



Balancing Community and Commerce

5000 S. AIRPORT WAY SUITE 209 STOCKTON, CA 95206 209-953-7646

TO:

Community Development Department	City of Lodi
County Public Works Department	California Highway Patrol
Woodbridge Fire District	County Administrators Office
Lodi Fire Department	Lodi Unified School District
Environmental Health Department	SJ County Sheriff's Department
State of California Dept. of Fish and Wildlife	San Joaquin County APCD
San Joaquin County RCD	SJ Council of Governments, INC. (HCD)
California Department of Transportation	SJ Council of Governments, (ALUC)
Central Valley Regional Water Quality Control Board	Cal Trans District 10
SJ Area Flood Control Agency	SJC MVCD
SJ County Committee on School District	North San Joaquin Water Conservation Dist.
California Attorney General Office - Bureau of Environmental Justice	

FROM: JD Hightower, Executive Officer

PROJECT: Maverik Reorganization to the City of Lodi (LAFCO 12-26)

REFERRAL DATE: April 28, 2026

Proposal: The City of Lodi has submitted an application to annex approximately 9.71 acres to the City of Lodi consisting of one (1) parcel (APN 061-020-15)

Location: The parcel of this proposed annexation is located at the southeast corner of East Kettleman Lane and South Beckman Road.

Please visit <https://www.sjlafco.org/projects-under-review-and-receiving-comments> to review application for the above referenced project. Please submit your project-related comments along with any proposed requirements to the LAFCO Office no later than 5:00 P.M. on May 27, 2026. Environmental concerns may also be included in your comments. If a response is not received by this date, we will assume you have no comment.

Please call me directly at (209) 468-3198 if you have any questions or need additional information. Responses may be emailed to jhightower@sigov.org. Thank you.

cc: Carolyn Steman, County Assessors Office
 Corinne King, Community Development-Planning
 Scott Cooper, Public Services
 Dave Bollinger, GIS

To be submitted to LAFCo Offices by Cities, Special Districts or San Joaquin County Only

San Joaquin
Local Agency Formation Commission
44 N. San Joaquin Street Suite #374 Stockton, Ca 95202
Phone (209) 468-3197

JUSTIFICATION OF PROPOSAL
ALL FEES ARE NON-REFUNDABLE

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: Maverik Annxation

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 type="checkbox"/> Reconsideration | <input checked="" type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: City of Lodi

Agency or Agencies losing territory: San Joaquin County
Woodbridge Rural Fire Protection 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	Email Address	Telephone Number
Please see attached names, addresses and telephone numbers for notification.			

(Attach a separate sheet if necessary.)

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	Owner	Acreage
061-020-15	FJ Management, Inc.	9.71

- 8. Physical Location of Proposal: Located on the southeast corner of East Kettleman Ln. and Beckman Rd. (4872 East Kettleman Ln)
- 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.
 If No, please provide an estimate of when development will occur: Approx. 1 year
- 10. List those public services or facilities which will be provided to the affected territory as a result of the proposed action:
 Police, Fire, Water, Wastewater, Drainage, Electric, and other city services.
- 11. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory:
 None
- 12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach a separate sheet if necessary)
 Attached

SUBMITTALS

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

- One copy of the Justification of Proposal, completed and signed with original signatures;
- One copy, 8.5" x 11" or 11" x 17" reduction of the proposal map;
- One copy of the metes and bounds description of the affected territory;
- One copy of the certified copy of the City Council and/or Special District Board Resolution of Application, or a petition making application to LAFCo (as appropriate);
- Written permission from each affected property owner (or signature form);
- One copy of the project environmental document;
- One copy of the project Notice of Determination;
- One copy of the Fish and Game Wildlife;
- One Copy, 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);
- One copy of the Annexation Plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
- One copy of the Pre-Zoning map or description (as required by Section 56375);
- One copy of the Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
- One Copy of the Statement of Timely Availability of Water Supplies (refer to Section 56668(k));
- One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(l));
- One copy of the project design (site plan, development plan, or subdivision map);
- One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal)
- Signed San Joaquin Local Agency Formation Commission Indemnification Agreement
- Signed Financial Disclosure Agreement

Public Notification Sign for Territorial Boundary Change - needs to be displayed

All mapping requirements – see application process at sjlafco.org

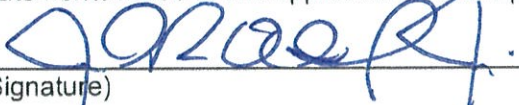
Please submit an electronic copy of the application to our office. Some application documents will be placed on LAFCo Website for public review. To be in compliance with Title II of the ADA please make sure all documents are assessable for everyone. Title II of the ADA requires state and local governments to ensure that individuals with disabilities can access important web content and mobile apps quickly, easily, independently, privately, and equally. If documents are not ADA Compliant, they will be sent back to you.

Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule. **All Fees are non-refundable**

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.



(Signature)

Date: 11/13/2015

Print or Type Name: JOHN R. DELLA MONICA, JR. Daytime Telephone: (209) 331-3554

Reconsideration (as required by Section 56895 (a)): When a commission has adopted a resolution making determinations, any person or affected agency may file a written request with the executive officer requesting amendments to or reconsideration of the resolution. The request shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration. If the request is filed by a school district that received notification pursuant to Section 5668, the commission shall consider that request a public hearing.

**DESCRIPTION OF PROPOSED
MAVERIK REORGANIZATION TO THE CITY
OF LODI LAFC 12-26**

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION 18;

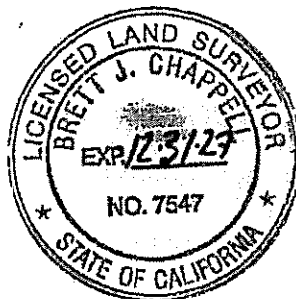
1. ALONG THE NORTHERLY LINE OF SAID SECTION, NORTH 87°39'00" WEST, A DISTANCE OF 414.73 FEET;
2. SOUTH 00°19'45" EAST, A DISTANCE OF 25.03 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KETTLEMAN LANE, SAID POINT BEING 25.00 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF THE NORTH LINE OF SECTION 18, SAID POINT ALSO BEING A POINT ON THE LODI CITY LIMIT LINE DESCRIBED IN CITY OF LODI RESOLUTION 90-106 AND THE POINT OF BEGINNING;
3. LEAVING SAID CITY LIMIT LINE, SOUTH 00°19'45" EAST, A DISTANCE OF 183.80 FEET;
4. SOUTH 87°39'00" EAST, A DISTANCE OF 414.73 FEET;
5. SOUTH 00°19'45" EAST, A DISTANCE OF 227.59 FEET;
6. NORTH 88°10'12" WEST, A DISTANCE OF 1143.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BECKMAN ROAD;
7. SOUTH 89°36'58" WEST, A DISTANCE OF 56.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BECKMAN ROAD;
8. NORTH 00°23'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BECKMAN ROAD, A DISTANCE OF 404.48 FEET TO A POINT ON THE LODI CITY LIMIT LINE DESCRIBED IN CITY OF LODI RESOLUTION NO. 3919;
9. SOUTH 87°38'35" EAST ALONG SAID CITY LIMIT LINE, A DISTANCE OF 56.07 FEET
10. NORTH 45°56'22" EAST ALONG SAID CITY LIMIT LINE, A DISTANCE OF 27.59 FEET
11. ALONG SAID CITY LIMIT LINE, SOUTH 87°39'00" EAST, A DISTANCE OF 709.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 9.70 ACRES MORE OR LESS

SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

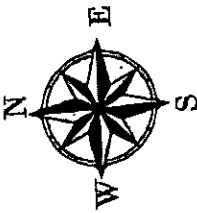
THE ABOVE-DESCRIBED LEGAL DESCRIPTION IS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Brett Chappell
BRET CHAPPELL
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: 7547



3.9.2026
DATE:

UNINCORPORATED
SAN JOAQUIN
COUNTY



APN: 061-030-010
LOCOCO THOMAS P
SHIRLEY A TR

APN: 061-030-570
PERLEGOS, GEORGIA ETAL

P.O.C.

