

PHASE 4 INCREMENTAL ZONING CODE AMENDMENTS

PRESENTATION TO LODI PLANNING COMMISSION BY COMMUNITY DEVELOPMENT DEPARTMENT

REQUEST TO RECOMMEND CITY COUNCIL APPROVAL
OF THE PHASE 4 ZONING CODE AMENDMENTS
Annexation, Growth Management & Orderly Development

2025-01 Z

AUGUST 12, 2026

PHASE 4 DEVELOPMENT CODE UPDATE

ANNEXATION & ORDERLY GROWTH IN LODI'S SPHERE OF INFLUENCE

CODIFYING LONG-STANDING POLICIES. CREATING A CLEAR, PREDICTABLE PROCESS.



PRIMARILY CODIFICATION, NOT NEW POLICY

Phase 4 places into the Municipal Code procedures, standards, and requirements that have long been established through the City's General Plan, Growth Management Ordinance, State law, LAFCO requirements, and standard City practices.

These policies and practices have guided the City's review of annexation proposals for nearly 20 years—many have never been formally codified in the Development Code.



WHY PHASE 4?

- ✓ Brings existing requirements together into a clear, transparent, and predictable framework.
- ✓ Helps property owners, applicants, decision-makers, and the public understand the annexation process.
- ✓ Addresses annexation procedures, agricultural land conservation, infrastructure and service planning, comprehensive master planning, parkland and open space, and Williamson Act contracts.



COUNCIL WORKSHOP DIRECTION

At its June 9, 2026 Annexation and Growth Management Workshop, the City Council emphasized the need for a more comprehensive and predictable framework for evaluating future annexations.

KEY NEW PROCEDURAL ELEMENT: PRELIMINARY MERIT HEARING

Allows the Planning Commission to review a preliminary annexation proposal and make a recommendation to the City Council. The Council then decides whether the proposal should proceed to a formal application—providing early direction before an applicant invests significant time and expense.

TWO-STAGE ANNEXATION PROCESS

(New in Chapter 17.77)



1. PRELIMINARY MERIT HEARING

Applicant submits a preliminary proposal. Planning Commission reviews and makes a recommendation to the City Council.



CITY COUNCIL DETERMINATION

Council decides whether the proposal should proceed to a formal annexation application.



2. FORMAL APPLICATION

If directed to proceed, applicant submits comprehensive application, studies, and environmental review.



CITY COUNCIL AUTHORIZATION

Council reviews the proposal and, by resolution, authorizes submittal to LAFCO for final approval.

This process provides early direction, protects public resources, and supports orderly, well-planned growth.

WHAT'S INCLUDED



CHAPTER 15.69 AGRICULTURAL MITIGATION FEE (New Chapter)

- One-to-one (1:1) mitigation for loss of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.
- Payment of fee or direct preservation of agricultural land.
- Mitigation within San Joaquin County with long-term conservation and monitoring.



CHAPTER 15.70 PARKLAND DEDICATION & IN-LIEU FEES (New Chapter)

- Codifies parkland dedication and in-lieu fee requirements.
- Parkland standard: 5 acres per 1,000 residents.
- Coordinates park planning with master planning for annexations.
- Supports General Plan goal of ~8 acres of parks and open space per 1,000 residents.



SECTION 17.28.040 PLANNED DEVELOPMENT (PD) OVERLAY ZONING DISTRICT (Amended Section)

- Ensures PDs remain consistent with General Plan, Growth Management, and master planning.
- Clarifies PD flexibility cannot avoid annexation criteria, infrastructure, environmental review, or mitigation.
- Deviations must provide equal or greater public benefit and design quality.



CHAPTER 17.77 BOUNDARY CHANGES (New Chapter)

- Comprehensive process for annexations, detachments, reorganizations, and Sphere of Influence amendments.
- Two-stage process begins with a preliminary Merit Hearing.
- Codifies General Plan criteria and requires master planning, rezoning, environmental review, and fiscal & infrastructure analyses.
- Recognizes LAFCO requirement for Council authorization before submittal.



