



Balancing Community and Commerce

44 N. SAN JOAQUIN STREET SUITE 374 LODI, CA 95202 209-468-3198

EXECUTIVE OFFICER'S REPORT

DATE: August 26, 2026
TO: LAFC -12-26 Project File
FROM: J.D. Hightower, Executive Officer 
SUBJECT: **Maverik Reorganization to the City of Lodi**

DETERMINATION

The attached Administrative Resolution conditionally approves the reorganization of approximately 8.81 acres of territory comprised of one (1) parcel, 4872 East Kettleman Lane (APN 061-020-15) to the City of Lodi. The territory is located on the southeast corner of the intersection of Beckman Road and Kettleman Lane approximately 310 feet east of the SR 99/Kettleman Lane interchange.

The reorganization was initiated by the City of Lodi on July 16, 2025 via City Council Resolution 2025-134 (see Attachment 1) and at the same hearing was pre-zoned by the City as General Commercial (GC). The reorganization includes annexation to the City of Lodi and detachment from the Woodbridge Fire Protection District. The City and County executed a master property tax sharing agreement (A-23-25) on February 28, 2023 that has a termination date of July 31, 2029. (see Attachment 2).

The City of Lodi Municipal Service Review and SOI update was approved by the Commission on October 13, 2022. The reorganization territory is within City of Lodi's Sphere of Influence, 10 year Sphere Horizon. Pursuant to Commission Policy, "Sphere horizons" or planning increments should depict the agency's logical boundary at a time period of between 5 and 10 years.

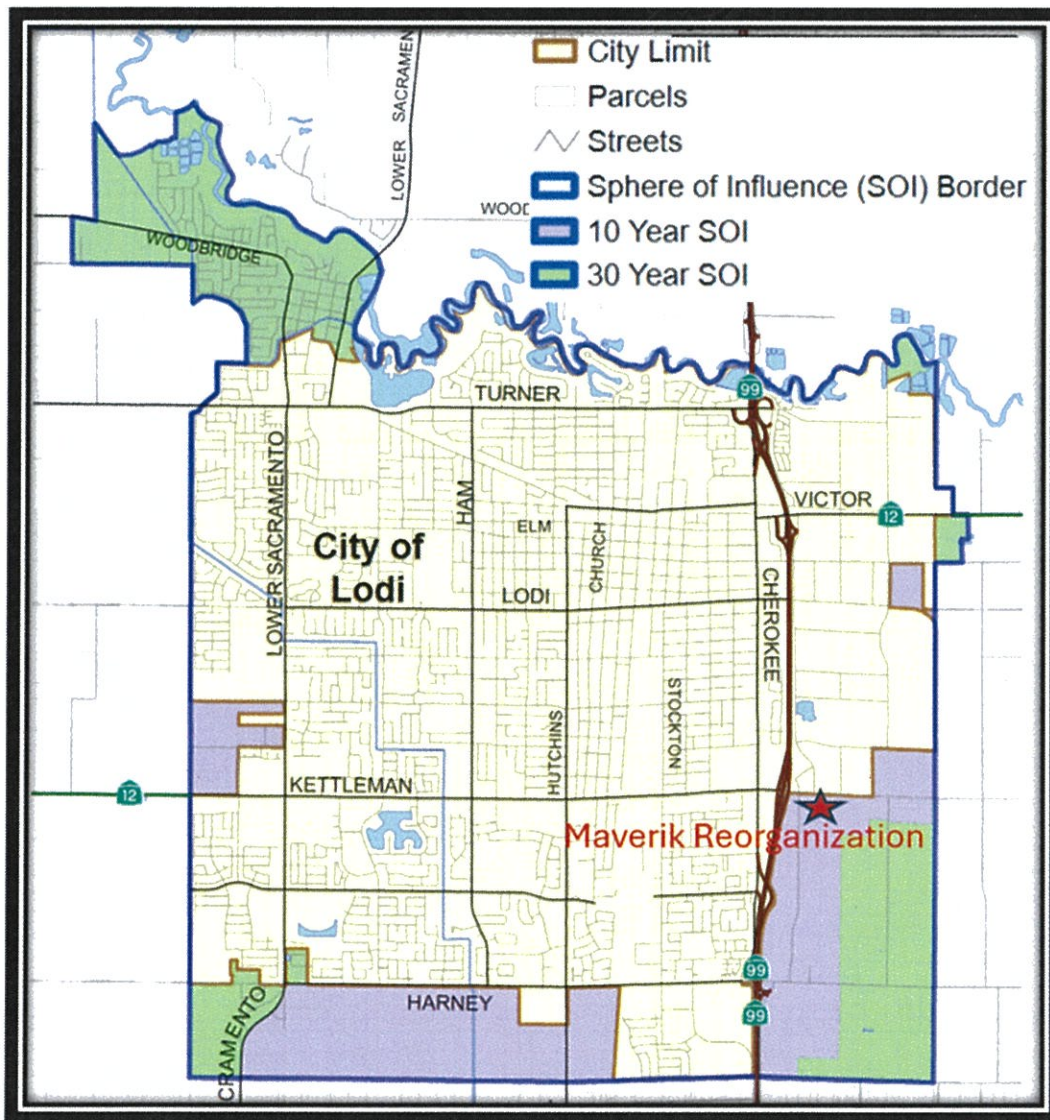
The application was submitted to LAFCo on December 17, 2025 and a Certificate of Filing for the project was issued on April 9, 2026.

The proposed reorganization meets all factors of Government Code Section 56662, Determinations without notice and hearing. This Section provides that, "If a proposal for ... a reorganization ... the commission may make determinations upon the proposal without notice and hearing and may waive protest proceedings entirely

... territory is uninhabited.... affected local agency has not submitted a written demand for notice and hearing ... petition accompanying the proposal is signed by all of the owners of land within the affected territory.

The reorganization territory is the entirety of a single Assessor Parcel 061-020-15. Pursuant to Government Code Section 56668(f), "The definiteness and certainty of the boundaries of the territory ... with lines of assessment or ownership". A representative of FJ Management Inc., Thomas Schofield, signed the ownership consent form on September 9, 2025.

There are no registered voters residing within the boundaries of the proposed reorganized territory and is considered uninhabited pursuant to Government Code 56079.5..



Protest hearing is waived due to owner consent and no registered voter residing within the boundaries,

Notice of the proposed reorganization was sent to all affected public agencies on April 28, 2026 and no agency requested a public hearing regarding the reorganization.

The City has entitled a site development plan for approximately 41% (3.59 acres) of the westernmost portion of the parcel, 59% (5.22 acres) of the territory east of the entitled area will be available for future commercial land use.

ANALYSIS

The reorganization territory is within City of Lodi's Sphere of Influence, 10 year SOI. The Commission's Policy is that this planning time horizon depict the City's logical boundary at a time period of between 5 and 10 years. Thus, the reorganization is consistent with "adopted commission policies on providing planned, orderly, efficient patterns of urban development" pursuant to Government Code Section 56668(d).

The reorganization territory is the entirety of a single Assessor Parcel 061-020-15. Pursuant to Government Code Section 56668(f), "The definiteness and certainty of the boundaries of the territory ... with lines of assessment or ownership". . The City has entitled a site development plan for approximately 41% (3.59 acres) of the westernmost portion of the parcel, 59% (5.22 acres) of the territory east of the entitled area will be available for future commercial land uses.

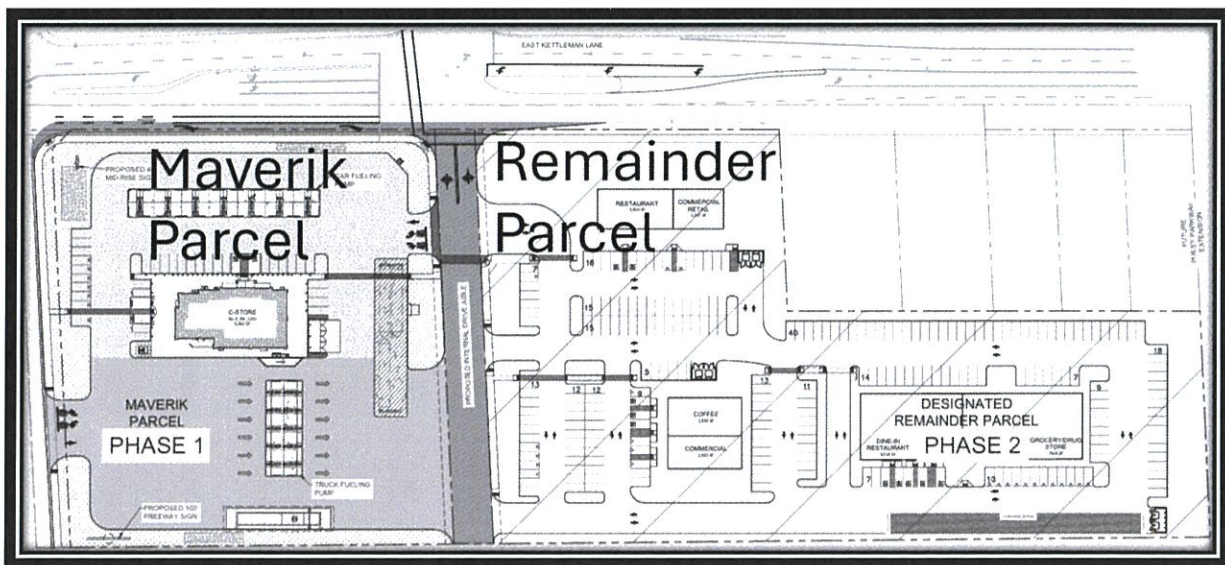
The annexation plan evaluates the service needs for development of the western one-third portion of the reorganized territory (3.59 acres). The development area of the reorganized territory is described as a regional truck and car fueling station and convenience store. The store will be approximately 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. The Remainder Parcel is proposed for future development that includes the eastern two-thirds of the territory (5.22 acres).