N 1/4 COR S18, T3N, R7E

**E. KETTLEMAN LANE
(102-FOOT WIDE)**

APN: 061-020-200
JOSE MARTIN CONTRERAS

APN: 061-020-190
IZHAR SHAH
MUSARAT SHAH

3-MAPS-32
APN: 061-020-180
WAGNER LESTER
THELMA TR

APN: 061-020-170
FRANK POSO
CALIFORNIA POSO

UNINCORPORATED
SAN JOAQUIN
COUNTY

APN: 061-020-160
WAI SHING WONG
JIN BOO

(2) S0°19'45"E
25.03'

(3) S0°19'45"E 183.80'

P.O.B.

PROPOSED CITY
LIMIT LINE

(5) S0°19'45"E 227.59'

(4) S87°39'00"E 414.73'

(6) N88°10'12"W 1143.85'

PROPOSED CITY
LIMIT LINE

APN: 061-020-140
MANNA MICHAEL L
LISA R TR

**LOT 8
3-MAPS-32**

**PROPOSED ANNEXATION
CONTAINS 9.70 ACRES
MORE OR LESS**
APN: 061-020-150

UNINCORPORATED
SAN JOAQUIN
COUNTY

**LOT 7
3-MAPS-32**

SEE SHEET 3

CITY OF LODI
RESOLUTION
NO. 90-106

CITY OF LODI

(1) N87°39'00"W 414.73'

NORTH LINE
SECTION 18


EXISTING CITY
LIMIT LINE

(11) N87°39'00"W
709.98'

SHEET	2 OF 3
SCALE:	1"=80'
DATE:	3/9/2026
PREPARED BY:	HS/BJC
Job. No.:	2026008

EXHIBIT "B"
**MAVERIK REPRGANIZATION TO
 THE CITY OF LODI LAFC 12-26**

COUNTY OF SAN JOAQUIN STATE OF CALIFORNIA



**CHAPPELL
 GEOMATICS, INC.**
 147 N 1st Avenue
 OAKDALE, CA, 95361
 PHONE: (209) 845 9694
 WWW.CHAPGED.COM

SEE SHEET 2

APN: 061-020-140
MANNA MICHAEL L
LISA R TR

**PROPOSED REORGANIZATION
CONTAINS 9.70 ACRES
MORE OR LESS**

APN: 061-020-150

LOT 8
3-MAPS-32

CITY OF LODI
RESOLUTION
NO. 90-106

E. KETTLEMAN LANE
(102-FOOT WIDE)

CITY OF LODI
NORTH LINE
SECTION 18

(11) N87°39'00"W 709.98'

LOT 7
3-MAPS-32

(6) N88°10'12"W 1143.85'

UNINCORPORATED
SAN JOAQUIN
COUNTY

PROPOSED CITY
LIMIT LINE

EXISTING CITY
LIMIT LINE

(10) N45°56'22"E
27.59'

(7) S89°36'58"W
56.00'

BECKMAN ROAD
(56-FOOT WIDE)

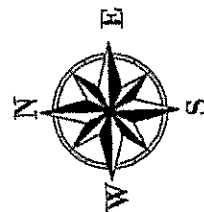
(8) N0°23'02"W 404.48'

CITY OF LODI
RESOLUTION
NO. 3919

(9) S87°38'35"E
56.07'

EXISTING CITY
LIMIT LINE

UNINCORPORATED
SAN JOAQUIN
COUNTY



SHEET 3 OF 3

SCALE: 1"=80'

DATE: 03/9/2026

PREPARED BY: HS/BJC

Job. No.: 2026008

**EXHIBIT "B"
MAVERIK REORGANIZATION TO
THE CITY OF LODI LAFC 12-26**

COUNTY OF SAN JOAQUIN

STATE OF CALIFORNIA



**CHAPPELL
GEOMATICS, INC.**

147 N 1st Avenue
OAKDALE, CA, 95361

PHONE: (209) 845 9694
WWW.CHAPGEO.COM

Name:LAFCO

North: 2225957.6536' East: 6346287.6398'

Segment #1 : Line
Course: S0° 19' 45"E Length: 183.80'
North: 2225773.8567' East: 6346288.6957'

Segment #2 : Line
Course: S87° 39' 00"E Length: 414.73'
North: 2225756.8512' East: 6346703.0769'

Segment #3 : Line
Course: S0° 19' 45"E Length: 227.59'
North: 2225529.2649' East: 6346704.3844'

Segment #4 : Line
Course: N88° 10' 12"W Length: 1143.85'
North: 2225565.7927' East: 6345561.1178'

Segment #5 : Line
Course: S89° 36' 58"W Length: 56.00'
North: 2225565.4175' East: 6345505.1191'

Segment #6 : Line
Course: N0° 23' 02"W Length: 404.48'
North: 2225969.8885' East: 6345502.4090'

Segment #7 : Line
Course: S87° 38' 35"E Length: 56.06'
North: 2225967.5830' East: 6345558.4216'

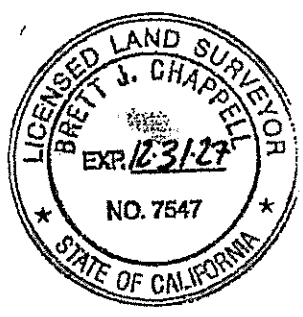
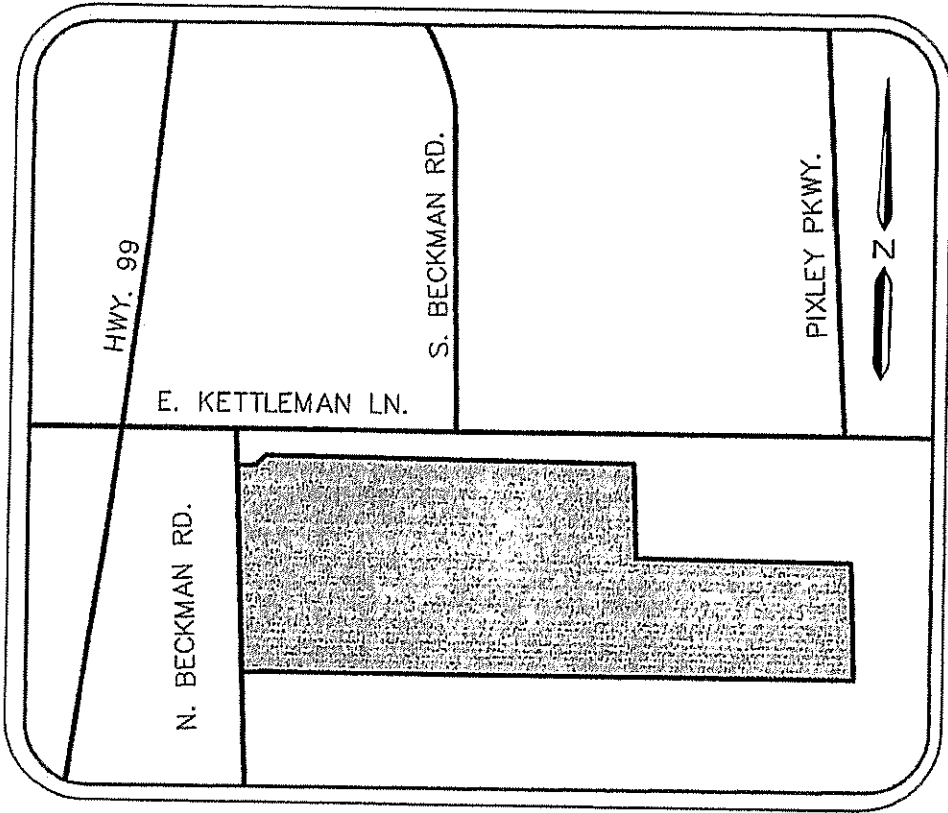
Segment #8 : Line
Course: N45° 56' 22"E Length: 27.59'
North: 2225986.7696' East: 6345578.2479'

