate services include selling underutilized assets, consolidating service districts, and connecting new infrastructure to existing systems. In addition to streamlining operations, retiring under-utilized equipment, and establishing a policy for full cost recovery from developers for new facilities, the Electric Utility

implemented the following rate actions to better align costs and charges. These efforts will reduce operation and maintenance costs. The potential for consolidation and contraction with the five surrounding fire districts is discussed in more detail in *Chapter 7. Rate Restructuring*. Such actions have the potential to reduce overhead costs, increase efficiency and spread cost of protection over a larger population area.

7 RATE RESTRUCTURING

The purpose of this chapter is to determine the potential for minimizing the rates charged to customers for public services, while maintaining the same level of service or achieving a better level of service. As discussed in Chapter 3, the City of Lodi funds its fire and police departments exclusively through the General Fund as opposed to a fee charged for usage of the service. Therefore, these services are not included in the discussion below.

A. *Water and Wastewater*

The city provides annexed properties with water and wastewater services. As discussed in Chapter 5 of this MSR, development impact mitigation fees fund the capital improvements needed to connect new developments to the City's water and wastewater infrastructure. Service charges are collected by the City to pay for ongoing services. Fixed rates are established for single-family and multi-family residential units, based on the number of bedrooms per unit. Flat rates for commercial and industrial customers are based on meter size.

The City is installing water meters on un-metered properties in its service area. In accordance with California Assembly Bill 2572, the City must install water meters on all customer connections by 2025. Installation of meters will enable the City to charge water customers based on actual use, which is expected to result in a 10 to 40 percent reduction in water use, with 15 percent as most typical.

The City plans to expand SWTF capacity from 10 MGD (or 36.1 AFD) to 20 MGD (or 61.4 AFD) around 2030 or demand when needed to meet demands. This project would include new water supply agreements to increase the City's surface water supplies beyond 6,000 AFY. Additionally, new storage tanks at wells 23 and 28 push back or potentially eliminate the need to construct new wells, which were determined to be needed by 2035 to meet demands in the City's Water Master Plan.

B. *Electricity*

The Electric Utility Fund is used to account for all activities related to providing electric services to Lodi residents and businesses. Those services include the cost of purchasing electricity; design, construction, and maintenance of electric infrastructure (overhead and underground); customer service; engineering; administration; and debt service. The electric utility is funded by rates

charged for the electric services provided. A portion of the rates are designed to support infrastructure expenses and other rates are charged based on usage.

The Electric Utility implements a number of strategies to maintain affordable, equitable rates and ensure sufficient reserves are available to address emergencies or unplanned expenses. In addition to streamlining operations, retiring under-utilized equipment, and establishing a policy for full cost recovery from developers for new facilities, the Electric Utility implemented the following rate actions to better align costs and charges. In 2016, the utility eliminated the minimum bill, implemented a new fixed charge and reduced the number of energy tiers from 5 to 3. In an effort to avoid cost shifts associated with net energy metering, Lodi Electric implemented a new solar tariff (LMC Section 13.20.290) in 2017 whereby customers installing generation facilities of 1 megawatt or less would be required to pay all costs associated with the interconnection of their system and installation of a solar meter which will register “delivered” energy that will be charged to a customer at regular retail rates and “received” energy that will be credited at the avoided cost of said energy for excess energy delivered to the utility’s distribution grid from the customer-generator.

In addition, the electric utility has a City Council approved Reserve Policy, reviewed every three years, which requires the utility to maintain a level of reserves equal to 90 days operating cash, a \$1M capital contingency reserve as well a level of reserves included as part of the annual budget process for unexpected and/or extraordinary power supply expenses – the amount of which is calculated each year.

The electric utility’s current service rates are compared with PG&E rates in Table 7-1. The Utility’s rates are lower than PG&E rates for residential, commercial, industrial and systems users. Based on this comparison, the Utility is providing adequate service to Lodi residents for rates that are fair and reasonable.