CHAPTER 17.78 WILLIAMSON ACT REGULATIONS (New Chapter)

- Establishes local procedures for properties subject to Williamson Act contracts.
- City Council determines appropriate contract-resolution pathway as part of annexation.
- Prevents development until contract expired or lawfully cancelled.
- Requires documentation and recorded agreements.



WESTSIDE "F" ANNEXATION CONTEXT

- Submitted in 2025—exempt from the new Merit Hearing process.
- Includes land subject to Williamson Act contracts and conversion of Prime Farmland.
- Relies on Phase 4 provisions establishing Williamson Act regulations and agricultural mitigation requirements.



PHASE 4 GOAL: A CLEAR, TRANSPARENT, AND PREDICTABLE FRAMEWORK TO GUIDE ANNEXATION AND ORDERLY GROWTH WHILE PROTECTING AGRICULTURAL LANDS, PUBLIC RESOURCES, AND COMMUNITY VALUES.



PHASE 4 DEVELOPMENT CODE UPDATE

WHAT'S INCLUDED

Building a clear, comprehensive framework for annexation and orderly growth in Lodi's Sphere of Influence.



CHAPTER 15.69 AGRICULTURAL MITIGATION FEE

(New Chapter)

- ✓ One-to-one (1:1) mitigation for loss of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.
- ✓ Payment of fee or direct preservation of agricultural land.
- ✓ Mitigation within San Joaquin County with long-term conservation and monitoring.
- ✓ Implements General Plan Policies C-P7 & AG-P.



CHAPTER 15.70 PARKLAND DEDICATION & IN-LIEU FEES

(New Chapter)

- ✓ Codifies parkland dedication and in-lieu fee requirements consistent with the Quimby Act and General Plan Policy P-P2.
- ✓ Parkland standard: 5 acres per 1,000 residents.
- ✓ Coordinates park planning with the required master planning process for annexations and larger development areas.
- ✓ Supports the General Plan goal of ~8 acres of combined parks and open space per 1,000 residents.



SECTION 17.28.040 PLANNED DEVELOPMENT (PD) OVERLAY ZONING DISTRICT

(Amended Section)

- ✓ Ensures PD zoning remains consistent with the General Plan, Growth Management, and master planning requirements.
- ✓ Clarifies PD flexibility cannot be used to avoid annexation criteria, infrastructure requirements, environmental review, or required mitigation.
- ✓ Requires deviations from development standards to provide equal or greater public benefit and design quality.



CHAPTER 17.77 BOUNDARY CHANGES

(New Chapter)

- ✓ Comprehensive process for annexations, detachments, reorganizations, and Sphere of Influence amendments.
- ✓ Two-stage annexation process beginning with a preliminary Merit Hearing.
- ✓ Codifies existing General Plan criteria and requires comprehensive applications, environmental review, and infrastructure and fiscal analyses.
- ✓ Requires rezoning and comprehensive master planning of qualifying annexation areas.
- ✓ Recognizes LAFCO requirement for City Council authorization before submittal.



CHAPTER 17.78 WILLIAMSON ACT REGULATIONS

(New Chapter)

- ✓ Establishes local procedures for properties subject to Williamson Act contracts.
- ✓ City Council determines appropriate contract-resolution pathway as part of annexation.
- ✓ Prevents development until contract expired or lawfully cancelled.
- ✓ Requires documentation and recorded-agreement requirements as property transitions from agricultural to urban use.



WESTSIDE "F" ANNEXATION CONTEXT

- ✓ Submitted in 2025—exempt from the new Merit Hearing process.
- ✓ Includes land subject to Williamson Act contracts and conversion of Prime Farmland.
- ✓ Relies on Phase 4 provisions establishing Williamson Act regulations and agricultural mitigation requirements.



PHASE 4 GOAL: A clear, transparent, and predictable framework to guide annexation and orderly growth while protecting agricultural lands, public resources, and community values.



CHAPTER 15.69

AGRICULTURAL MITIGATION FEE

New Chapter

Establishes a formal agricultural mitigation program for development associated with annexation that converts Prime Farmland, Farmland of Statewide Importance, or Unique Farmland to urban uses.



