

RESOLUTION NO. 2025-_____

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

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I hereby certify that Resolution No. 2025-_____ 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 –
NOES: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –

Olivia Nashed
City Clerk

2025-_____