Segment #9 : Line
Course: S87° 39' 00"E Length: 709.98'
North: 2225957.6578' East: 6346287.6308'

Perimeter: 3224.09' Area: 422494 Sq. Ft.
Error Closure: 0.0099 Course: N65° 12' 31"W
Error North: 0.00414 East: -0.00896

Precision 1: 325664.65

VICINITY MAP



Brett Chappell
 3-9-2026

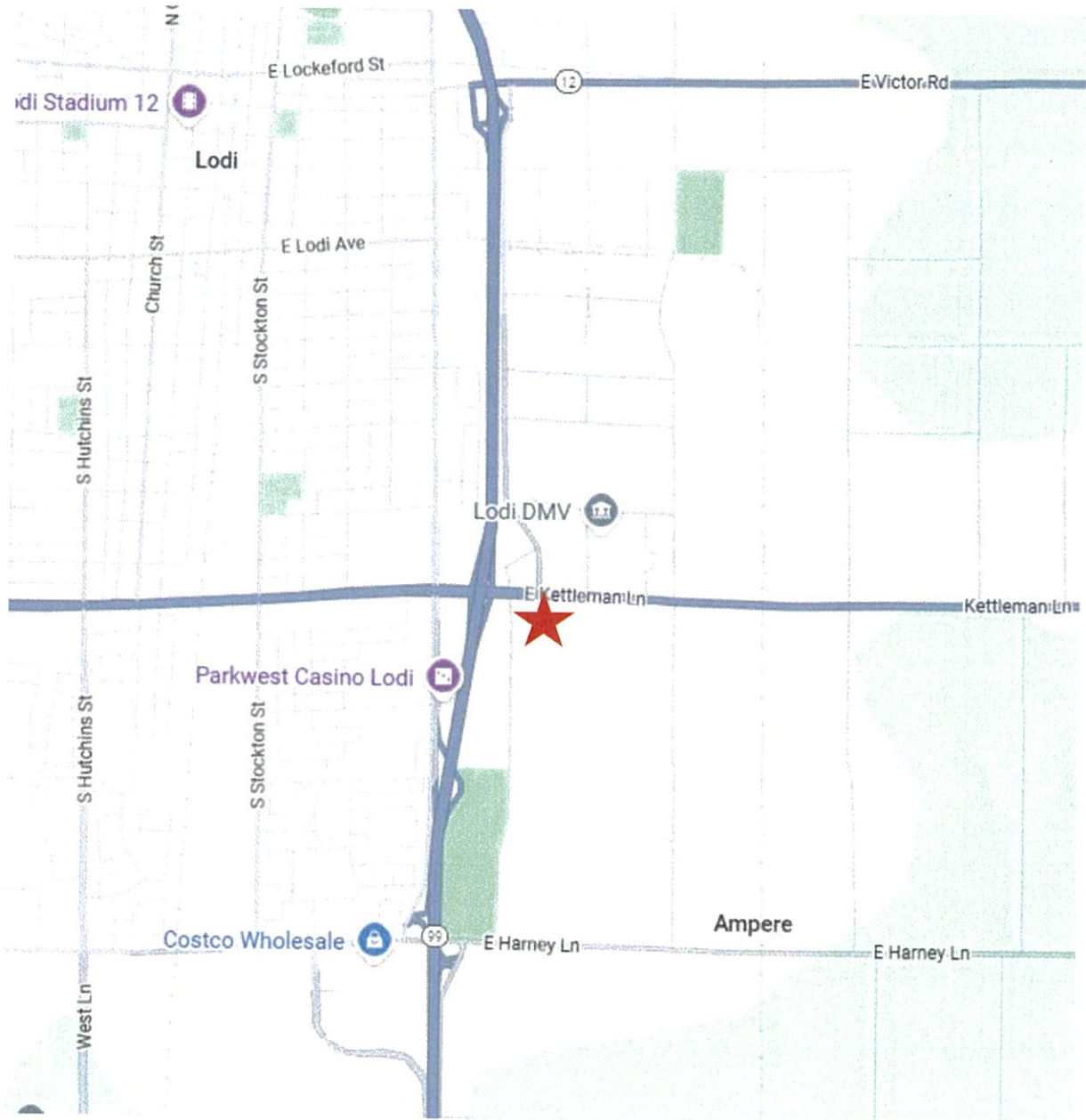
SHEET	1 OF 3
SCALE:	NA
DATE:	3/9/2026
PREPARED BY:	HS/BJC
Job. No.:	2026008

EXHIBIT "B" ANNEXATION TO THE CITY OF LODI

COUNTY OF SAN JOAQUIN STATE OF CALIFORNIA



**CHAPPELL
 GEOMATICS, INC.**
 147 N 1st Avenue
 OAKDALE, CA, 95361
 PHONE: (209) 845 9694
 WWW.CHAPGEO.COM



RESOLUTION NO. 2025-134

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL AGENCY FORMATION COMMISSION FOR THE ANNEXATION OF ASSESSOR PARCEL NUMBER 061-020-15, ABUTTING PORTIONS OF EAST KETTLEMAN LANE AND BECKMAN ROAD WITH RELATED MUNICIPAL SERVICES, INCLUDING DETACHMENT OF THE WOODBRIDGE RURAL FIRE DISTRICT

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WHEREAS, the Maverik Annexation project comprises a single parcel (APN 061-020-15) and a portion of a street right-of way adjacent to the west of the parcel which together measures ±9.71 acres ("Site"); and

WHEREAS, the project site is located within the San Joaquin County jurisdiction and described as follows ("Site"); and

APN	Site Address	Property Owner
061-020-15	4872 East Kettleman	F J Management, Inc.
Beckman Road Right-of-Way Adjacent to the West of APN 061-020-15	None	San Joaquin County

WHEREAS, the property owner for APN 061-020-15 is FJ Management, Inc., 185 South State Street, Suite 1300, Salt Lake City, UT 84111; and for the Beckman Road Right-of-Way is San Joaquin County, 44 North San Joaquin Street, Stockton, CA 95202; and

WHEREAS, the petition for annexation is for the purposes of obtaining general City services as outlined in the Municipal Services Review; and

WHEREAS, the subject territory will, upon annexation, be able to receive normal City services as required by section 56653 of the Cortese/Knox Local Government Reorganization Act of 1985; and

WHEREAS, in accordance with section 56375(a)(7) of the Cortese/Knox Local Government Reorganization Act of 1985 and the policies of the San Joaquin County Local Agency Formation Commission, the City Council has concurrently with this resolution adopted an ordinance to prezone APN 061-020-15 to General Commercial (GC) Zone; and