IMPLEMENTS EXISTING GENERAL PLAN POLICIES C-P7 & AG-P

Implements policies that require mitigation for the loss of agricultural land.



CODIFIES A MINIMUM 1:1 MITIGATION RATIO

Establishes a minimum one-to-one (1:1) mitigation ratio through permanent agricultural conservation easements or equivalent mechanisms.



FLEXIBLE MITIGATION OPTIONS

Allows mitigation to be satisfied through payment of an Agricultural Mitigation Fee or, with City approval, through direct preservation of qualifying agricultural land.



MITIGATION WITHIN SAN JOAQUIN COUNTY

Requires agricultural mitigation to occur within San Joaquin County to support local farmland preservation goals.



ADMINISTRATION & MONITORING

Establishes requirements for administration, monitoring, and long-term protection of conserved farmland.



LONG-TERM PROTECTION OF FARMLAND

Ensures conserved agricultural land is permanently protected from future conversion to urban uses.



This chapter ensures that when the City grows into valuable agricultural areas, the loss of farmland is offset with **equal or greater preservation of agricultural land**—protecting our local farmland, strengthening the agricultural economy, and supporting a sustainable future for Lodi.

AG MITIGATION – 2010 EXISTING GENERAL PLAN POLICIES (CH. 7)

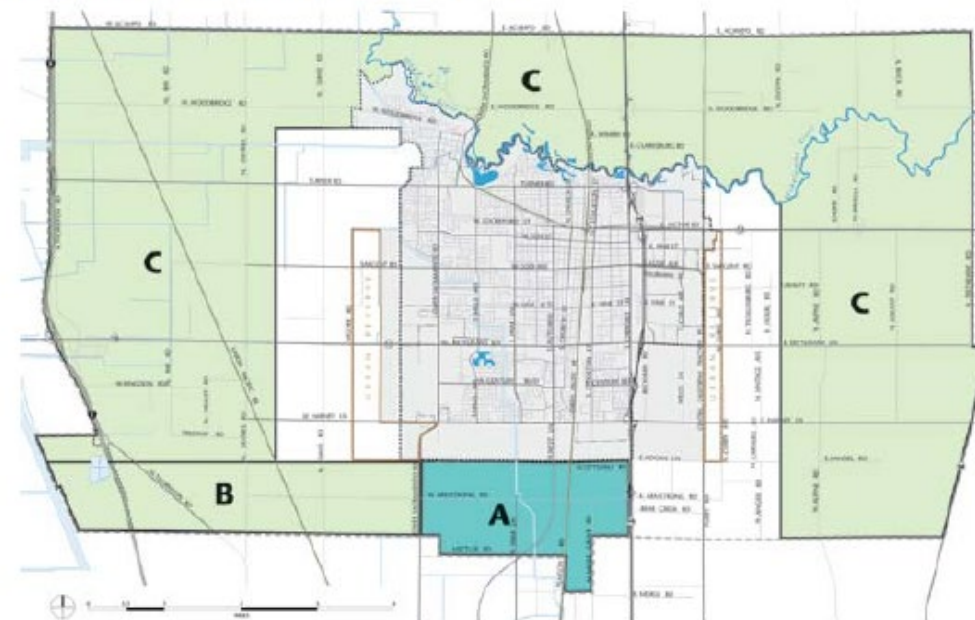
C-P7 Adopt an agricultural conservation program (ACP) establishing a mitigation fee to protect and conserve agricultural lands:

- The ACP shall include the collection of an agricultural mitigation fee for acreage converted from agricultural to urban use, taking into consideration all fees collected for agricultural loss (i.e., AB1600). The mitigation fee collected shall fund agricultural conservation easements, fee title acquisition, and research, the funding of agricultural education and local marketing programs, other capital improvement projects that clearly benefit agriculture (e.g., groundwater recharge projects) and administrative fees through an appropriate entity ("Administrative Entity") pursuant to an administrative agreement.
- The conservation easements and fee title acquisition of conservation lands shall be used for lands determined to be of statewide significance (Prime or other Important Farmlands), or sensitive and necessary for the preservation of agricultural land, including land that may be part of a community separator as part of

a comprehensive program to establish community separators. Agricultural land should be preserved at a minimum ratio of one-to-one for acres converted to urban use.