The City may entitle that remainder lot for development after annexation. Having commercial land inventory in close proximity to infrastructure is consistent with the findings of the San Joaquin Regional Transportation Plan/Sustainable Communities Strategy. The plan using the 2025 forecast estimates as the base year to project for 2025-2050, of the total 386,345 countywide jobs Lodi accounted for 9.1% of new jobs with 35,247 jobs created, a 14% increase within Lodi.





Though there is no proposal for development in this area, the CEQA analysis evaluated a conceptual land use plan of a small-scale commercial center of approximately 25,000 square feet of building space, please see below.



The Maverik fueling station complies with all applicable City of Lodi ordinances and policies and the remainder properties will be developed in accordance to the City of Lodi's adopted standards, as amended. Pursuant to Government Code Section 56375(e), if the remainder parcel land use designation is proposed to be amended over the next two years, the City will notify LAFCo.

Upon annexation to the City, the reorganization territory will be subdivided into two parcels with the developed area being the westernmost parcel. The eastern parcel



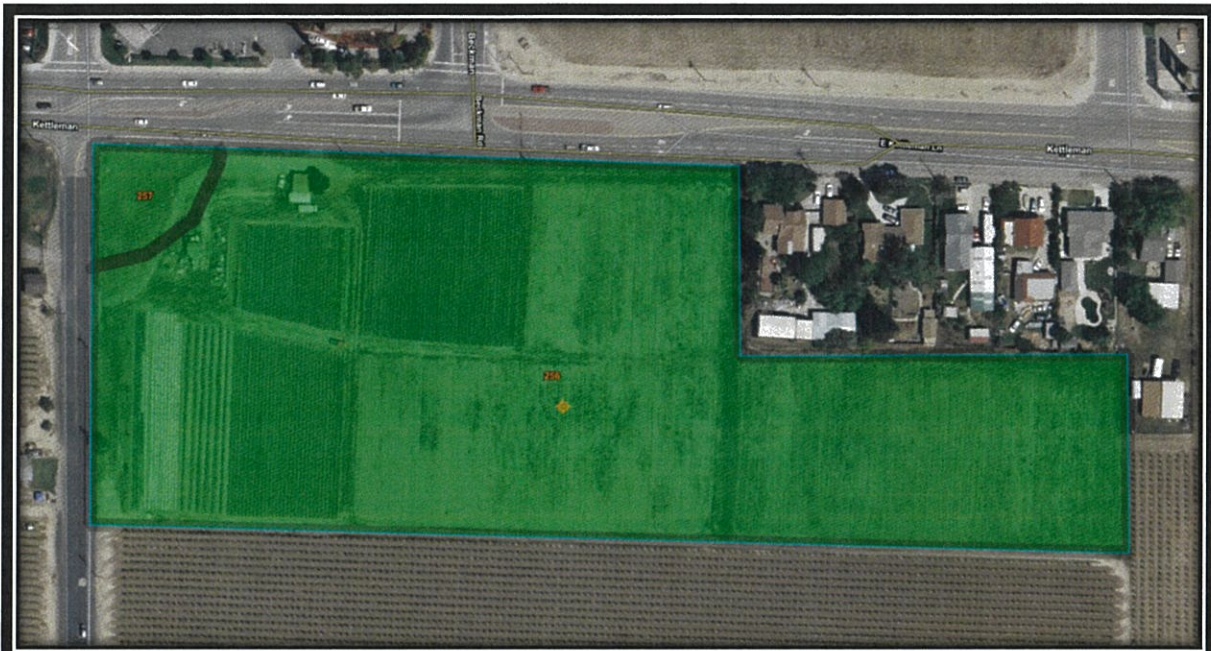
being pre-zoned as General Commercial will increase the available vacant commercial lands within the City of Lodi. Having available vacant commercial land is consistent with two LAFCo factors -- mutual social and economic interest; and, pursuant to a myriad of state laws, as a potential site for meeting the City's Regional Housing Needs Allocation (RHNA) – pursuant to Sections 56668 (c) and (m).

The territory of the reorganization is comprised of Tokay fine sandy loam (96.4%) and Tokay Urban land complex (3.6%). Both soil types are have an Excellent California Revised Storie Index Rating and have the highest Irrigated Capability Classification of 1. Both ratings make the territory to be considered Prime Agricultural Land.

The City and their applicant, FJ Management, have come to an agreement (see Attachment 3) for the payment of a mitigation agreement that calls for collection of \$15,033.74 per acre of developed land at the time of building permit issuance; or, FJ Management acquiring at a 1:1 ratio an acre of easement for every acre developed. If FJ Management elects to pay the fee, the funds collected will be passed through to the California Farmland Trust (CFT). CFT will use the funds for the purchase and administration of agricultural easements. The intent of the City is to adopt an ordinance that reflects this agreement. Similar arrangements have been adopted via ordinances in other San Joaquin cities.

Government Code Section 56377 states that, "In reviewing and approving or disapproving 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, Development ... shall be guided away from existing prime agricultural lands ... toward areas containing nonprime agricultural lands ... should be encouraged." The agreement and ordinances are an economic encouragement for development away from Prime Agricultural lands.





Tables – California Revised Storie Index (CA) – Summary By Map Unit

Summary by Map Unit – San Joaquin County, California (CA077)

Summary by Map Unit – San Joaquin County, California (CA077)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
256	Tokay fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Tokay (85%)	9.0	96.4%
257	Tokay-Urban land complex, 0 to 2 percent slopes	Grade 1 - Excellent	Tokay (50%)	0.3	3.6%
Totals for Area of Interest				9.4	100.0%

Tables – Irrigated Capability Class – Summary By Map Unit

Summary by Map Unit – San Joaquin County, California (CA077)

Summary by Map Unit – San Joaquin County, California (CA077)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
256	Tokay fine sandy loam, 0 to 2 percent slopes	1	9.0	96.4%
257	Tokay-Urban land complex, 0 to 2 percent slopes	1	0.3	3.6%
Totals for Area of Interest			9.4	100.0%

Pursuant to Government Code Section 56668. the most applicable factors to be considered in the review of this proposal are:

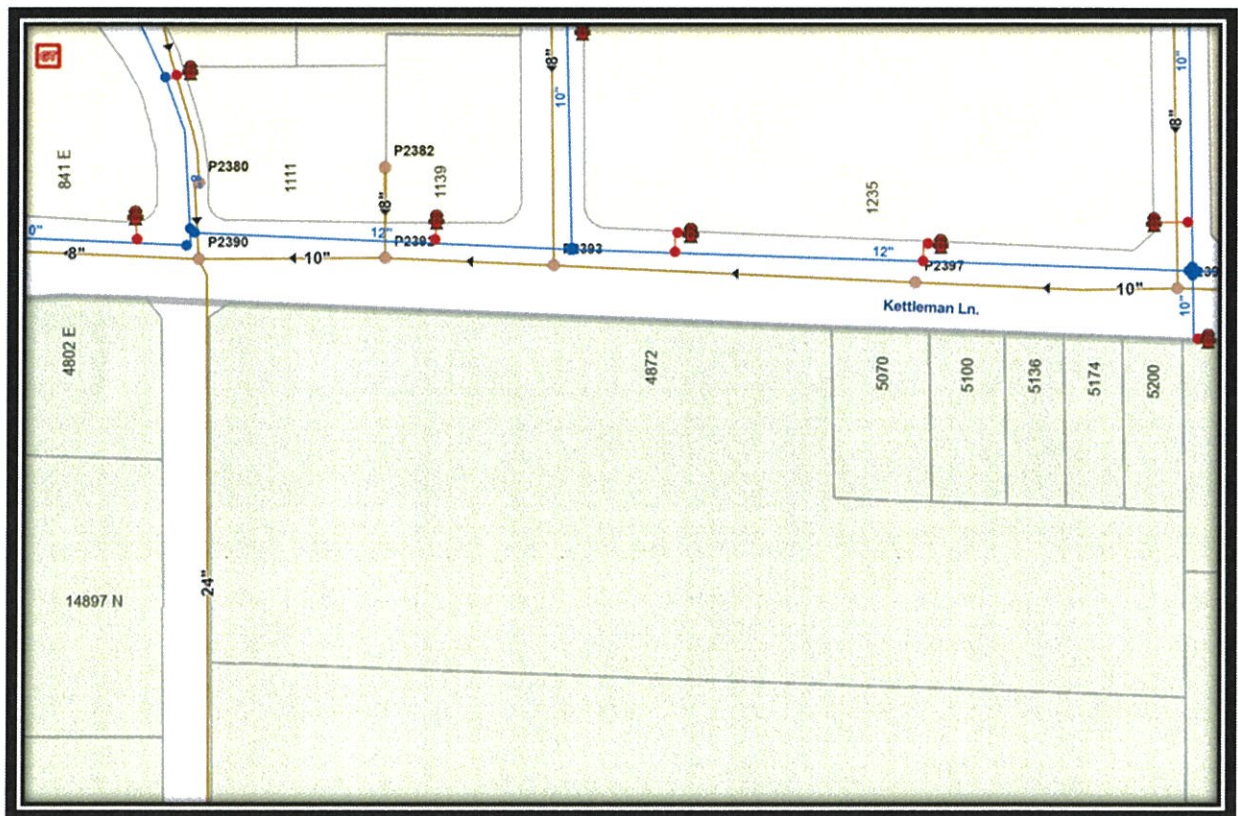
- (a) **Community Services:** Necessary urban services will be provided by the City of Lodi. The City will provide potable water, wastewater treatment,



storm water management, electrical service and street maintenance, law enforcement and fire protection as well as all other services provided by the City. Overall, the annexation plan found that existing public services and improvements proposed by the project would be adequate to serve the territory and its future residents.

Territory development will not require the extension of utility services provided by the City. There is a 12" potable water line and 10" sewer line within Kettleman Lane frontage and a 24" sewer line along the project site frontage on Beckman Road. All of the lines have been designed for capacity in accordance with the City's General Plan and respective utility master plans. With existing lines in place and adequate capacity the project will further the efficiency of the existing City systems.

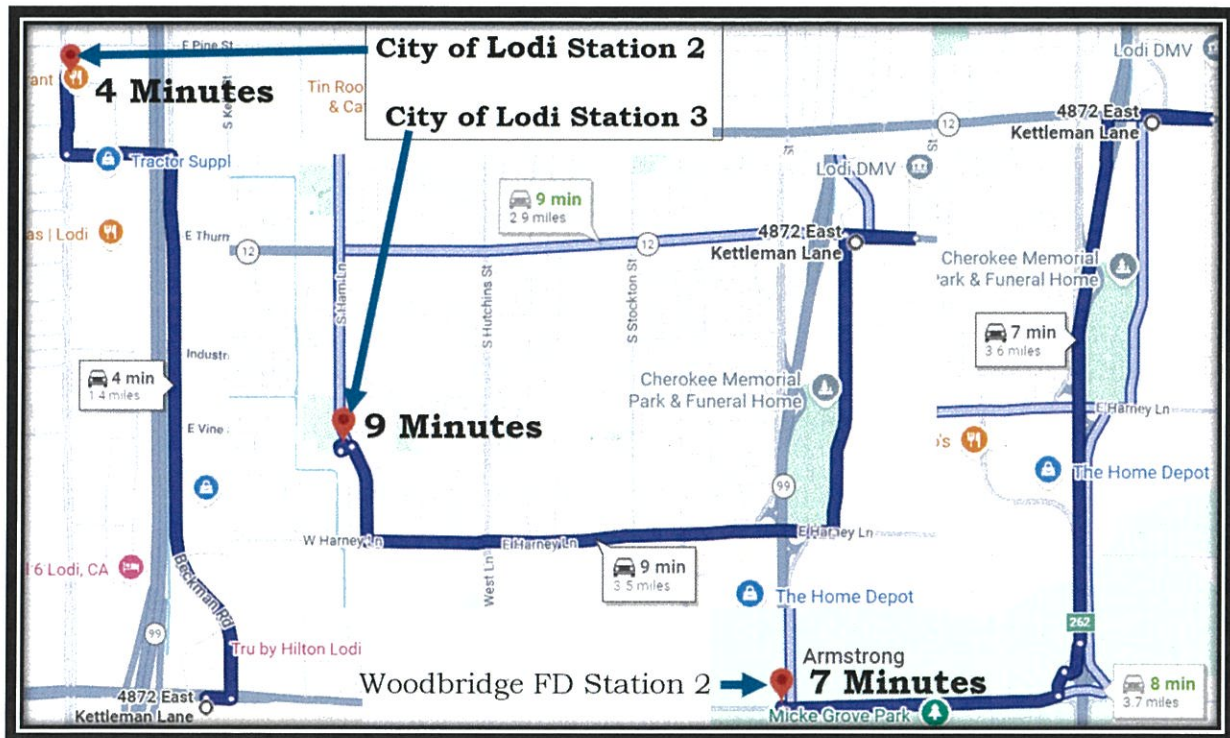
The adopted Commission policy is, "An annexation shall be approved only if ... demonstrates that adequate services can be provided with the timeframe needed by the inhabitants of the annexed area." With utilities readily available, the Maverik Reorganization is consistent with this policy.



The reorganization includes a request to detach the property from the Woodbridge Fire Protection District (WFD). The City of Lodi's request to detach the territory from WFD with the City providing fire protection services. The request for detachment is consistent with Commission Sphere of Influence Policy 9 that states:

9. **Sphere Hierarchy:** Where an area could be assigned to the sphere of influence of more than one agency providing needed service, the following hierarchy shall apply dependent upon ability to serve, unless an agency or district has specialized capacity to provide such service:
- Inclusion within a municipality sphere of influence.
 - Inclusion within a multipurpose district sphere of influence.
 - Inclusion within a single-purpose district sphere of influence.

City fire stations are well positioned to provide services to the territory with Stations No. 2 and No. 3 within three (3) miles of the territory. The nearest City of Lodi Fire Station is Station 2, located at 2 South Cherokee Lane. Lodi Station 2 is approximately 1.4 miles from the territory with an estimated Code 3 travel time of 4 minutes. Lodi Station 3 located at 2199 Ham Lane that is approximately 3 miles from the territory with a Code 3 travel time of approximately 9 minutes.



The nearest WFD station to the territory is WFD Station 2 located at 2601 Armstrong Road, just west of the intersection of West Lane/Hutchins Street and Armstrong Road. WFD Station 2 is approximately 3.6 miles from the territory with an estimated Code 3 travel time of 7 minutes.

The financial impact of detachment to WFD is estimated by the County Auditor to be \$4,099.23 for the current fiscal year as shown on the table on the next page.

The Commission's policy regarding annexations, detachment and reorganization Policy 12 states:

Adverse Impact of Annexation on the Other Agencies

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. Significant adverse effects shall include the effect of proposals that negatively impact special districts' budgets ... LAFCo will not approve detachments from special districts or annexations that fail to provide adequate mitigation of the adverse impact on the district.

Maverik Reorganization to the City of Lodi (LAFC 12-26)
2026-27 Property Tax Revenue Change (1% Tax (1 PCT) & Direct Charges (DC))

	OLD 1 PCT \$	OLD 1 PCT %	NEW 1 PCT \$	NEW 1 PCT %	DIFF 1 PCT \$	DIFF 1 PCT %	DIFF DC \$	SUM DIFF \$
COUNTY GENERAL	4,274.74	0.195168	8,210.46	0.249905	3,935.72	0.054737	-	3,935.72
ROAD DISTRICT 4	793.76	0.036240	-	-	(793.76)	(0.036240)	-	(793.76)
WOODBRIIDGE RURAL FIRE	4,054.23	0.185100	-	-	(4,054.23)	(0.185100)	(45.00)	(4,099.23)
CITY OF LODI	-	-	912.27	0.166603	912.27	0.166603	-	912.27
OTHER	12,780.18	0.583492	12,780.18	0.583492	-	-	-	-
TRA TOTAL	21,902.91	1.000000	21,902.91	1.000000	(0.00)	-	(45.00)	(45.00)

Government Codes Section 56886 provides that: Any ... reorganization may provide for, or be made subject to ... terms and conditions. If a ... reorganization is made subject to ... terms and conditions in the commission's resolution ... the terms and conditions imposed shall prevail in the event of a conflict between a specific term and condition ...