WHEREAS, per CEQA guidelines, it has been determined that the Project involves potential significant effects on the environment. Still, these effects could be reduced to a less-than significant level with recommended mitigation measures. A Notice of Intent (NOI) to adopt the CEQA IS/MND was published on the City of Lodi website on April 7, 2025, in The Lodi News-Sentinel on April 5, 2025, submitted to the State Clearinghouse on April 7, 2025 (SCH 2025040384), and recorded with the San Joaquin County Clerk on April 7, 2025, which provided a public review period through May 7, 2025 on the draft CEQA IS/MND document. Members of the public and public agencies were invited to comment on the document, with one comment received during the public review period and incorporated into the final CEQA IS/MND; and

WHEREAS, the annexation action would also include the applicant's requested detachment from the Woodbridge Fire District. The detachment will be subject to an agreement by the developer to mitigate the district's loss of property taxes. Future services will be provided by the City of Lodi; and

WHEREAS, the City Council held a duly noticed public hearing pursuant to Lodi Municipal Code Chapter 17.74, at which time all interested parties had the opportunity to be heard. After consideration of the project, the City Council considered and found that potential effects on the environment due to the construction of the project could be reduced to a less-than-significant level with recommended mitigation measures and certified the project's Mitigated Negative Declaration (MND); and

WHEREAS, based on review of the entire record herein, including the accompanying staff report, all supporting, referenced, and incorporated documents, and comments received, the City Council finds the following support for filing of the annexation request to LAFCO:

1. The Site is within the City's Sphere of Influence (SOI) and is included in Phase 1 of the growth management plan for the General Plan. Phase 1 is the highest priority phase and represents the likely scenario for anticipated growth during the planning period of the General Plan, after accounting for market conditions and recent trends.
2. The 2022 Municipal Services Review concluded that there will be adequate public services (fire, police, library, water, sewer and electrical) for the Site.
3. The Site is contiguous to the City to the north.
4. Existing new growth areas within the City (Gateway, Reynolds Ranch, Rosegate) will be approaching development thresholds within the next five years and the supply of vacant infill sites is increasingly limited. The Site will provide an additional growth area contiguous to existing development.
5. The Project will result in the City expanding into an unincorporated area that is adjacent to the City. This will be an outward expansion in a southerly direction.
6. The City's 2022 Sphere of Influence Update shows a 10-year horizon and a 30-year horizon for City expansion. The Site is within the boundaries of the 10-year horizon.
7. The Site will not result in an island of unincorporated parcels.
8. The Project boundaries conform to parcel lines and will not split any parcels.
9. The Project will result in a full suite of public services to the Site as shown in the Municipal Service Plans.
10. Beckman Road and East Kettleman Lane will provide access into the Annexation Area. East Kettleman Lane is already within the city limits. The entire right-of-way of Beckman Road adjacent to Property will be annexed as part of the Project avoid fragmentation of governmental responsibility.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby adopt a resolution authorizing the filing of an annexation request to annex the Site into the City, and detach the Site from the Woodbridge Fire Protection District, and direct staff to prepare and submit an annexation application for the Project to LAFCO, and to complete any necessary related tasks.

Dated: July 16, 2025

=====

I hereby certify that Resolution No. 2025-134 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 16, 2025, by the following vote:

- AYES: COUNCIL MEMBERS – Craig-Hensley, Hothi, Yopez and
Mayor Bregman
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – Nakanishi
- ABSTAIN: COUNCIL MEMBERS – None


Olivia Nashed
City Clerk

2025-134

Filed Doc H: 39-10132025-298
10/13/2025 12:45:45 PM
Steve J. Bestolarides
San Joaquin County Clerk

Lead Agency:

City of Lodi

221 W Pine St.

Lodi CA 95240

DOCUMENT TITLE

Notice of Determination - Negative Declaration
Maverik Lodi

Notice of Determination

Appendix D

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

County Clerk
County of: San Joaquin
Address: 44 N San Joaquin St #260 Stockton, CA 95202

From:
Public Agency: City of Lodi
Address: 221 W Pine St Lodi, CA 95240
Contact: Cynthia Marsh
Phone: (209) 269-4412

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): SCH 2025040384

Project Title: Maverik Lodi

Project Applicant: Maverik, Inc.

Project Location (include county): Unincorporated San Joaquin County, nearest to the City of Lodi

Project Description:

The proposed project site is located in unincorporated San Joaquin County. The proposed project would annex the 8.61-acre parcel into the City of Lodi. The project would rezone the 8.61-acre parcel to be zoned General Commercial. Upon annexation the parcel would be subdivided into two lots. On one 3.59 acre parcel with a 5,982-foot convenience store with a fueling area with 20 dispensers is proposed. No development is proposed on the remaining 5.02 acre lot.

This is to advise that the City of Lodi City Council has approved the above (Lead Agency or Responsible Agency)

described project on 07/16/2025 and has made the following determinations regarding the above described project.

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

City of Lodi Planning Division, 221 W. Pine Street, Lodi, California 95241

Signature (Public Agency): Cynthia Marsh Title: Deputy Director/City Planner

Date: 10/13/25 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
39-10132025-298

STATE CLEARINGHOUSE NUMBER (if applicable)
2025040384

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LODI	LEAD AGENCY EMAIL	DATE 10/13/2025
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COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-10132025-298
--	------------------------------------

PROJECT TITLE
MAVERIK LODI

PROJECT APPLICANT NAME CITY OF LODI	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 269-4412
--	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 221 W PINE ST	CITY LODI	STATE CA	ZIP CODE 95240
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ <u>2,968.75</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 3,018.75

SIGNATURE <i>X Samantha Landrum</i>	AGENCY OF FILING PRINTED NAME AND TITLE Samantha E. Treat-Landrum ,Deputy
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San Joaquin County Recorders
Steve J. Bestolandes
44 N. San Joaquin Street, Room 260
Stockton, Ca 95202
Receipt: 1867716

Product Name	Extended
FISH CLERK CLERK FISH AND GAME FILINGS	\$3,018.75
# Pages	2
Document #	38-10132025-268
Negative Declaration (C)	\$2,968.75
Clerk Filing Fee	\$50.00
Total	\$3,018.75

Tender (Check)	\$3,018.75
Paid By	KIMLEY-HORN & ASSOC, INC
Payor	KIMLEY HORN & ASSOC, INC
Check #	216868916
Paid By	KIMLEY-HORN & ASSOC, INC

Thank You!

10/13/25, 12:46 PM PST samanthai

Maverik Annexation Plan

Introduction

This Annexation Plan will provide important background information to allow for a thorough justification of this annexation proposal and to ensure compliance with all San Joaquin Local Agency Formation Commission (LAFCo) rules and regulations and other all applicable regulatory requirements (including the California Government Code).

The City of Lodi (City) proposes to annex 9.71 acres at the southeast corner of East Kettleman Lane and South Beckman Road (Attachment A – Vicinity Map). The annexation area is within the City of Lodi’s 10-Year planning horizon per the City’s Sphere of Influence (SOI) Map and is a logical extension of the existing City limits. Each of the five components of the annexation proposal (hereinafter “Project”) are described below. The City is proposing to pre-zone the Project area to General Commercial (GC) (Attachment B – Pre-Zoning Exhibit).

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Project (Attachment C – Maverik ISMND). A Notice of Determination was filed with the State Clearinghouse for the Project on October 13, 2025 (Attachment D – Notice of Determination with Fish and Wildlife Receipt).