- The ACP shall encourage that conservation easement locations are prioritized as shown in Figure 7-5:
 - (A) the Armstrong Road Agricultural/Cluster Study area east of Lower Sacramento Road;
 - (B) the Armstrong Road Agricultural/Cluster Study area west of Lower Sacramento Road;
 - (C) elsewhere in the Planning Area, one mile east and west of the Urban Reserve boundaries respectively; and
 - (D) outside the Planning Area, elsewhere in San Joaquin County.
- The mitigation fees collected by the City shall be transferred to a farmland trust or other qualifying entity, which will arrange the purchase of conservation easements. The City shall encourage the Trust or other qualifying entity to pursue a variety of funding sources (grants, donations, taxes, or other funds) to fund implementation of the ACP.

FIGURE 7-5: CONSERVATION EASEMENT PRIORITY LOCATION



CHAPTER 15.70

PARKLAND DEDICATION & IN-LIEU FEES

New Chapter

Codifies the City's parkland dedication and in-lieu fee requirements consistent with the Quimby Act and General Plan Policy P-P2, supporting healthy communities and high-quality open space.



REQUIRES PARKLAND DEDICATION, IN-LIEU FEES, OR A COMBINATION

Residential development must provide parkland, pay an in-lieu fee, or provide a combination of land and fees to meet park requirements.



PARKLAND STANDARD: 5 ACRES PER 1,000 RESIDENTS

Establishes a minimum standard of five (5) acres of parkland for every 1,000 residents.



COORDINATES PARK PLANNING WITH MASTER PLANNING FOR LARGER AREAS

For annexation and larger development areas, park planning is coordinated with the required master plan to ensure adequate parkland is provided in the right locations at the right time.



SUPPORTS GENERAL PLAN GOAL: APPROXIMATELY 8 ACRES PER 1,000 RESIDENTS

Advances the City's goal of approximately eight (8) acres of combined parks and open space per 1,000 residents.



INTEGRATES PARKS & OPEN SPACE WITH MULTIPLE COMMUNITY BENEFITS

Encourages integration of parks, trails, stormwater basins, drainage facilities, and other open-space features to enhance the environment, manage water resources, and improve quality of life.



This chapter ensures that as Lodi grows, residents have the parks and open spaces they need to live **healthy, connected lives**—today and for generations to come.

PARKS – 2010 EXISTING GENERAL PLAN POLICIES (CH. 6) + QUIMBY ACT

Standards

The General Plan defines an overall park and open space standard of eight acres per 1,000 residents. At least five acres of this open space should be designated for parks only (that is, excluding drainage basins). This standard ensures a high level of park facilities and services for new residents and enhances the park supply and ratio

GENERAL PLAN STANDARDS

- Eight acres of parks and drainage basins per 1,000 new residents, with five acres serving as parkland only.
- A park within a quarter-mile of each residence.

TYPE	SERVICE AREA	SIZE (ACRES)	ACRES PER 1,000 RESIDENTS
Mini-Parks/Tot Lots	¼ mile radius	<3	none
Neighborhood	½ mile radius	5 – 15	2.5
Community	½ mile radius	20 – 30	1.8
Regional	Community or Region	50+	0.8
Natural Open Space	Community or Region	Varies	2.1
Special Use Areas	Community or Region	Varies	0.8
Total			8.0

Source: City of Lodi Park and Recreation Plan, 1994.

THE QUIMBY ACT

What It Requires for Parks



CORE RULES OF THE QUIMBY ACT



PARKLAND RATIO STANDARD

- Up to **3 acres** of parkland per 1,000 residents.
- If a city/county already has more than 3 acres per 1,000 residents, they may increase the requirement up to a maximum of **5 acres** per 1,000 residents.