Payments Taxes, charges, and assessments Bonds, contracts, and other obligations (a) The payment of a fixed or determinable amount of money, either as a lump sum or in installments, for the ... transfer ... of all ... existing property ... of any district.

To ensure that the impact created by the loss of property tax generated from the transferred territory, a Certificate of Completion for the reorganization will not be recorded until a mitigation agreement is reached and executed by the City, FJ Management and WFD is submitted to the Commission. As a condition, the parties have one year to reach agreement or apply for an extension of time prior to that date (Government Code Section 57001).

Additional information regarding the level and range of public services is presented in the annexation plan and a in the project's environmental checklist. The design, engineering, and construction of infrastructure improvements and financing of needed services will be the developer's responsibility subject to all applicable City of Lodi standards and specifications.

- (d) **Planned, Orderly, Efficient Patterns of Urban Development:** The Maverik annexation is within the City's existing Sphere of Influence and within an unincorporated territory approximately 350 feet east of the Kettleman Lane/SR 99 interchange.

The Commission's policy is that "Proposals to annex ... or otherwise correct illogical distortion of boundaries will normally be approved." Furthermore, it is the Commission's policy that, "Annexations to agencies providing urban services shall be progressive steps toward filling in the territory designated by the affected agency's adopted sphere of influence. Proposed growth shall be from inner toward outer areas."

Kettleman Lane is currently the southern boundary of the City on the east side of State Route 99. The proposed Maverik reorganization territory being on the south side of Kettleman will form southern boundary of the City. The City of Lodi is growing in a manner consistent with Commission's policy from inner to outer areas..

The City's General Plan designation for the territory and general area is Commercial. The north side of Kettleman Lane is developed with land uses serving the general motoring public – QSR drive-throughs, fueling station, convenience market, etc. The Maverik fueling station and convenience market will be consistent with this land use pattern.



- (g) **Regional Transportation Plan (RTP):** The 2022 RTP identifies improvements to the Kettleman Lane/SR 99 interchange (Project # SJ11-2015). The City of Lodi is identified as the lead agency for delivery of a project to reconstruct the interchange and widen to free-flowing interchange. The project is expected to be delivered by 2036 with an expected cost of \$35,000,000.

The development plan associated with the reorganization will generate needed transportation funds for the project in terms of impact fees, sales tax and gas tax. The project will also dedicate right-of-way for complete streets for all users on both Kettleman Lane and Beckman Road. The planned improvements will facilitate maximum transportation system performance upon completion of the Kettleman Lane/SR 99 interchange project. Thus, the Maverik reorganization is consistent with the adopted RTP.

The RTP Vehicle Miles Travelled (VMT) 2046 goal is 25.53 miles per capita. The City found that that project is exempt from VMT analysis pursuant to the the "Technical Advisory on Evaluating Transportation Impacts in CEQA" technical report by the Governor's Office of Planning and Research. This report provides for a general threshold of 50,000 square feet per establishment as an indicator as to whether a retail store can be considered local-serving or not. The development plan for the Maverik reorganization has a build-out of approximately 30,972 square feet. Therefore, the City determined that development plan for The project is exempt from VMT analysis.

(l) **Timely availability of water supplies:** Potable water to the territory within the Maverik Reorganization area will be served by the City of Lodi. The City adopted the City of Lodi 2020 Urban WaterManagement Plan (UWMP). The UWMP serves as a long-term planning document for sustainable water supply, and includes a description of water sources, historical and projected water use, and a comparison of water supply and demand during normal and dry years. The UWMP has identified regional water demand in normal, single dry, and multiple dry years in five-year increments. Water demand projections were based on buildout of the City's General Plan.

The UWMP indicates that the City would have up to approximately 21,000 acre-feet per year (AFY) for 2025 and 21,000 AFY for 2030 in a normal year. The tables below show the projected supply and demand totals under multiple dry year conditions scenarios for the first, second, third, fourth, and fifth years.



Table 5.19-1: Water Supply and Demand – Normal Year (AFY)

	2025	2030	2035	2040	2045
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
NOTES: (-) indicates a negative value SOURCE: City of Lodi 2020 Urban Water Management Plan, August 2021					

Table 5.19-2: Water Supply and Demand – Single Dry Year (AFY)

	2025	2030	2035	2040	2045
Supply Totals	18,000	18,000	18,000	18,000	18,000
Demand Totals	1,4663	15,512	16,410	17,360	18,365
Difference	3,337	2,488	1,590	640	(-) 365
NOTES: (-) indicates a negative value SOURCE: City of Lodi 2020 Urban Water Management Plan, August 2021					



Table 5.19-3: Water Supply and Demand – Multiple Dry Years (AFY)

		2025	2030	2035	2040	2045
1 st Year	Supply Totals	18,000	18,000	18,000	18,000	18,000
	Demand Totals	14,463	15,512	16,410	17,360	18,365
	Difference	3,337	2,488	1,590	640	(-)365
2 nd 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
3 rd 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
4 th 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
5 th 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
NOTES: (-) indicates a negative value SOURCE: City of Lodi 2020 Urban Water Management Plan, August 2021						



Based on the above, the City of Lodi anticipates a water supply shortage by 2045 in one-dry year. The City has identified two water 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 non-potable water distribution to supply raw water from the Woodbridge Irrigation District (WID) to urban customers for irrigation purposes to reduce demand on groundwater supplies.

Monitoring and Inclusion of the above water supply options within the City's Capital Improvement Plan 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.

Attachments:

- Attachment 1 City of Lodi City Council Resolution 2025-134
- Attachment 2 Property Tax Sharing Agreement (A-26-35)
- Attachment 3 Property Owner Consent
- Attachment 4 SJLAFCo Resolution of Approval
- Attachment 5 Boundary Map and Legal Description
- Attachment 6 Pre-zoning Map



Attachment 1

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

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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, Yepez and
Mayor Bregman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Nakanishi

ABSTAIN: COUNCIL MEMBERS – None



Olivia Nashed
City Clerk

2025-134

Attachment 2

Master Annexation Agreement

County of San Joaquin & City of Lodi
Amended Agreement for Property Tax Allocation upon Annexation

A-23- 25
2/28/23

AGREEMENT entered into this 18 day of January, 2023 by and between the City of Lodi, hereinafter referred to as "CITY" and the County of San Joaquin, hereinafter referred to as "COUNTY";

PREAMBLE:

CITY and COUNTY acknowledge that both CITY and COUNTY have increasing service responsibilities with restrained revenue resources. There is no consensus between CITY and COUNTY regarding the analysis of local government funding issues arising from annexations. CITY and COUNTY each have their own distinctive and differing perspectives on costs and revenues generated by annexed areas. However, there is a statutory requirement for a Property Tax Allocation Agreement for the Local Agency Formation Commission to annex land.

WITNESSETH:

WHEREAS, Article 13A, Section 1 of the Constitution of the State of California limits ad valorem taxes on real property to one percent (1%) of full cash value; and

WHEREAS, Chapter 6 of Part 0.5 of Division 1 of the Revenue and Taxation Code (Sections 95 et. seq.) provides for the allocation of property tax revenues; and

WHEREAS, CITY and COUNTY must have an agreement for the allocation of property tax revenues upon annexation.

NOW, THEREFORE, in consideration of the premises and the following terms and conditions, the parties hereto agree as follows:

1. DEFINITIONS. The words and phrases in this Agreement shall have meanings as set forth below:
 - A. "Annexation Property Tax Base" shall mean the Base Year sum of the ad valorem tax allocated to Detaching Special Districts, as defined herein, and to COUNTY within the area being annexed.
 - B. "Detaching Special Districts" shall mean those political subdivisions organized pursuant to the laws of the State of California whose functions within the area being annexed are terminated and/or assumed by CITY.
 - C. "Detachment" shall mean the removal from a special district of any portion of the territory of that special district.
 - D. "Base Year" shall mean the assessed valuation applicable to the property and improvements within the area being annexed at the time the application for annexation is submitted to the Local Agency Formation Commission (LAFCo).
 - E. "Incremental Growth" shall mean the total increase or decrease in the property tax base over

the base year within the annexed area.