DEVELOPMENT AREA

The Development Area includes the western one-third portion of the Project area (3.59 acres) which will include a regional truck and car fueling station and convenience store (Attachment E – Preliminary Site Plan). The store will be approximately 5,982 square feet and the fueling station will have 20 fueling positions on site with 14 for passenger vehicles and 6 for commercial vehicles. Upon annexation to the City, the Project area will be subdivided into two parcels with the Development Area being the westernmost parcel.

NON-DEVELOPMENT AREA

The Non-Development Area includes the eastern two-thirds of the Project area (5.22 acres) that will not be entitled for development. Though there is no proposal for development in this area, the Applicant for the Maverik project prepared a conceptual land use plan for environmental analysis. This conceptual plan shows a small-scale commercial center of approximately 25,000 square feet of building space.

While the Project does not propose development in this area at this time, these properties will be developed in accordance to the City of Lodi’s adopted standards and that if any changes in land use designations within two years of annexation approval, the City will be required to notify LAFCo of the intended changes in land use designations.

ANNEXATION AREA

The Annexation Area includes an 8.81 acre parcel (APN 061-020-15) and the public right-of way along Beckman Road fronting the Development Area (Attachment F – Annexation Exhibit).

ANNEXATION PLAN CONTENTS

This Annexation Plan includes the following sections:

1. Open Space Conversion Statement: Describes the existing agricultural characteristics and uses of the Project area and provides an analysis of the agricultural-related fees that the Project applicant would be required to pay.
2. City Services Plan: Describes the city services that will be to be extended into the Project area and the timing of the provision of those services.
3. Statement of Timely Availability of Water Supply
4. Vacant Land Inventory: Analysis of the availability of vacant commercial land with the City of Lodi for a regional fueling station.
5. Justification and Findings: Reasons and findings that support the annexation request.

1. Open Space Conversion Statement

INTRODUCTION

In reviewing to approve or deny 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 uses, the San Joaquin County LAFCo shall consider, pursuant to California Government Code Section 56377, 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.

DISCUSSION

The Project area is located directly south of Lodi's city limit line and approximately 350 feet east of State Highway 99. To the north of the Project area across East Kettleman Lane are travel commercial businesses, single-family residences and vacant land. There are cropland to the west and south of the Project area and cropland and single-family residences on large lots adjacent to the east.

Both the Development Area and the Non-Development Area contain fallow farmland with no structures except for a non-operating irrigation pump. There are overhead power lines along East Kettleman Lane and Beckman Road with a short overhead power line extending into the Project area from East Kettleman Lane.

The City of Lodi adopted a General Plan Update in April 2010. Attachment G – GPLU Map depicts the General Plan Update land use for the Project area. The General Plan shows the Project area with a Commercial (C) land use designation. The C land use classification provides sites for retail uses which would include a fueling station and convenience store. Thus, there is no need to attain a general plan amendment.

Government Code Section 56377 requires that a city shall guide urban growth away from existing prime agricultural lands. The entire City is surrounded by Prime Farmland as shown in Attachment H – Prime Farmland Surrounding City of Lodi. This puts the City in a disadvantaged when looking for lands for growth.

Conversion of Farmland

Development of the Project area would result in the permanent conversion of approximately 8.40 acres of Prime Farmland and 0.09 acres of Farmland of Local Importance to nonagricultural use. The loss of Important Farmland as classified under the Farmland Mapping and Monitoring Program (FMMP) is considered a potentially significant environmental impact.

However, the Project is consistent with the proposed General Plan Land Use designations for the Project area, which assumes the area would be developed with commercial uses. The General Plan Update and General Plan EIR anticipated development of the Project area as part of the overall evaluation of buildout of the City. The General Plan EIR also addressed the conversion and loss of agricultural land that would result from buildout of the General Plan, providing a discussion of the General Plan policies intended to reduce impacts.

In accordance with the City's General Plan policy, the Project is required to secure agricultural conservation easement in perpetuity at a rate of 1:1 (acreage converted/easement secured) in the northern San Joaquin County, as defined by the Lodi General Plan, excluding areas designated as nature or areas already secured as agricultural easements. An alternative to securing agricultural conservation easements is the paying of an agricultural mitigation in-lieu fee calculated on a per-acre bases. The City of Lodi has yet to develop an agricultural mitigation

program though there was an effort to develop one about ten years ago. Staff is in the process of preparing a program that will involve the California Farmland Trust but will not be ready for the Project. In the meantime, the City will collect the required agriculture mitigation in-lieu fee from the developer and hold the funds within a trust account until the City adopts the agricultural mitigation program. The funds from the payment of the in-lieu fee will then be transferred to the California Farmland Trust. The California Farmland Trust will use the funds for purchasing agricultural easements.

The Project area is not under a Williamson Act contract, nor are any of the parcels that are located adjacent to the Project area under a current contract. The Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

Habitat Conservation

The City of Lodi adopted the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (“HCP”) in 2001 and participates in the implementation of the HCP. This allows projects under City jurisdiction to seek coverage under the plan. According to San Joaquin Council of Governments (SJCOG) staff, who administer the HCP, the Project area is identified as a future annexation area on their San Joaquin County Land Use Map. Thus, developments within the Project area will be covered by the HCP as a standard processing project. The HCP will require the following for development projects:

1. Biological Resources – pre-construction survey and Incidental Take Minimization Measures
2. Mitigation – payment of habitat fees using the Agriculture category.

2. City Services Plan

INTRODUCTION

Pursuant to California Government Code Section 56653, the San Joaquin LAFCo requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;
- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- Information with respect to how those services will be financed.

DISCUSSION

The City provides a full range of municipal services, including public safety (fire, police, and building), sanitation (wastewater treatment and collection), libraries, parks, and recreation services. Municipal services would be extended to the annexation area upon development of the annexation area.

Water Supply

The City of Lodi will be the water purveyor for the Project area. The City's 2020 Urban Water Management Plan (UWMP) included existing and projected water demands for existing and projected future land uses to be developed within the City's SOI through 2045. The water demand projections in the City's 2020 UWMP included existing City water demands and future water demands within the service area. A comparison of the City's projected water supplies and demands for Normal, Single Dry, and Multiple Dry Years, shows that there will be a water supply shortage by 2045 in one-dry year. However, the UWMP identified two water supply options to address future water supply shortfalls:

1. **Agricultural Reuse Project:** The City would construct a non-potable water transmission would supply irrigation demands to reduce demand on groundwater supplies during peak irrigation seasons.
2. **Non-potable Water System Serving Urban Customers:** The City could construct a nonpotable water distribution to supply raw water from the Woodbridge Irrigation District (WID) to urban customers for irrigation purposes to reduce demand on groundwater supplies.

Inclusion of the above water supply options as well as implementation of the City's Water Shortage Contingency Plan would ensure that adequate water supplies are available to serve buildout of the General Plan. Therefore, projected water supplies would be sufficient to satisfy water demands associated with development within the Project area while still meeting the current and projected water demands of existing customers within the service area. All cost involved in extension of water mains to the Project are sole responsibility of the developer.

The section, "Statement of Timely Availability of Water Supply" provides a more detailed discussion on current and future sources of water for the City of Lodi.

Nearby Water and Sewer Lines

Development within the Project area would connect to the City's existing water and sanitary sewer system. As part of this connection, the Project would not be required to increase the size of existing water and sanitary sewer lines in order to service development within the Project area. Besides having sufficient capacity in its domestic water system, the City has sufficient capacity in its sanitary sewer system to accommodate development within the Project area. Thus, development in the Project area would not require the extension of sewer mains, water

lines, storm water drainage lines, or natural gas pipelines to the Project area, as these lines are already available on East Kettleman Lane (See Attachment I – Service Lines Near Project Area). Only connecting lines from the Project area to these existing facilities would be required. Electrical and telecommunication lines are available in the Project vicinity and can be extended to the Project area as necessary. The Project does not propose the relocation of any existing utility lines or facilities.