Table 7-1 Comparison of Expected Utility Rates (cent/kWh)

	Residential	Commercial	Industrial
Lodi Electric Utility	17.6	18.4	13.4
PG&E	27	25	18
Lodi Utility rates as percent of PG&E rates	65.1%	73.6%	74.4%

Source: 2019 study completed by Michael Bell Management Consulting for Northern California Power Agency

C. Determination

The City of Lodi sets rates and fees for water, wastewater, and electricity. The City's Finance Department is responsible for reviewing, analyzing and evaluating financial policies and procedures. The installation of water meters and implementation and exploration of an Energy Cost Adjustment evidence the City's commitment to minimizing rates charged to customers for utilities and public services. In addition, the comparative electricity rates shown in Table 7-1 show that Lodi Electric Utility is charging fair and reasonable rates to customers.

The City reviews the fees it charges for water, wastewater, and electricity on an annual basis to ensure that adequate services are provided in a cost-effective manner. Currently, fixed rates for water and wastewater are established for single-family and multi-family residential units, and flat rates for commercial and industrial customers are based on meter size. Installation of water meters, in accordance with Assembly Bill 2572, will enable the City to charge water customers based on actual use, which is expected to result in an average 15 percent reduction in water demand. Increased water rates for 2021-2022 are helping to cover the cost of PCE/TCE contamination.

8 OPPORTUNITIES FOR SHARED FACILITIES

Currently, the City of Lodi provides the appropriate level of fire protection, police, schools, libraries, transportation, water, sewer, stormwater, and energy in a cost-effective manner within the City limits. In a few cases, the City provides services to areas outside the City limits. The Lodi Unified School District provides service to Lodi, North Stockton, and the unincorporated communities of Acampo, Clements, Lockeford, Victor and Woodbridge.

The focus of this section is to identify opportunities for reducing overall costs and improving services by sharing facilities and resources. The following outlines existing and potential opportunities for the City of Lodi to share facilities and resources.

A. *Background*

The City has already identified opportunities for reducing overall costs and/or meeting General Plan goals through sharing facilities with other agencies and establishing multi-use facilities.

1. *Fire Department*

Additional fire stations will be proposed to address the ultimate sphere boundaries, as stated in the department's Strategic Plan, Strategic Planning Topic #5, Objective 1: Facilitate the planning and construction of a new Fire station facility. The expanded tax base that results from new development, as well as the continuation of the residential Community Facilities Districts, will provide funding for fire services. Development fees will address the capital cost of new fire facilities and equipment.

2. *Police Department*

The development of recent annexations will result in additional demand for police service. The additional operations costs that result will be provided by the expanded tax base that results from new development, as well as the continuation of the residential Community Facilities Districts. Capital costs for facilities and equipment will be funded by development impact mitigation fees.

3. *Water Supply and Distribution*

The City, which solely relied on groundwater historically, has increased its use of surface water such that it accounts for almost half of the City's supplies. The City plans to expand SWTF capacity from 10 MGD (or 36.1 AFD) to 20 MGD (or 61.4 AFD) around 2030 or demand when needed to

meet demands. This project would include new water supply agreements to increase the City's surface water supplies beyond 6,000 AFY.

4. Wastewater Treatment

Consistent with the General Plan land uses, water, sewer, wastewater treatment, recycled water, and stormwater facilities are planned and sized assuming a reasonable growth rate and development potential, which for the Urban Reserve areas includes: the industrial areas reaching a 50% level of development and the residential areas reaching a 75% level of development. These facilities are briefly described in General Plan Table 3-6. Though facility planning and sizing will need to be refined and verified through preparation of a detailed wastewater master plan.

5. Stormdrain System

The stormwater plan for the reasonable development of the General Plan includes the division of the City's growth areas into 16 drainage watersheds. For each of these watershed areas, the tributary trunk drain, detention basin, discharge rate (gravity flow or pump station), and outfall pipeline have been preliminarily sized. These facilities are briefly described in General Plan Table 3-6, though facility planning and sizing will need to be refined and verified through preparation of a detailed stormwater master plan.

B. Determination

As stated in Table 8-1, the City of Lodi has existing and planned shared facilities, both within the City and through relationships with other service providers, including San Joaquin County. These shared facilities include the Lodi Police Department Headquarters that will house the San Joaquin County Superior Court, the City's contracts with the Woodbridge Irrigation District (WID) for surface water from the Mokelumne River and use of the WID canal for stormwater drainage, the City's agreement to provide wastewater treatment services to Flag City, and combination stormwater basins and parks.