EXEMPTIONS

- Does not apply to commercial or industrial subdivisions.
- Does not apply to condo conversions of apartment buildings older than five years where no new units are added.
- Subdivisions with **fewer than five parcels** are generally exempt unless structured differently by local code.



IN-LIEU FEES

- If land dedication is not practical, the city/county may charge a fee **equal to the value of the land** that would have been set aside.
- Fees must be used for **neighborhood or community parks or recreational facilities**.



RESTRICTIONS ON USE

- Quimby funds **cannot** be used for operation and maintenance of park facilities.
- Funds are restricted to **capital acquisition, development, and rehabilitation**.

KEY UPDATES & ACCOUNTABILITY



TRANSPARENCY & REPORTING

- Local agencies must deposit Quimby fees into **separate capital facilities accounts**.
- Agencies must follow strict **annual public reporting standards**.



INFILL HOUSING LIMITS

- Recent updates **cap land dedication or fee requirements** for qualifying infill housing developments.
- Waived entirely if the project is **within half a mile** of an existing park.

SECTION 17.28.040

PLANNED DEVELOPMENT (PD) OVERLAY ZONING DISTRICT

Amended Section

Clarifies how Planned Development zoning relates to the City's annexation, growth management, and master planning requirements to ensure PD projects provide equal or greater public benefit and design quality.



REMAINS CONSISTENT WITH GENERAL PLAN, GROWTH MANAGEMENT & MASTER PLANS

Requires Planned Developments to remain consistent with the General Plan, Growth Management requirements, and any applicable master plan.



FLEXIBILITY DOES NOT OVERRIDE REQUIRED CRITERIA OR MITIGATION

Clarifies that the flexibility provided through PD zoning cannot be used to avoid annexation criteria, infrastructure requirements, environmental review, or required mitigation.



DEVIATIONS MUST DELIVER EQUAL OR GREATER PUBLIC BENEFIT AND DESIGN QUALITY

Requires deviations from otherwise applicable development standards to result in equal or greater public benefit and improved design quality for the community.



ENSURES ACCOUNTABILITY & TRANSPARENCY IN PD PROJECTS

Reinforces that PD projects remain subject to all required reviews, approvals, and conditions to ensure projects meet City goals and community expectations.



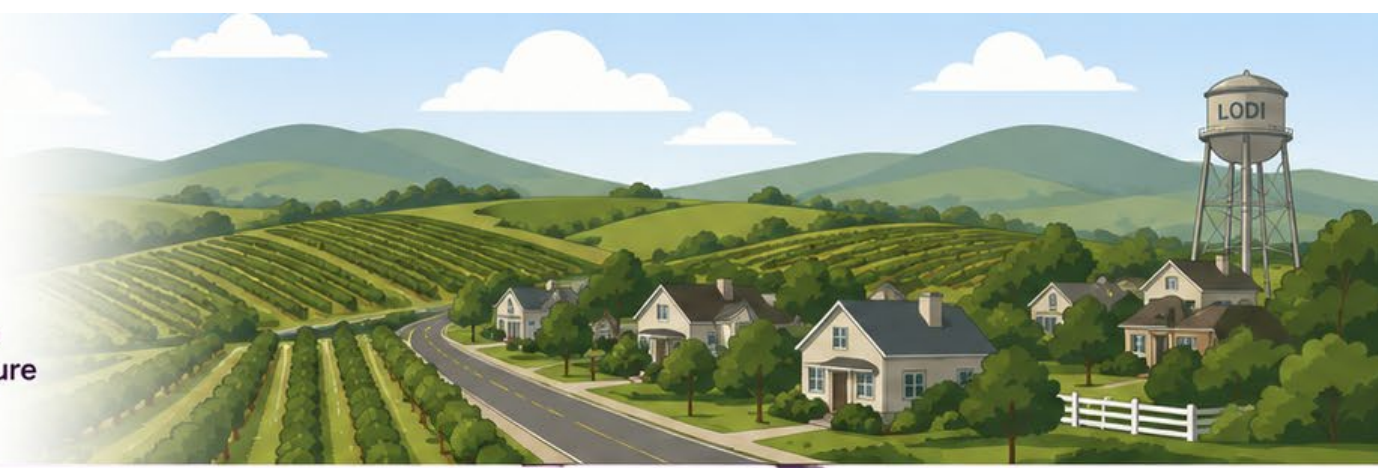
This section ensures that Planned Development projects support **orderly growth**, **protect public resources**, and deliver **high-quality outcomes** that benefit Lodi.