Law Enforcement, Fire Services and Road Maintenance

A major change in the provision of services to the Project area pertains to law enforcement and fire protection services. The responsible agency for law enforcement for the Project area would transfer from the County Sheriff's Department to the Lodi Police Department and fire protection services would transfer from the Woodbridge Fire District ("WFD") to the Lodi Fire Department ("LFD").

The LPD station is located approximately 1.8 miles northeast from the Project. The Initial Study concluded that due to the limited size of development that will occur within the Project area, there will not be a need for more LPD resources. Additionally, the Project will not have a significant impact on police response times because the Project area is planned commercial consistent with the City's General Plan and is subject to a police fee per 1,000 square feet of developed building.

The WFD currently serves the Project area. The annexation of Lodi and detachment from WFD is consistent with current San Joaquin LAFCo policy and consistent with past annexation practices (Harney Lane Reorganization, Reynolds Ranch). Annexation of the Project area to the City will cause loss of revenue to the WFD. There will be an executed agreement (Attachment J – Draft Executed Agreement) between the Maverik (developer), FJ Management Inc.(owner of the developer) the City of Lodi and WFD. This is an agreement to have the developer (Maverik) pay to the WFD within 15 days of recordation of the annexation the amount of \$12,153. The final Executed Agreement with signatures from all involved parties will be submitted to LAFCo during the annexation review process.

There are four fire stations within the City and the closest fire station from the Project area is 1.2 miles to the northeast. The Initial Study concluded that like police facilities, the limited amount of growth within the Project area will not create a need for new/physically altered fire protection facilities.

Another change in the provision of services that would affect some of the Project area would be the maintenance of streets. It is problematic for road maintenance when a street is split between jurisdictions. According to Attachment F – Annexation Exhibit, the only street that potentially might be split is South Beckman Road but the entire Beckman Road right-of-way is included in the proposed annexation area.

3. Statement of Timely Availability of Water Supply

CURRENT SOURCES OF WATER SUPPLY

California Government Code (GC) Section 65352.5(c) (1) through (9) sets forth specific information to be provided to LAFCo regarding a Statement of Timely Availability of Water as required by Section 56668(k). The City of Lodi has adequate supplies to serve the Project. The information required is provided below, numbered in accordance with the references GC Section.

1. *GC 65352.5(c)(1): The current version of its urban water management plan, adopted pursuant to Part 2.6 (commencing with Section 10610) of Division 6 of the Water Code.*

The City of Lodi 2020 Urban Water Management Plan was adopted by the Lodi City Council on August 4, 2021.

2. *GC 65352.5(c)(2): The current version of its capital improvement program or plan, as reported pursuant to Section 31144.73 of the Water Code.*

The City of Lodi includes its Capital Improvement Program (CIP) in its annually adopted Budget Book, with the FY 2025–26 Budget serving as the current CIP. Water-related CIPs are funded through the City’s Water Fund, supported by service charges and development impact fees. Recent projects focus on groundwater quality management and upgrades to existing groundwater wells.

3. *GC 65352.5(c)(3): A description of the source or sources of the total water supply currently available to the water supplier by water right or contract, taking into account historical data concerning wet, normal, and dry runoff years.*

As of 2020, the City of Lodi Water Utility (LWU) serves approximately 26,230 municipal connections and delivers about 13,978 acre-feet (AF) of potable water annually to residential, commercial, industrial, and government users within the City. Small amounts are provided to nearby districts, including 19 AF to the Sunnyside Estates Maintenance District.

The City’s current water supply portfolio includes:

Groundwater

Groundwater is the City’s primary source of potable water and is pumped from the Eastern San Joaquin Subbasin via 28 municipal production wells. The City actively manages groundwater levels, conducts monitoring, and participates in the Eastern San Joaquin Groundwater Sustainability Plan (ESJGSP). The 2020 UWMP identifies a

safe groundwater extraction rate of 15,000 AFY, although actual annual pumping is significantly lower.

Surface Water

The City supplements groundwater supplies with treated surface water purchased from the Woodbridge Irrigation District (WID). Under a long-term agreement, Lodi may purchase up to 6,000 AFY of Mokelumne River water, which is treated at the Lodi Surface Water Treatment Plant (SWTP). An amendment allows the City to bank unused water, and the City currently holds 53,534 AF of banked supply available during higher-demand or dry years. Average effective surface water deliveries (including banked water) are estimated at approximately 7,200 AFY.

Recycled Water

The White Slough Water Pollution Control Facility (WWTP) produces recycled water used primarily for agricultural irrigation of City-owned land, industrial cooling at the Lodi Energy Center, and ecological uses such as mosquito fish pond replenishment. In 2020, a total of 4,746 AF of recycled water was used for non-potable purposes.

Hydrologic Variability

- In normal years, the City assumes full availability of 6,000 AFY of Mokelumne River supply and 15,000 AFY of groundwater.
- In single-dry years, surface water deliveries may be reduced by up to 50 percent, with groundwater supply meeting the remaining demand.
- In multiple-dry years, the UWMP applies a conservative reduction of groundwater safe yield by 5 percent for each consecutive dry year.

The City has not experienced groundwater contamination or supply constraints within its well system and continues to rely on a diversified supply portfolio to maintain resilience across wet, normal, and dry hydrologic conditions (See Table 1).

Table 1: Projected Normal, Dry, and Multiple-Dry Supply and Demand Comparisons (AFY)

	2025	2030	2035	2040	2045
Normal Year					
Supply Totals	21,000	21,000	21,000	21,000	21,000
Demand Totals	14,663	15,512	16,410	17,360	18,365
Difference	6,337	5,488	4,590	3,640	2,635
Dry Year					
Supply Totals	18,000	18,000	18,000	18,000	18,000
Demand Totals	14,663	15,512	16,410	17,360	18,365
Difference	3,337	2,488	1,590	640	-365
Multiple-Dry Year					
First Year					
Supply Totals	18,000	18,000	18,000	18,000	18,000
Demand Totals	14,663	15,512	16,410	17,360	18,365
Difference	3,337	2,488	1,590	640	-365
Second Year					
Supply Totals	17,250	17,250	17,250	17,250	17,250
Demand Totals	14,296	15,124	15,999	16,926	17,906
Difference	2,954	2,126	1,251	324	-656
Third Year					
Supply Totals	16,500	16,500	16,500	16,500	16,500
Demand Totals	13,929	14,736	15,589	16,492	17,447
Difference	2,571	1,764	911	8	-947
Fourth Year					
Supply Totals	15,750	15,750	15,750	15,750	15,750
Demand Totals	13,563	14,348	15,179	16,058	16,987
Difference	2,187	1,402	571	-308	-1,237
Fifth Year					
Supply Totals	15,000	15,000	15,000	15,000	15,000
Demand Totals	13,196	13,960	14,769	15,624	16,528
Difference	1,804	1,040	231	-624	-1,528

Source: Lodi, City of. 2021, August. 2020 Urban Water Management Plan.
<https://www.lodi.gov/DocumentCenter/View/4623/2020-Urban-WaterManagement-Plan-PDF>.

4. *GC 65352.5(c)(4): A description of the quantity of surface water that was purveyed by the water supplier in each of the previous five years.*

The City receives treated surface water from the Mokelumne River under its contract with WID. Since SWTP operations began in 2012, surface water has consistently provided a substantial share of the City’s potable supply. From 2016 through 2020, the UWMP describes surface water as meeting approximately half of Lodi’s annual potable water demands, with groundwater meeting the remainder.