Multiple planning processes are in place to identify future opportunities for shared facilities that will improve levels of service in a cost-effective manner and contribute to meeting General Plan goals. These planning processes include the City's annual budgeting process, the planning processes for utilities (i.e., water services, wastewater services, electric utility), and for fire and police services.

Table 8-1 Shared Detention Basin and Park Facilities

Description/ Park Amenities	
Existing Park/Basin	
A-1, Kofu	Baseball fields, tennis and basketball courts, skate park, picnic area, restrooms
A-2, Beckman	Baseball and soccer fields, dog area, play area, picnic area, restrooms
B-1, Vinewood	Baseball and soccer fields, dog area, restrooms
B-2, Glaves	Baseball and soccer fields, play area, picnic area, restroom
D, Salas	Baseball and soccer fields, play area, picnic area, restroom
E, Peterson	Baseball and soccer fields, inline hockey, tennis and basketball courts, play area, picnic area, restroom
Planned Basins	
C, Pixley	Approved Community Park
F (at Kettleman)	
F (near Tokay)	
G, DeBenedetti	Approved Community Park

Source: City of Lodi Stormwater Management Program, 2003.

9 GOVERNMENT STRUCTURE

This section analyzes the benefits and constraints of the Lodi government structure in regard to the provision of public services. As previously noted in this MSR, the City of Lodi, San Joaquin County, and several special districts and municipal service districts provide services and infrastructure within the SOI.

As discussed in Chapter 6, the City is studying the potential to provide contract services for the Woodbridge Fire District and employ all firefighters currently employed by Woodbridge Fire District, in order to enhance the level of service provided to areas currently in the Woodbridge Fire District.

A. Background

1. City of Lodi

The City of Lodi governs within its incorporated boundaries. Residents ultimately oversee the provision of public services within the City's jurisdiction as the City is run by an elected City Council who answer to the public through the electoral process. Annexed properties within the City's SOI are provided with a wide range of public services including municipal water, sewer, and stormwater drainage. Therefore, annexation increases the potential for services to be made available to unincorporated areas of the SOI. In the case of fire protection, the structure of the City's services includes several districts that may benefit from consolidation as annexation occurs.

2. San Joaquin County

San Joaquin County Service Maintenance Districts are governed by the San Joaquin County Board of Supervisors, which sets rates and fees within the service districts and ensures adequate service is provided to customers. These districts include parks, lighting and maintenance, drainage, wastewater collection and treatment. As annexation occurs, San Joaquin County services will be taken over by the City as it merges County services areas into its own service systems. Table 6-1 lists the County districts within the SOI that will be transferred to the City after annexation.

3. Other Districts and Municipal Service Providers

In addition to the City of Stockton and San Joaquin County, there are several other special districts and municipal infrastructure and service providers in the SOI (i.e., Woodbridge, Moke-

lumne, and Liberty Fire Protection Districts, San Joaquin Regional Transit District (SJRTD). These other service providers include water districts, wastewater collection and treatment districts, and fire districts.

4. Practices and Performance

The City of Lodi, San Joaquin County, and several other special districts and private utility companies (i.e., PG&E) provide services and infrastructure within the incorporated and unincorporated areas of the SOI. Expansion of urban development within the SOI is dependent upon the extension of infrastructure and provision of services from the City of Stockton. As an incorporated city, the Lodi City Council establishes fee structures and directs the provision of police, fire, water, wastewater, and stormwater drainage services based on service level goals and standards.

The City intends to work with property owners and the County to annex all areas within its SOI to consolidate services and increase efficiencies and infrastructure and service deliveries. As planned development occurs within the SOI, the City will extend and expand infrastructure and services logically and efficiently pursuant to the City's General Plan and supporting master plans. Provision of infrastructure and services by the City within the SOI will not duplicate or conflict with the provision of infrastructure or services by other providers, as stated in General Plan Policy GM-P6 – "Annex areas outside the existing sphere of influence to conform with development needs for Phase 1, Phase 2, and Phase 3. Subsequent phases shall be annexed as current phases reach development thresholds."

Infrastructure and services that will be provided with annexation will, in most cases, enhance those services currently available; however, there may also be a corresponding increase in service fees. The City's General Plan goals and policies support the City's intention to annex and provide services within the SOI and provide services in a cost-effective manner. The City is committed to provide City services and facilities within the SOI upon annexation in conformance with City Council adopted policies and master plans. For unincorporated islands within the city limits, the City is committed to working in good faith with all stakeholders, including property owners, members of the public, and other government agencies, to prepare feasibility studies regarding the annexation of these islands.