2. PROPERTY TAX ALLOCATION.

Upon each annexation, property tax allocation shall be determined pursuant to one of the following provisions:

- A. For annexations that involve Detachment from a fire district, CITY and COUNTY shall, upon each annexation that in whole or in part, involves Detachment from a fire district, share in the Annexation Property Tax Base pursuant to the ratio of 10% CITY and 90% COUNTY, and all Incremental Growth thereof pursuant to the ratio of 40% CITY and 60% COUNTY for all portions of the annexation that involve Detachment from a fire district.
- B. For annexations that do not involve Detachment from a fire district, CITY and COUNTY shall, upon each annexation that in whole or in part, does not involve Detachment from a fire district, share in the Annexation Property Tax Base and Incremental Growth thereof, for all portions of the annexation that do not involve Detachment from a fire district, as follows:
 - i. Consolidated fire districts established prior to June 15, 1996, pursuant to the ratio of 20% CITY and 80% COUNTY.
 - ii. Consolidated fire districts established between June 15, 1996 and June 15, 2003, pursuant to the ratio of 15% CITY and 85% COUNTY.
 - iii. Consolidated fire districts established subsequent to June 15, 2003, pursuant to the ratio of 10% CITY and 90% COUNTY.

C. For annexations by the cities of Escalon and Ripon Only, notwithstanding Subsections 2A and 2B, CITY and COUNTY shall, upon each annexation, share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 36.6% CITY and 63.4% COUNTY, until such time as the current population of CITY, based on the most recent estimates published by the California State Department of Finance, exceeds 18,000.
D. For the City of Tracy 200 3 Gateway annexation only, CITY and COUNTY, from the date of this agreement forward, shall share in the Annexation Property Tax Base and all Incremental Growth thereof pursuant to the ratio of 15% CITY and 85% COUNTY.

3. APPLICATION OF AGREEMENT.

- A. Term. The provisions of this Agreement shall apply to all pending and future annexations from the effective date of this Agreement through July 31, 2029, unless otherwise terminated under Section 10.
- B. Effective date. The effective date of property tax allocation for each annexation shall be determined in accordance with Government Code Section 54902 and any succeeding statutory provisions. Currently, statements of boundary change must be filed with the State Board of Equalization on or before December 1 of the year immediately preceding the year in which property taxes are to be shared.
- C. Future property taxes. The provisions of this Agreement would also apply to any property exempt from ad valorem taxes which subsequently became taxable within the area to be annexed.

- D. Terms of subsequent agreements. Except as noted in Section 2, property tax share allocated to CITY from future annexation areas will be no lower than any other city in San Joaquin County with the same criteria.

4. JOINT REVIEW.

CITY and COUNTY may jointly review COUNTY property tax records from time to time or as requested by CITY to verify accurate distribution under the Agreement.

5. EXCLUSIONS.

- A. The Agreement shall not apply to proposed annexation areas where the COUNTY is currently receiving transient occupancy tax (TOT) revenues. Annexation agreements for areas where the COUNTY is currently receiving TOT revenues will be individually negotiated between the COUNTY and CITY to address the potential TOT loss to the COUNTY.
- B. The Agreement shall not apply to proposed annexation areas where gross taxable sales, subject to sales and use taxes, exceed \$1 million in the most recent year that taxable sales data is available from the State Board of Equalization or any other State successor organization that may provide taxable sales information. Annexation agreements for areas containing over \$1 million in taxable sales will be individually negotiated between the COUNTY and CITY to address the potential sales and use tax loss to the COUNTY.
- C. The Agreement shall not apply to annexations that, in whole or in part, include more than fifty (50) acres of COUNTY owned property. Such annexations will be considered under separately negotiated and mutually beneficial annexation and development agreements.

6. REGIONAL COOPERATION.

In consideration of the unique and mutual funding difficulties of both CITY and COUNTY, CITY and COUNTY will jointly develop and seek to implement changes in their activities which will improve the cost effectiveness of service delivery by both CITY and COUNTY, including but not limited to consolidation of services between governmental agencies and inter-agency contracting for services.

7. COUNTY CAPITAL FACILITIES FUNDING.

CITY recognizes the importance of regional services and facilities provided by the COUNTY for all residents of the entire COUNTY.

CITY shall contribute to COUNTY's funding for regional facilities by adopting or renewing a County facilities fee ordinance and resolution enacting and implementing the County Capital Facilities Fee (CFF) Program. In accordance with the requirements of Government Code Sections 66000 et seq., CITY shall adopt this ordinance and resolution prior to or concurrent with execution of this Agreement.

8. URBAN DEVELOPMENT COOPERATION.

A rational pattern of urban land uses is a common goal of CITY and COUNTY, as expressed in their respective General Plans. The efficient construction of urban infrastructure and the delivery of municipal services require cooperation between COUNTY and CITY within areas designated for urban development, specifically CITY'S Sphere of Influence.

- A. County General Plan Policy. COUNTY affirms the policies expressed in its General Plan that

support concentration of additional major urban development within urban centers.

- B. Urban Planning and Development Cooperation. The preparation of land use and infrastructure plans within CITY'S Sphere of Influence, consistent with statutory guidelines, is encouraged. COUNTY shall refer all land use applications requiring discretionary approval within CITY'S Sphere of Influence to CITY for review and comment.
- C. Capital Facilities Funding and Cooperation. CITY and COUNTY will cooperate in the development of infrastructure plans within CITY'S Sphere of Influence. Relative to areas for which CITY and COUNTY have jointly adopted master plans for infrastructure and, upon request by CITY, COUNTY will schedule an Area Development Impact Fee (ADIF) for public hearing. This ADIF will incorporate CITY development impact fees that are specifically required to support jointly planned infrastructure. COUNTY shall cooperate in the construction of capital facilities thus funded.

9. COMMUNITY SERVICE FACILITIES.

- A. Siting of Community Facilities. CITY and COUNTY recognize the importance of community services provided by COUNTY and other providers and also the importance of these services being convenient to residents of COUNTY making use of these services. Accordingly, as a part of the land use planning and pre-zoning for proposed municipal annexations, CITY will cooperate with COUNTY to identify community service needs of the local community and, where appropriate, work with COUNTY to locate potential sites for these community services facilities.
- B. CITY may elect to adopt or add to existing development impact fees in lieu of providing community service facility sites. Such fees may be administered within CITY or may be included as a component of the above-mentioned County Capital Facilities Fee.

10. TERMINATION.

This Agreement may be terminated, by any party hereto, upon six (6) months written notice which termination shall terminate the agreement for each and every party.

Said termination shall not affect annexations for which the LAFCo Executive Officer has issued a certificate of filing prior to the end of the six (6) month termination period.

11. GOVERNING LAW AND ATTORNEYS' FEES.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party because of any default under this Agreement or to enforce any provision of this Agreement, or to obtain a declaration of rights hereunder, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court. The standard of review for determining whether a default has occurred under this Agreement shall be the standard generally applicable to contractual obligations in California.

12. NOTICES.

Any notice of communication required hereunder among CITY and COUNTY must be in writing, and may be given either personally, by telefacsimile (with original forwarded by regular U.S. Mail) or by Federal Express or other similar courier promising overnight delivery. If personally delivered, a notice or communication shall be deemed to have been given and received when

delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday, or holiday shall be deemed to have been given and received on the next normal business day. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Such notices or communications shall be given to the parties at their addresses set forth below:

To CITY (City Manager):

Stephen Schwabauer
221 W. Pine St.
Lodi, CA 95241
Telephone: (209) 333-6700

With Copies To (City Attorney):

Janice Magdich
221 W. Pine St.
Lodi, CA 95241
Telephone: (209) 333-6700

To COUNTY (County Administrator):

Jerome C. Wilverding
County Administration Building
44 N. San Joaquin St., Ste. 640
Stockton, California 95202-2931
Telephone: (209) 468-3203

With Copies To (County Counsel):

Kimberly Johnson
County Administration Building
44 N. San Joaquin St., Ste. 679
Stockton, California 95202-2931
Telephone: (209) 468-0315

Any party hereto may at any time, by giving ten (10) days written notice to the other parties, designate any other address or facsimile number in substitution of the address or facsimile number to which such notice or communication shall be given.

13. SEVERABILITY.

If any provision of this Agreement is held invalid, void, or unenforceable but the remainder of this Agreement can be enforced without failure of material consideration to any party, then this Agreement shall not be affected and it shall remain in full force and effect, unless amended by mutual consent of the parties. Notwithstanding this severability clause, each subsection of Section 2 Property Tax Allocation and Section 5 Exclusions, is material and substantial and the failure of said subsection is the failure of material consideration, causing the agreement to be void from the date that the subsection is held invalid.

14. FURTHER ASSURANCES.

Each party shall execute and deliver to the other party or parties all such other further instruments and documents and take all such further actions as may reasonably necessary to carry out this Agreement and to provide and secure to the other party or parties the full and complete enjoyment of its rights and privileges hereunder.

15. CONSTRUCTION.

All parties have been represented by counsel in the preparation of this Agreement and no presumption or rule that ambiguity shall be construed against a drafting party shall apply to interpretation or enforcement hereof. Captions on sections and subsections are provided for convenience only and shall not be deemed to limit, amend, or affect the meaning of the provision to which they pertain.