In 2020, the City treated and delivered 6,503 AF of WID surface water. No water was delivered from the North San Joaquin Water Conservation District (NSJWCD) in 2020. Earlier years follow the same pattern and are described in the UWMP narrative as stable and continuously available surface water deliveries that constituted a major portion of total water production. The UWMP does not provide specific annual surface water volumes for 2016–2019; however, the City confirms that surface water remained a significant, reliable supply source in each of those years.

5. *GC 65352.5(c)(5): A description of the quantity of groundwater that was purveyed by the water supplier in each of the previous five years.*

Groundwater production volumes for the last five years are reported directly in UWMP Table 6-1 Groundwater Volume Pumped (AF):

Table 2: UWMP Table 6-1

Year	Groundwater Pumped (AF)
2016	6,687
2017	5,576
2018	6,367
2019	6,296
2020	7,475

These volumes remain well below the City’s 15,000 AFY safe groundwater extraction rate. Groundwater continues to operate as a reliable supply source under normal and dry-year conditions.

POTENTIAL FUTURE WATER SUPPLY ENHANCEMENTS

6. *GC 65352.5(c)(6): A description of all proposed additional sources of water supplies for the water supplier, including the estimated dates by which these additional sources should be available and the quantities of additional water supplies that are being proposed.*

The City’s long-term water planning documents identify several potential future supply enhancements intended to strengthen water supply reliability and support projected growth within the service area.

Surface Water Treatment Plant (SWTP) Expansion

The City is evaluating an expansion of the Lodi Surface Water Treatment Plant (SWTP) from 10 million gallons per day (MGD) to 20 MGD, which would significantly increase treated surface water capacity. This project is anticipated around 2030, or sooner if demands require, and would reduce long-term reliance on groundwater pumping. In addition, the Eastern San Joaquin Groundwater Sustainability Plan (ESJGSP) identifies a related expansion project that would add an additional 10 MGD of treatment capacity. This ESJGSP expansion is contingent upon securing additional raw surface water supplies and is anticipated to be developed by approximately 2040 if existing treatment plant capacity is exceeded.

Continued Use of Banked Mokelumne River Water

Under its long-term contract with the Woodbridge Irrigation District (WID), the City may draw upon approximately 53,534 acre-feet (AF) of banked Mokelumne River water. This banked supply provides operational flexibility and enhances drought resilience by allowing the City to supplement its annual 6,000 AFY surface water allocation during wetter years or periods of reduced supply availability.

Recycled Water System Optimization

The City continues to optimize recycled water use for agricultural, industrial, and ecological purposes. In 2020, recycled water deliveries totaled 4,746 AF, including 3,729 AF for agricultural irrigation on City-owned lands, 804 AF for industrial cooling at the Lodi Energy Center, and 213 AF for ecological uses such as mosquito fish pond replenishment. Expanded recycled water use is expected to continue reducing indirect demands on potable water supplies over time.

These measures collectively strengthen the City's ability to meet future water demand, comply with the Eastern San Joaquin Groundwater Sustainability Plan, and maintain reliable water service across a range of hydrologic conditions.

7. *Government Code Section 65352.5(c)(7): A description of the total number of customers currently served by the water supplier, as identified by the following categories and by the amount of water served to each category: (A) Agricultural users, (B) Commercial users, (C) Industrial users, (D) Residential users.*

LWU currently provides water service to four primary customer classes: agricultural, commercial, industrial, and residential users. As of 2020, the most recent reporting year available in the City's 2020 Urban Water Management Plan (UWMP), LWU served a total of 26,230 active service connections. The number of customers in each category is summarized below:

Residential Users: 25,142 connections

Commercial Users: 1,016 connections

Industrial Users: 43 connections

Agricultural Users: 29 connections

These customer class totals reflect all active metered accounts within the City's service area. The UWMP does not provide a breakdown of annual water use by customer category; however, residential customers represent the vast majority of service connections and water demand within the service area. Total potable water production in 2020 was 13,978 acre-feet.

8. *GC 65352.5(c)(8): Quantification of the expected reduction in total water demand, identified by each customer category set forth in paragraph (7), associated with future implementation of water use reduction measures identified in the water supplier's urban water management plan.*

The City of Lodi's 2020 Urban Water Management Plan (UWMP) identifies water-use efficiency programs and long-term conservation measures that are expected to reduce total systemwide potable water demand. The UWMP does not quantify demand reductions separately for agricultural, commercial, industrial, or residential customer classes. Instead, all projected water savings are applied uniformly across the entire service area and incorporated into the City's overall demand forecasts.

Systemwide demand reductions are achieved through a combination of ongoing and future conservation measures, including continued implementation of the Water Conservation Act of 2009 (SBX7-7), voluntary and mandatory water-use restrictions during dry periods, metered billing, leak detection and repair, and public education and outreach. These measures are reflected in the UWMP's demand projections for 2025, 2030, 2035, 2040, and 2045.

Because the UWMP provides only consolidated, systemwide demand estimates rather than category-specific reductions, the City cannot quantify expected reductions for each individual customer class. However, all customer categories—residential, commercial, industrial, and agricultural—are expected to benefit proportionally from the City's ongoing and planned water-use efficiency programs, resulting in reduced overall system demand over the planning horizon.

9. *GC 65352.5(c)(9): Any additional information that is relevant to determining the adequacy of existing and planned future water supplies to meet existing and planned future demands on these water supplies.*

The City of Lodi is available to provide any additional information needed to determine the adequacy of water supplies. Please do not hesitate to contact Sean Nathan, Interim Public Works Director, at (209) 269-4909.

4. Vacant Land Inventory

INTRODUCTION

The Vacant Land Inventory (VLI) evaluates whether the City of Lodi currently has sufficient, appropriately located, and realistically developable vacant land within its existing boundaries to accommodate the proposed Maverik Fueling Station project without annexation. LAFCo requires this assessment to ensure annexations are justified, promote orderly growth, and avoid premature expansion of municipal boundaries.

This analysis demonstrates that while the City has various vacant parcels within city limits, **none are suitable or available for a freeway-oriented regional fueling station**, and the annexation is therefore warranted.

SUMMARY OF VACANT LANDS WITHIN THE CITY

The City of Lodi maintains an inventory of vacant parcels within the incorporated area across all General Plan land use designations. Vacant land consists of parcels with no existing structures or active uses. Within city limits, Lodi contains:

- **Commercial Vacant Acreage:** Limited in number and generally small in size, fragmented, or located within built-out commercial corridors.
- **Industrial Vacant Acreage:** Located primarily in the Southeast Industrial Area and unsuitable for retail or service commercial use.
- **Mixed-Use and Residential Vacant Acreage:** Not appropriate or designated for highway-oriented commercial uses.
- **Vacant Commercial Parcels:** Scattered along Kettleman Lane, Cherokee Lane, and downtown; however, these parcels lack freeway visibility, adequate ingress/egress, and parcel depth necessary for a regional fueling facility.

The City's remaining commercial land supply is largely characterized by **smaller infill lots** designed for neighborhood-serving retail—not regional travel services.