B. Management Efficiencies

The City undertakes long-range planning programs to better plan and budget for needed improvements to services and facilities. For example, the City's General Plan identified the potential for growth and establishes the baseline for other plans, such as water and sewer master

plans. Using these long-range plans as a basis, the City uses its annual budgeting process to balance expenditures for provision of needed services with anticipated income. During this process, the City analyzes the need for City staffing, equipment and facilities for the following year, and department heads are encouraged to continually explore methods to minimize the cost for services while maintaining a high level of service.

C. *Government Accountability*

The City of Lodi was incorporated in 1906 as a Charter City. Today Lodi operates under a Manager/Council form of government with 421 employees budgeted for Fiscal Year 2021-22.

The City of Lodi is a general law city, governed primarily by the laws of the State of California and by its own ordinances and regulations. The City Council establishes local laws, sets policies, approves programs, appropriates funds, supervises the operations of City government. City Council Members are elected on a by-district basis from five single-member Council districts by voters residing in the district in which the Council Member resides (learn more about Council Districts). Council Members hold four-year terms. Elections for members of the Council are held in November of even-numbered years. There is no limit to how many terms a person may serve as a Lodi City Council Member.

Actions of the City Council, including opportunities for public involvement and public hearing, are regulated in accordance with the Brown Act (California Government Code Section 54950 et seq.), other applicable statutes and regulations, and City procedures. The City Attorney is responsible for ensuring compliance with the Brown Act and the City's governing codes.

D. *Determination*

Since the City of Lodi is an incorporated city, the City Council will make final decisions concerning fee structures and provision of services. As discussed in previous chapters, the City of Lodi reviews its fee structures on a regular basis. The City's General Plan also has numerous goals, objectives, policies and actions to ensure that adequate services are provided in a cost-effective manner to accommodate new growth.

The residents of Lodi have a range of opportunities to oversee the activities of elected, appointed, and paid representatives responsible for the provision of public services to the community through elections, publicized meetings and hearings, as well as through the reports completed in compliance with State and federal reporting requirements.

The City has demonstrated the ability to work with other service providers and districts to ensure that adequate services are provided in a cost-effective manner. Efforts to ensure effective government structure for the provision of schools, fire protection, and water supply demonstrate the City's foresight to plan for future service needs as City boundaries expand due to annexations and population increases. Assuming that the City continues to evaluate the existing government structure and seeks opportunities for improvement, no significant barriers are expected in regard to government structure during the five-year sphere horizon.

The City has implemented successful mergers and continues to explore opportunities to work with other service providers. Since the merging of 18 elementary school districts and the Union High School District in 1996 to form LUSD, the district has obtained over \$100,000,000 in State bond funds for construction and renovation of school facilities. The City is currently exploring the potential to contract services for the Woodbridge Fire District. These efforts demonstrate the City's efforts to work with other districts to provide cost-efficient, high-level service within the City and its SOI.

10 EVALUATION OF MANAGEMENT EFFICIENCIES

Efficiently managed entities consistently implement plans to improve service quality while containing costs. The purpose of this section is to evaluate the City of Lodi’s functions, operations, and practices as they pertain to the ability of the City to provide quality services to meet current and future demand.

LAFCo is required to consider the advantages and disadvantages of any options that might be available to provide the services. In reviewing potential government structure options, consideration may be given to financial feasibility, service delivery quality and cost, regulatory or government frameworks, operational practicality, and public reference.

A. Background

The City of Lodi undertakes long-range planning programs to better plan and budget for needed improvements to services and facilities. The 2010 Lodi General Plan – Growth Management and Infrastructure Element, Parks Recreation and Open Space Element and the Safety Element include implementation programs which outline schedules for service review, as summarized in Table 10-1. The timeframe for service reviews ranges from ongoing to every 5-10 years.