16. OTHER MISCELLANEOUS TERMS.

The singular includes the plural; the masculine gender includes the feminine, "shall" is mandatory; "may" is permissive.

17. TIME.

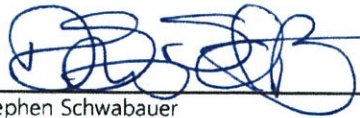
Time is of the essence of each and every provision hereof.

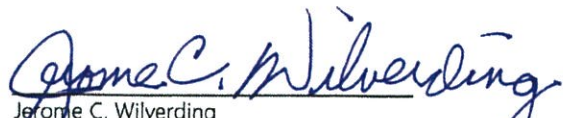
18. COUNTERPART.

This agreement may be executed in counterpart agreements, binding each executing party as if said parties executed the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

RECOMMENDED FOR APPROVAL:


Stephen Schwabauer
City Manager


Jerome C. Wilverding
County Administrator

CITY OF LODI


Mikey Mothi
Mayor

COUNTY OF SAN JOAQUIN


Robert Rickman
Chairman, Board of Supervisors

Approved as to Form

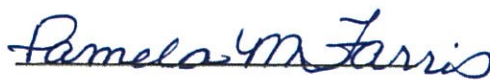

Janice Magdich
City Attorney jdm

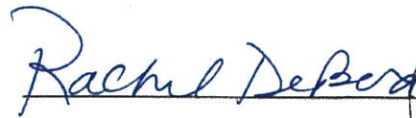
Approved as to Form


Kimberly Johnson
County Counsel

for:
ATTEST: Olivia Nashed
City Clerk

ATTEST: Rachél DeBord
Clerk of the Board of Supervisors






Signature: 
Janice D. Magdich (Feb 6, 2021 13:17 PST)
Email: jmagdich@lodi.gov

RESOLUTION NO. 2023-37

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE
CITY MANAGER TO EXECUTE AN AMENDED AGREEMENT FOR
PROPERTY TAX ALLOCATION UPON ANNEXATION WITH THE
COUNTY OF SAN JOAQUIN

=====

WHEREAS, the City of Lodi and County of San Joaquin have not had an Agreement for Property Tax Allocation upon Annexation (Agreement) since 2011; and

WHEREAS, in order for the City to consider future applications for annexation, such an agreement is required; and

WHEREAS, the proposed agreement doubles the historical share of property tax revenue the City has received from annexation; and

WHEREAS, the proposed agreement provides a financially sustainable path for future development for both the City and the County.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute an amended Agreement for Property Tax Allocation upon Annexation with the County of San Joaquin, in the form attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED, pursuant to Section 6.3q of the City Council Protocol Manual (adopted 11/6/19, Resolution No. 2019-223), the City Attorney is hereby authorized to make minor revisions to the above-referenced document(s) that do not alter the compensation or term, and to make clerical corrections as necessary.

Dated: February 15, 2023

=====

I hereby certify that Resolution No. 2023-37 as passed and adopted by the City Council of the City of Lodi in a regular meeting held February 15, 2023, by the following votes:

AYES: COUNCIL MEMBERS – Bregman, Craig, Khan, Nakanishi, and
Mayor Hothi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

Olivia Nashed

OLIVIA NASHED
City Clerk

Attachment 3

PROPERTY OWNER CONSENT FORM

The undersigned landowner hereby consents to inclusion of their property within the proposed change of organization or reorganization (local agency boundary change) described below.

Name of Proposal Maverik Annexation

Annex (add) to City of Lodi

Detach (remove) from San Joaquin County

(city or district name)

The undersigned owns the property below within the proposed annexation/detachment area.

Property Address 4872 E Kettleman Lane

Assessor's Parcel No. 061-020-15

**For landowners with multiple parcels, attach a list of additional property addresses & APNs.*

Please check the applicable box before signing below: ☐ Landowner(s) ☐ Authorized Agent

	Signer 1	Signer 2
Print Name	M. Thomas Schofield	
Signature	M. Thomas Schofield	
Date	Sept. 9, 2025	
Contact Info.	tom.schofield@FJMG.T.Com	

**All individuals listed on the property title or recorded deed must sign for valid consent. If there are more than two owners of record, complete and attach the second page of this form.*

***Agents signing on behalf of a landowner (corporation/company) must attach proper authorization.*

Attachment 4

ADMINISTRATIVE RESOLUTION NO. 26-1566

**BEFORE THE EXECUTIVE OFFICER OF THE SAN JOAQUIN LOCAL AGENCY
FORMATION COMMISSION APPROVING THE 9.76 ACRE MAVERIK REORGANIZATION
LOCATED AT 4872 EAST KETTLEMAN LANE (APN 061-020-15) TO THE CITY OF LODI
(LAFC 09-26)**

WHEREAS, the above Maverik Reorganization proposal including a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Annexation to the City of Lodi and Detachment from Woodbridge Fire Protection District was authorized to be filed by the City of Lodi City Council Resolution 2025-134 adopted on July 16, 2025; and

WHEREAS, the territory of the reorganization is a single parcel commonly referred to as 4872 East Kettleman Lane (APN 061-020-15) being a portion of the northwest quarter (NW ¼) of Section 18, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, County of San Joaquin, State of California and is fully described in the attached map and legal description; and

WHEREAS, the development plan for the proposed reorganization territory includes that upon annexation to the City, the territory will be subdivided into two (2) parcels; and

WHEREAS, the first parcel that will be developed in a single phase is 3.59 acres with a 5,982 square foot convenience store and 20 fueling positions (14 passenger vehicles and 6 commercial vehicles); and

WHEREAS, the second parcel that will be developed in one or more phases is 5.02 acres with an approximately 14,637 square foot commercial center and two (2) approximately 5,000 square foot quick serve restaurant (QSR) pads; and

WHEREAS, On April 7, 2025, the City made available for a thirty (30) day public review a Mitigated Negative Declaration for the Maverik Reorganization pursuant to the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines; and

WHEREAS, on October 13, 2025, the City recorded a Notice of Determination finding that there will not be a significant effect created by the annexation and development plan upon implementation of the Mitigation Monitoring Reporting Program; and

WHEREAS, pursuant to State Code of Regulations, Section 15096, the Commission is a responsible agency that considered the Mitigated Negative Declaration, Mitigation Measure Reporting Program and Notice of Determination prepared by the City of Lodi and the Commission evaluated and reached it's own conclusion as to whether and how to approve the proposed reorganization; and

WHEREAS, on October 13, 2022, the the Commission evaluated and adopted a comprehensive review of municipal services provided by the City of Lodi and

circumstances have not changed to the extent to necessitate the re-evaluation this review pursuant to Government Code Section 56425(g); and

WHEREAS, on January 18, 2023, the City of Lodi and San Joaquin County executed a master Property Tax Allocation Agreement with a term until July 31, 2029; and

WHEREAS, the City of Lodi filed an application for Maverik Reorganization to the Commission and a Certificate of Filing issued on April 9, 2026, by the Executive Officer for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, on July 27, 2026, a boundary map and legal description meeting State Board of Equalization protocol was approved by the San Joaquin County Surveyor and is attached to this resolution; and

WHEREAS, the Maverik Reorganization boundary filed by the City of Lodi is co-terminus with the boundaries of a single parcel of land, 8.81 acres in size owned by FJ Management, Inc., commonly referred to as 4872 East Kettleman Lane (APN 061-020-15) and 0.95 acres associated right-of-way along Kettleman Lane and Beckman Road; and

WHEREAS, the City of Lodi has multiple planning processes in place to assess whether levels of service provided are adequate to accommodate new growth, including the City of Lodi General Plan, the City's annual budgeting process, master planning processes for water supply and distribution, wastewater and sewer systems, storm water management, parks and open space as well as fire protection and law enforcement services; and

WHEREAS, the territory of the Maverik Reorganization is currently zoned by San Joaquin County as General Agricultural (AG(40)); and

WHEREAS, the territory of the Maverik Reorganization is within the City of Lodi Sphere of Influence, 10 year planning time horizon; and

WHEREAS, the Maverik Reorganization General Plan Land Use Element Map Designation as General Commercial and the City Council approved Pre-zoning to General Commercial; and

WHEREAS, State Government Code Section 56375(a)(1) states that the Commission shall have the power and duty to review and approve with or without amendment, wholly, partially, or conditionally proposals for changes of organization, consistent with written policies, procedures, and guidelines adopted by the commission"; and

WHEREAS, State Government Code Section 56662 states that the Commission may make determinations without a notice and hearing regarding Reorganization, detachment

or reorganization requests and waive protest proceedings entirely if said request meets certain criteria; and