SUITABILITY OF EXISTING VACANT LANDS FOR A FREEWAY-ORIENTED FUELING STATION

A regional fueling station and travel center such as Maverik requires:

- Direct freeway visibility
- Proximity to a freeway interchange
- Adequate parcel size and geometry for circulation of large vehicles
- Separation from sensitive uses

- Access to arterial roadways capable of handling commercial vehicle traffic

Based on the above list, any site for a regional fueling station within the current boundaries of the City of Lodi will have to meet the following criteria:

- Have direct visibility from State Highway 99 (“Highway 99”). Highway 99 is the only freeway within the City.
- Proximity (within ¼ mile) to the Turner Road, Victor Road, Kettleman Lane or Harney Lane freeway interchanges.
- Site size of at least 3.5 acres and be approximately square in shape with minimum depth and width of at least 400 feet. These are the parameters of the proposed fueling station. Because the company of the proposed fueling station has extensive experience in establishing this type of facility, it is assumed that these parameters are adequate for the circulation of large vehicles.
- Separate from sensitive uses including residences, public and private schools, parks, and day care centers.
- Have access to arterial roadways that that are near Highway 99 and are capable of handling commercial vehicle traffic. The roadways are Turner Road, Victor Road, Kettleman Lane, Harney Lane, and Cherokee Lane.

The following chart shows whether there are any vacant commercial parcels near Highway 99 (within ¼ mile) that meet all of the above criteria.

Parcel No.	Address	Zoning Designation	Acres	Freeway Visibility	Proximity to Freeway Interchange	Site Size 3.5 Ac Min/, Shape, Dimensions	Separate from Sensitive Land Uses	Access to Arterial Roadways
043-150-09	546 E. Oak St.	Mixed Use Corridor	0.08					
043-170-11	543 E. Pine St.	Mixed Use Corridor	0.28					
043-180-02	113 N. Cherokee Ln.	Mixed Use Corridor	0.39		X		X	X
043-210-13	218 N. Cherokee Ln.	Mixed Use Corridor	0.26		X		X	X
043-230-36	121 Hansen Dr.	Mixed Use Corridor	0.51				X	
043-230-38	101 Hansen Dr.	Mixed Use Corridor	0.59	X			X	
047-280-23	1210 S. Cherokee Ln.	Mixed Use Corridor	0.65	X	X		X	X

Parcel No.	Address	Zoning Designation	Acres	Freeway Visibility	Proximity to Freeway Interchange	Site Size 3.5 Ac Min/, Shape, Dimensions	Separate from Sensitive Land Uses	Access to Arterial Roadways
047-420-13	730 S. Cherokee Ln.	Mixed Use Corridor	0.26					X
058-650-11	2720 Reynolds Ranch Pkwy.	PD-39 (General Commercial)	1.86				X	
058-650-13	2900 Reynolds Ranch Pkwy.	PD-39 (General Commercial)	8.67			X		
058-650-16	2750 Reynolds Ranch Pkwy.	PD-39 (General Commercial)	2.29				X	
058-650-19	2780 Reynolds Ranch Pkwy.	PD-39 (General Commercial)	1.45	X	X		X	
058-650-21	3000 Reynolds Ranch Pkwy.	PD-39 (General Commercial)	1.73	X			X	
062-060-34	1936 S. Cherokee Ln.	General Commercial	0.83	X				X
062-060-38	1600 S. Cherokee Ln.	General Commercial	4.59	X	X	X	X	X
062-060-40	1406 S. Cherokee Ln.	General Commercial	0.24		X		X	X

The chart shows that all but two parcels are too small for fueling station infrastructure and truck maneuvering. None of these small parcels are contiguous to each other so there is no opportunity for land assembly. Of the remaining two parcels, one parcel did not meet the other four criteria. Only one parcel (APN 062-060-38) meets all five criteria for a regional fueling station. However, this parcel is currently being used as a contractor's storage yard. **Thus, there are no vacant parcels near Highway 99 within the City of Lodi that are adequate and available for a regional fueling station.**

5. Justification and Findings

The Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000 is the section of the California Government Code (Section 56000 et seq.) that provides LAFCo with its authority, procedures, and functions. The CKH Act gives LAFCo power to “approve or disapprove with or without amendment, wholly, partially or conditionally” proposals concerning the formation of cities and special districts, annexation or detachment of territory to cities and special districts, and other changes in jurisdiction or organization of local government agencies. Consistent with the requirement for LAFCo to review the proposed annexation request pursuant to the criteria provided in California Government Code Section 56337, the following justifications and findings are made in support of approval of the annexation request.

1. **Justification:** The proposed annexation is consistent with the internal planning horizon of the City’s Sphere of Influence (SOI). The land subject to annexation lies within the first planning increment (5-10 year) boundary.

Finding: The Project area is within the City’s SOI and is included in Phase 1 of the growth management plan for the General Plan. Phase 1 is the highest priority phase and represents the likely scenario for anticipated growth during the planning period of the General Plan, after accounting for market conditions and recent trends (See Attachment K – Development Phases).

2. **Justification:** The City is capable for meeting the need for services for development within the Project area.

Finding: The 2022 Municipal Services Review concluded that there will be adequate public services (fire, police, library, water, sewer and electrical) for the Project area (See Attachment L – Municipal Services Review).

3. **Justification:** The Project area is contiguous to the City.

Finding: As shown in Attachment F – Annexation Exhibit, the Project area is contiguous to the City to the south.

4. **Justification:** Areas within the City are approaching their development thresholds.

Finding Existing new growth areas within the City (Gateway, Reynolds Ranch, Rosegate) will be approaching their development thresholds within the next five years and the supply of vacant infill sites is increasingly limited. As shown in the Vacant Land Inventory Section, there are no suitable or available sites for a regional fueling station. The Project area will provide an additional growth area contiguous to existing development.

5. **Justification:** The Project represents growth of the City from inner toward outer areas.

Finding: The Project will result in the City expanding into an unincorporated area that is adjacent to the City's southern limits. This annexation will be an outward expansion in a southerly direction (See Attachment F – Annexation Exhibit).

6. **Justification:** The Project is consistent with the City's Sphere of Influence Plan.

Finding: The City's 2022 Sphere of Influence Update shows a 10-year horizon and a 30-year horizon for City expansion. The Project area is within the boundaries of the 10-year horizon.

7. **Justification:** No island of unincorporated parcels will result from the Project.

Finding: According to Attachment F – Annexation Exhibit, the Project will not result in an island of unincorporated parcels.

8. **Justification:** All boundaries of the Project conform to lines of assessment or ownership.

Finding: The Project boundaries conform to parcel lines and will not split any parcels. The Project area includes the entirety of one parcel and does not include portions of adjacent parcels.

9. **Justification:** The Project will not result in the in the delivery of only or a few services to the detriment of the delivery of a larger number of services or basic public health and welfare services.

Finding: The Project will result in a full suite of public services to the Project area once development occurs as shown in the Municipal Service Plans (Attachment L – Municipal Services Review).

10. **Justification:** The Project will not have an adverse impact on other agencies.

Finding: The developer will pay the Woodbridge Fire District ("WFD") fire separation costs to reimburse for lost revenues to WFD that will result from the Project. Woodbridge Fire will be the only agency that will be financially impacted by the Project (See Attachment J – Executed Agreement Between Maverik and WFD).

The following are specifically applicable to city annexations:

1. **Justification:** The Project includes contiguous public roads so as not to fragment governmental responsibility.

Finding: The entire right-of-way of Beckman Road adjacent to the Project's parcel will be annexed as part of the Project to avoid fragmentation of governmental responsibility.

2. **Justification:** The City will pre-zone the Project area to be consistent with the Cortese-Knox-Hertzberg Act.

Finding: The City is proposing to pre-zone the Project's parcel (See Attachment B – Pre-Zoning Exhibit). The Applicant is not proposing to change the Project area's general plan designation or zoning after approval of the annexation and pre-zone.