Table 10-1: Schedule for Service Review

Task	Responsibility	Time Frame
Capital Improvement Program that identifies and sets priorities for water, wastewater, and drainage improvements	Planning Department Public Works Department	Ongoing
Urban Water Management Plan	City Council Public Works Department	Every 5 years
Water Master Plan Update	City Council Public Works Department	Every 5-10 years
Wastewater Master Plan Update	City Council Public Works Department	Every 5-10 years
Drainage Master Plan Update	City Council Public Works Department	Every 5-10 years
Review fee ordinance for funding needed for water, wastewater drainage, and other improvements	City Council Public Works Department	Every 5 years

Table 10-1: Schedule for Service Review (Cont.)

Task	Responsibility	Time Frame
Review of fee ordinance to provide funding for capital improvements and equipment for fire and police protection	City Council	Ongoing
	Fire Department	
	Police Department	
	Public Works Department	

The City’s annual budgeting process is used to balance expenditures for provision of needed services with anticipated revenue. During this process, the City analyzes the need for City staffing, equipment and facilities for the following year, and department heads are encouraged to continually explore methods to minimize the cost for services while maintaining a high level of service. The annual budget is used as a planning tool by the City.

B. Determination

The 2010 Lodi General Plan identified a reasonable growth area for the 25-year planning horizon and the necessary infrastructure to serve this area and population. The 2010 General Plan sets a baseline for other planning documents, and the annual City Budget and regular service reviews will ensure that the City of Lodi continues to provide adequate levels of service in a cost-effective manner within its service area. The City’s annual budgeting process balances service expenditures and analyzes the need for City staffing, equipment and facilities for the following year.

The ability to serve the anticipated growth within the SOI is not expected to have a significant effect on governmental structure of the City or its ability to provide services. Mechanisms are in place within City departments to effectively provide for public participation in the planning and development process to address growth within the SOI. The City will continue to work with service providers such as the LUSD, SJRTD, PG&E and others, to address government structure options to provide efficient and cost-effective public facilities and services.

The City of Lodi General Plan has numerous goals, objectives, policies and actions to ensure that adequate services are provided in a cost-effective manner to accommodate new growth, and implementation programs that include schedules for review of capital improvement programs and fee ordinances for funding infrastructure improvements. Implementation programs also provide schedules for updating the City’s Water Master Plan, Wastewater Master Plan, and Drainage Master Plan. Timeframes for service reviews ranges from ongoing to every 5-10 years. These long-term planning processes for the City of Lodi are contributed to by city de-

partments and community input. The City will continue to use these processes to ensure management effectiveness, and to meet goals, objectives and policies established by the General Plan.

The City's current management process is adequate and meets the needs of the City. The City has demonstrated the ability to work with other service providers and districts to ensure that adequate services are provided in a cost-effective and well-planned manner. Efforts to ensure effective government structure for the provision of fire and police protection, transportation, water supply, wastewater treatment, and storm drainage facilities demonstrate the City's foresight to plan for future service needs as City boundaries expand due to annexations and population increases. The City will continue to evaluate the existing government structure and seek opportunities for improvement. Therefore, no significant barriers are expected in regard to government structure during the 10 and 30-Year Horizons.

11 LOCAL ACCOUNTABILITY AND GOVERNANCE

This section assesses the level of accountability provided by the City of Lodi to those it serves, focusing on the public accessibility and level of public participation offered in regard to the operation of the City.

A. Background

The City of Lodi was incorporated on December 6, 1906. The City of Lodi is a General Law city that operates under the City Council/City Manager form of municipal government with 391 employees budgeted for 2015-2016. This general law format allows for citizens to elect a governing body that will set policy, pass ordinances and resolutions, and approve fiscal spending.

The City of Lodi has five elected officials. The City Council consists of the Mayor (Mayor Pro Tempore) and three council members and is the City's governing body having primary responsibility for enacting legislation and policies. The City also has an elected City Treasurer. The Mayor is elected by fellow council members on an annual basis, and City Council Members are elected for four-year terms. However, there are no term limits for the Mayor or City Council Members. Regular City Council meetings are held on the first and third Wednesday of every month at 7:00 p.m. at the Carnegie Forum, located at 305 W. Pine Street. Council meetings are broadcast live on SJTV Channel 26 and rebroadcast the following Friday at 3:00 p.m. In addition to council meetings, informational sessions ("Shirtsleeve sessions") are held most Tuesdays at 7:00 a.m., also at Carnegie Forum.