WHEREAS, State Government Code Section 56662(1) states that the Commission may make a determination without a notice and hearing if the territory is uninhabited; and

WHEREAS, pursuant to Government Code Section 56662(1), the Maverik Reorganization territory is considered uninhabited with zero (0) registered voters residing within the boundaries of the territory; and

WHEREAS, State Government Code Section 56662(2) states that the Commission may make a determination without a notice and hearing if an affected local agency has not submitted a written demand for notice and hearing during the 10-day period as described in subdivision (c);

WHEREAS, pursuant to Government Code Section 56662(2) the Notice of Request for Comments was issued on April 7, 2026 allowing agencies and no written demands for notice and hearing were received; and

WHEREAS, State Government Code Section 56662(3)(B), the Commission may make a determination without notice and hearing if the proposal is accompanied by proof, satisfactory to the commission, that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the proposed reorganization has 100% property owner consent to be annexed as on September 9, 2025 written consent was signed by a representative of FJ Management Inc., Thomas Schofield, that was submitted as part of the application by the City of Lodi; and

WHEREAS, a Notice of Pending Territorial Boundary Change was published and posted on the Commission's website on April 28, 2026; and

WHEREAS, a sign of Pending Territorial Boundary Change was posted on the site; and

WHEREAS, there has not been any requests for a public hearing received regarding proposed Reorganization; and

WHEREAS, the project staff report by the Executive Officer evaluated the applicable factors set forth in Section 56668 of the California Government Code.

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 Executive Officer of the Commission has independently reviewed, considered, and concurs with the City's Notice of Determination adopted by the City of Lodi on June 11, 2025 and recorded on October 13, 2025.

Section 2. Finds that the proposal is uninhabited pursuant to State Government Code Section 56079.5.

Section 3. Finds that no written request for Notice and Hearing were received by either affected public agencies or members of the public.

Section 4. The owners representative, Thomas Schofield of FJ Management Inc., signed a consent to be annexed statement that is included as Attachment 3 of this resolution.

Section 5. Pursuant to California Government Code Section 56663, the commission waives protest proceedings pursuant to State Government Code Part 4 (commencing with Section 57000).

Section 6. Prior to the recordation of a Certificate of Completion for the reorganization, the applicant shall submit to the Executive Officer a duly executed detachment agreement by all vested parties for the detachment of territory from the Woodbridge Fire Protection District of 4872 East Kettleman Lane (APN 061-020-15), more fully described in Attachment 5, Boundary Map and Legal Description.

Section 7. Prior to the recordation of a Certificate of Completion for the reorganization, the applicant shall submit payment of all fees and costs incurred and expected for the processing, evaluation and approval of the Reorganization to the satisfaction of the Executive Officer.

Section 8. In the event that the zoning of the territory associated with the Maverik Reorganization is amended within twenty-four (24) months of this approval, then the City of Lodi shall notify the Commission pursuant to State Government Code Section 56375(e).

Section 9. Prior to any ground disturbing activities on the site, the applicant shall submit plans for review and approval to the San Joaquin County Department of Environmental Health for the following factors and site conditions:

- a. Connection to a public sewer system is required (San Joaquin County Development Title, Section 9-604.010(b)).
- b. This project shall be provided with public water service. A letter shall be submitted from the purveyor stating that these services either are bonded for or are in place, prior to final approval (San Joaquin County Development Title, Section 9-602.010).

- c. Destroy the abandoned well(s) under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-601.020(e).
 - i. Permit 75-290 indicates a domestic well to be destroyed under permit and inspection by this department.
 - ii. Permit 93-0495 indicates an agricultural well to be destroyed under permit and inspection by this department.
- d. Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
- e. A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
- f. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
- g. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - i. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. — Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - ii. Onsite treatment of hazardous waste — Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - iii. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County — Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - iv. Any amount of hazardous material stored in an Underground Storage Tank Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)

- v. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
- vi. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- vii. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault — Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.) i) Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- viii. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
- ix. Risk Management Plan requirement for covered processes

Section 10. Prior to any ground disturbing activities on the site, the applicant shall submit proof of participation in the San Joaquin Multi-Species Habitat Conservation Plan administered by SJCOG, Inc.; or, submit proof of issuance of all necessary permits from the appropriate local, state and federal agencies regarding habitat conservation.

Section 11. Prior to the issuance of a permit for future site development, the applicant shall submit plans to Caltrans District 10, Office of Metropolitan Planning for review and comment.

Section 12. The City of Lodi, shall defend, indemnify, and hold harmless SJLAFCo, its agents, officers, and employees, from any claim, action, or proceeding against SJLAFCo, its agents, officers, and employees, to attack, set aside, void or annul SJLAFCo's approval of the Maverik Reorganization, adoption of this Resolution, or any of the terms and conditions set forth herein.

Section 13. As allowed under Government Code Section 56107 and Government Code Section 56883, the Executive Officer may make non-substantive corrections to this Resolution to address any technical defects, clerical errors, mistakes, irregularities, or omissions.

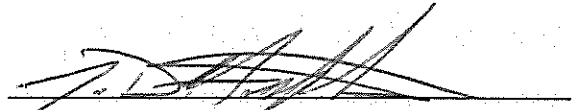
Section 14. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.

Section 15. The Commission finds that the proposed Reorganization, as amended, to the City of Lodi will be for the interest of residents, landowners and businesses of the City; and, to the territory proposed to be incorporated into the City of Lodi in accordance with the City's General Plan and applicable municipal code provisions, as amended.

ADMINISTRATIVELY ADOPTED this 26th day of August 2026.

San Joaquin LAFCo
Resolution 1565
August 26, 2026

APPROVED:



J.D. HIGHTOWER, EXECUTIVE OFFICER

San Joaquin Local Agency Formation Commission

ATTEST:



MITZI STITES, COMMISSION CLERK/ANALYST
San Joaquin Local Agency Formation Commission

Attachment 5

July 17, 2026

EXHIBIT "A"

GEOGRAPHIC DESCRIPTION OF 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 TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER;
5. SOUTH 00°19'45" EAST, A DISTANCE OF 227.59 FEET ALONG SAID EAST QUARTER SECTION LINE;
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°33'02" WEST, A DISTANCE OF 61.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BECKMAN ROAD;
8. NORTH 0°26'58" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BECKMAN ROAD, A DISTANCE OF 404.86 FEET TO A POINT ON THE LODI CITY LIMIT LINE DESCRIBED IN CITY OF LODI RESOLUTION NO. 3919;
9. SOUTH 87°38'08" EAST ALONG SAID CITY LIMIT LINE, A DISTANCE OF 56.07 FEET;
10. NORTH 45°56'49" 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 716.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

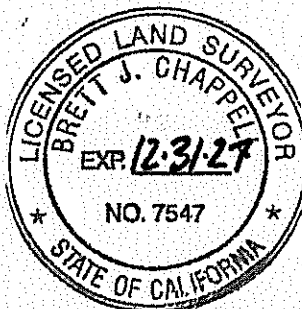
CONTAINING 9.76 ACRES MORE OR LESS

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.

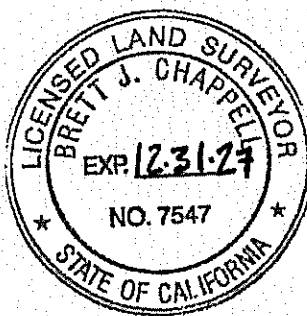
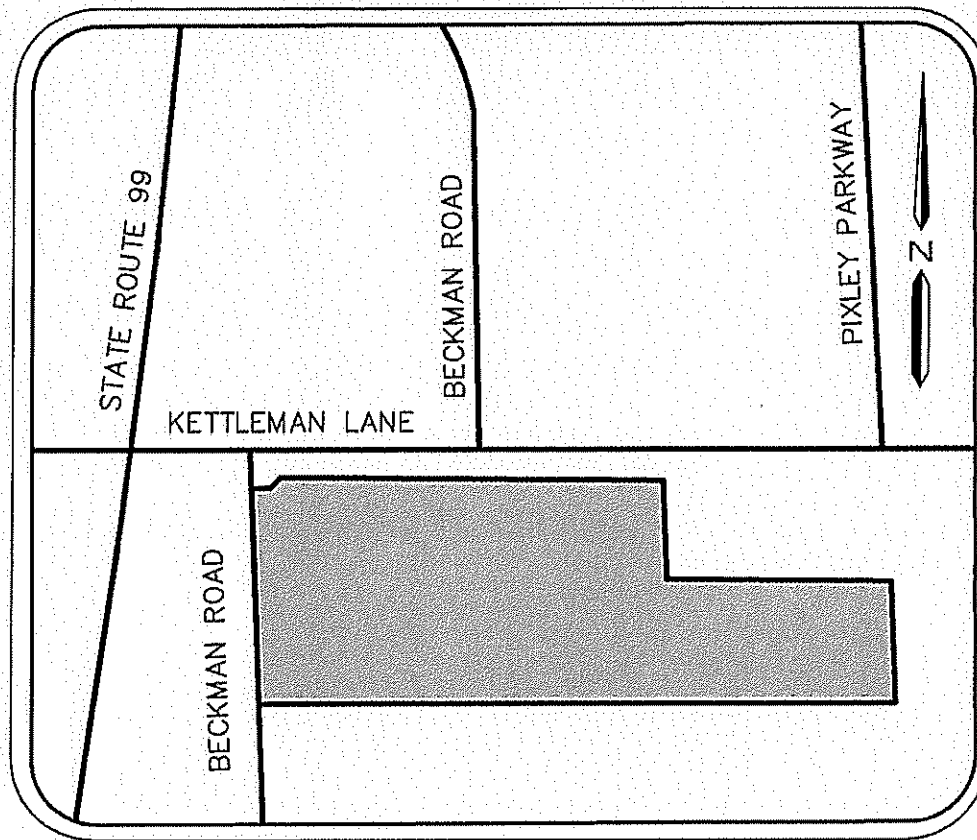
Brett Chappell

BRETT CHAPPELL
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: 7547



7.17.2026
DATE:

VICINITY MAP



Brett Chappell
7.17.2026

SHEET	1 OF 3
SCALE:	NA
DATE:	7/17/2026
PREPARED BY:	HS/BJC
Job. No.:	2026008

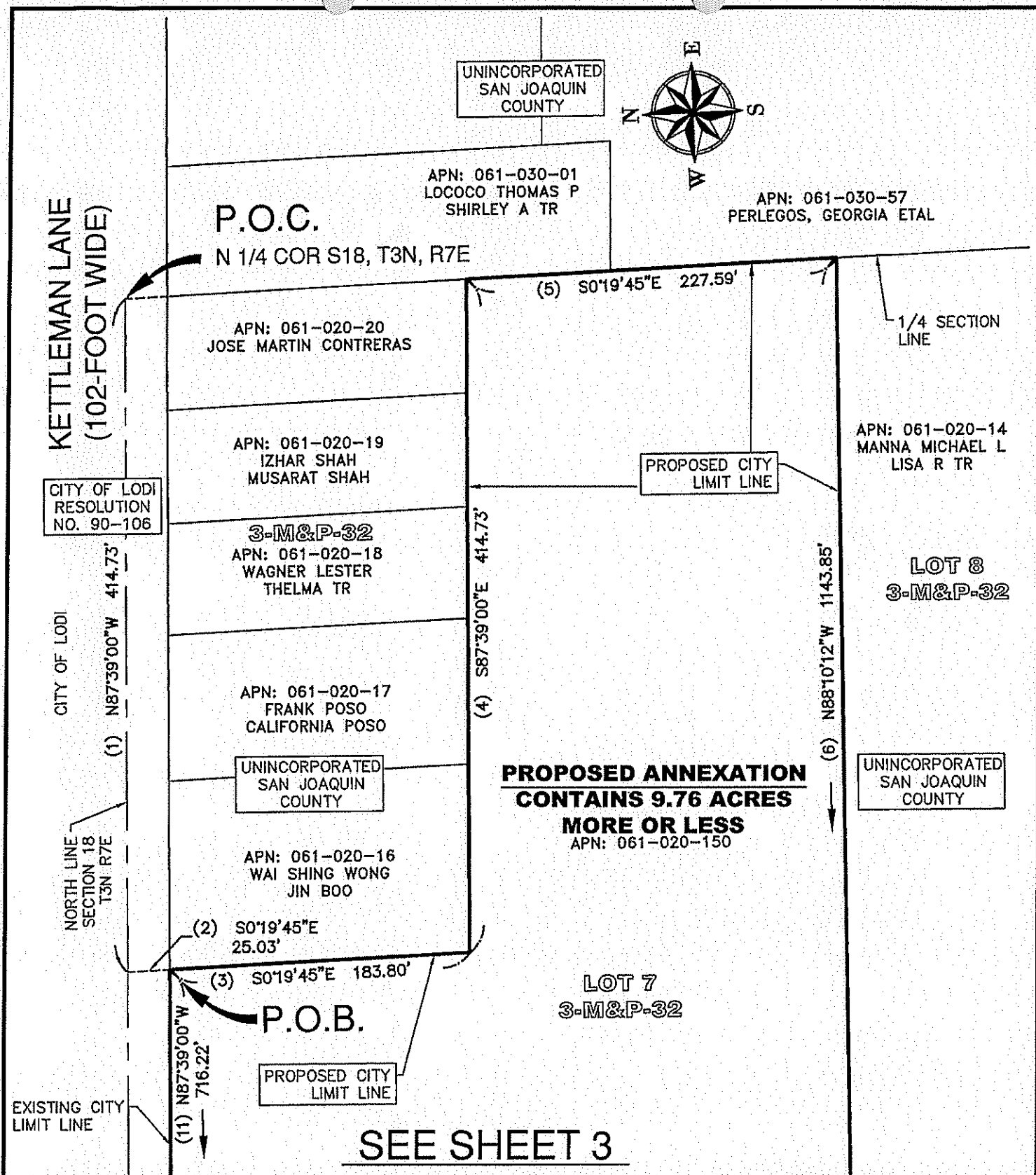
EXHIBIT "B"
MAVERIK REORGANIZATION
TO THE CITY OF LODI
(LAFC 12-26)

COUNTY OF SAN JOAQUIN

STATE OF CALIFORNIA



CHAPPELL
GEOMATICS, INC.
147 N 1st Avenue
OAKDALE, CA, 95361
PHONE: (209) 845 9694
WWW.CHAPGE0.COM



SHEET	2 OF 3
SCALE:	1"=80'
DATE:	7/17/2026
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.CHAPPEO.COM

SEE SHEET 2

APN: 061-020-14
MANNA MICHAEL L
LISA R TR

**PROPOSED ANNEXATION
CONTAINS 9.76 ACRES
MORE OR LESS**

APN: 061-020-150

CITY OF LODI
RESOLUTION
NO. 90-106

LOT 8
3-M&P-32

UNINCORPORATED
SAN JOAQUIN
COUNTY

LOT 7
3-M&P-32

PROPOSED CITY
LIMIT LINE

EXISTING CITY
LIMIT LINE

PORTION OF VARIABLE WIDTH
STRIP OF LAND DEDICATED TO
THE STATE OF CALIFORNIA FOR
CONSTRUCTION AND MAINTENANCE
OF PUBLIC HIGHWAY PER O.R.
VOLUME 2052, PAGE 130, SAN
JOAQUIN COUNTY RECORDS

BECKMAN ROAD

(10)
N45°56'49"E
27.59'

CITY OF LODI
RESOLUTION
NO. 3919

(9) S87°38'08"E
56.07'

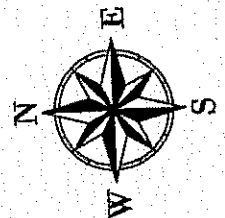
EXISTING CITY
LIMIT LINE

(8) N0°26'58"W 404.86'

CALTRANS 56' RIGHT-OF-WAY
RELINQUISHMENT TO THE
COUNTY OF SAN JOAQUIN
BY RESOLUTION NO. R-475

UNINCORPORATED
SAN JOAQUIN
COUNTY

(7) S89°33'02"W
61.77'



SHEET 3 OF 3

SCALE: 1"=80'

DATE: 07/17/2026

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



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GEOMATICS, INC.**

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OAKDALE, CA, 95361

PHONE: (209) 845 9694

WWW.CHAPGED.COM

Attachment 6

STATE HIGHWAY 99

CITY OF LODI

BECKMAN RD.

PIXLEY PKY.

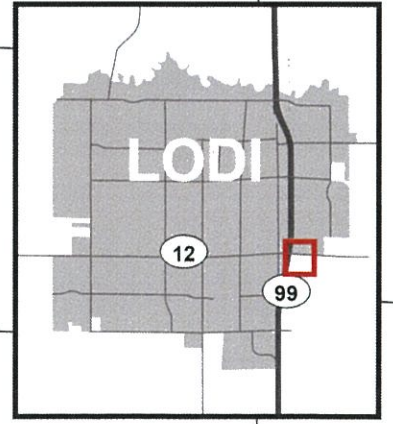
E. KETTLEMAN LN.

GENERAL COMMERCIAL
(GC)
8.81 AC.

BECKMAN RD.

SJ COUNTY

0 160 320
Feet



MAVERIK PRE-ZONING EXHIBIT CITY OF LODI COMMUNITY DEVELOPMENT DEPT.

Annexation Area