The City Council appoints a seven-member Planning Commission, of which each member serves a four-year term. Established by State law, the purpose of the Planning Commission is to review changes to the City's General Plan and zoning regulations to ensure the development in Lodi is of the highest quality and to provide recommendations to Council on such matters dealing with community development. The Commission is responsible for holding public hearings that elicit public comment on development plans. The Commission meets the second and fourth Wednesday of every month at 7:00 p.m., also at the Carnegie Forum.

The City of Lodi has additional boards, commissions and committees that advise the City Council. Registered voters of San Joaquin County are invited by the City to apply for positions on boards, commissions and committees as they become available.

The official City Council meeting agenda is posted at least 72 hours before regular meetings and at least 24 hours before special meetings, according to Government Codes sections 54954.2 and 54956. The official City of Lodi posting location is at the Lodi Carnegie Forum, located at 305 W. Pine Street, where it is available to the public 24 hours a day. Additional posting locations include Lodi City Hall and the City Clerk's Office, both located at 221 W. Pine Street, and at the Lodi Public Library, located at 201 W. Locust Street. Agendas are also posted on the City's website.

City Council Guidelines allow for public comment during City Council meetings for both agenda and non-agenda items. However, public comment time for non-agenda items is limited to five minutes (Council Guideline #1). The public may contact the City Council via written correspondence, including e-mail, or verbal correspondence (voice mail). Written correspondence sent to any member of the City Council by a member of the public is forwarded to the Mayor, each Council Member, the City Manager, City Attorney, and any affected Department Heads (Council Guideline #2).

City Hall, the primary location for City administrative function, is located at 221 West Pine Street and is open from 7:30 a.m. to 5:30 p.m., Monday through Thursday and alternating Fridays from 8:00 am to 5:00 pm. The City provides its residents with information on City policy and upcoming opportunities for public involvement on its website and on SJTV Channel 26. In addition, residents are notified as required by law for public hearings.

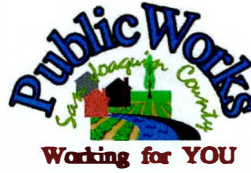
The City prepares annual reports according to State and federal regulations on General Plan implementation process, water quality, growth for the Department of Finance, and Community Development Block Grant (CDBG) implementation. These reports are available to the public for review and comment.

B. *Determination*

The City of Lodi is a General Law city that operates under the City Council/City Manager form of municipal government, and therefore residents of Lodi are offered a range of opportunities to oversee the activities of elected, appointed and paid representatives responsible for the provision of public services to the community through elections, noticed meetings and hearings, as well as through the reports completed in compliance with State and Federal reporting requirements. The City's website provides up-to-date public access to meeting agendas, service departments, documents for public review, and other resources. Annual City reports on General Plan implementation process, water quality, growth, and Community Development Block Grant (CDBG) implementation are also made available for public review and comment.

The City has five elected officials, including the mayor and four council members, and holds council meetings twice a month. Additional informal sessions are held every week. Council guidelines allow for limited public comment during City Council meetings. The resident-elected City Council appoints a Planning Commission to provide recommendations to Council on such matters dealing with community development.

The City of Lodi is an incorporated city, and the City Council makes final decisions concerning fee structures and provisions of service. Actions of the City Council, including opportunities for public involvement and public hearings, are regulated in accordance with the Brown Act (California Government Code Section 54950 et seq.), other applicable statutes and regulations, and City procedures. The residents of Lodi are offered a wide range of opportunities to oversee and provide input on the activities of elected, appointed, and paid representatives responsible for the provision of public services to the community through elections, noticed meetings and hearings, as well as through the reports completed in compliance with State and Federal reporting requirements.



September 27, 2022

MEMORANDUM

TO: James E. Glaser, Executive Officer
LAFCo

FROM: Christopher RM Heylin, PE., Development Services Engineer ^{CH}
Development Services Division

SUBJECT: DRAFT MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE
– CITY OF LODI

LOCATION: Unincorporated areas around City of Lodi

COMMENTS:

- **Sunnyside Estates, a County Maintenance District, is currently surrounded on 3 sides by the City of Lodi and the 10 year SOI indicates it will be completely enveloped. At what point does LAFCo move forward with annexation to avoid creating a small County island?**

CH:SC

X:\LAFCo\LAFCo Referrals\Draft Municipal Service Review and Sphere of Influence Update - City of Lodi\Comments to LAFCo.doc