CHAPTER 17.77

BOUNDARY CHANGES

New Chapter

Establishes the City's first comprehensive, codified process for annexations, detachments, reorganizations, and Sphere of Influence amendments to ensure orderly growth, fiscal responsibility, and long-term community benefit.



CODIFIES EXISTING GENERAL PLAN CRITERIA

- Evaluates proposals based on General Plan and Growth Management consistency, orderly and contiguous growth, infrastructure and service capacity, fiscal impacts, transportation, stormwater, electric service, agricultural resources, and more.



TWO-STAGE ANNEXATION PROCESS

- Begins with a preliminary Merit Hearing before the Planning Commission.
- If the City Council authorizes the proposal to proceed, the applicant may submit a formal annexation application.



REQUIRES PREZONING AND COMPREHENSIVE APPLICATIONS

- All annexation areas must be pre-zoned.
- Requires complete application materials, including environmental documentation and infrastructure and fiscal analyses.



MANDATES COMPREHENSIVE MASTER PLANNING

- Codifies the General Plan's requirement for master planning of qualifying annexation areas.
- Coordinates land use, circulation, infrastructure, parks and open space, stormwater facilities, public facilities, and development phasing.



RECOGNIZES LAFCO REQUIREMENTS

- Aligns with LAFCO rules requiring City Council authorization by resolution before an application may be submitted to LAFCO.



APPLIES TO ADDITIONAL BOUNDARY CHANGES

- Establishes procedures for detachments and reorganizations.
- Sets requirements for Sphere of Influence amendments.



REAPPLICATION AFTER DENIAL

- Establishes timeframes and process for reapplying following a denial.

TWO-STAGE ANNEXATION PROCESS

1 PRELIMINARY MERIT HEARING

The Planning Commission reviews the preliminary annexation proposal against established criteria and makes a recommendation to the City Council.



2 FORMAL APPLICATION (IF AUTHORIZED)

If the City Council determines the proposal may proceed, the applicant may submit a formal application for review and decision.

KEY ELEMENTS OF REVIEW



Consistency with the General Plan and Growth Management Policies



Transportation, Stormwater, and Infrastructure Capacity



Agricultural Resources and Environmental Considerations



Fiscal Impacts and Municipal Services



Orderly and Contiguous Growth



Electric Service and Public Facilities



Chapter 17.77 creates a clear, transparent, and predictable process for boundary changes that supports **responsible growth**, **protects community values**, and ensures successful coordination with LAFCO and regional planning partners.



1.1 PLANNING THEMES

The General Plan presents eleven central planning themes, which were highlighted during the visioning phase and developed through discussions with community members. These themes are woven throughout the Plan and specified through policy measures.

- 1. Compact Urban Form.** The Plan enhances Lodi's compact urban form, promoting infill development downtown and along key corridors, while also outlining growth possibilities directly adjacent to the existing urban edge. The City's overall form will be squarish, reinforcing the centrality of downtown, with virtually all new development located within three miles from it.
- 2. Mokelumne River as the City's Northern Edge.** The Lodi community has expressed a desire to see the river remain as the city's northern edge. The southern bank of the river (within the city) is occupied by residential uses and streets do not reach the river. Therefore, connectivity across the river to knit the urban fabric would be challenging if growth were to extend northward.
- 3. Enhanced Mixed-Use Centers and Corridors.** The Plan designates downtown as a mixed-use center, with a mix of commercial and residential uses. Stretches of major commercial corridors are depicted with a mixed-use designation to enable continued investment in these areas and enhancement of vacant and underutilized parcels.
- 4. Walkable, Livable Neighborhoods.** The Plan envisions new neighborhoods with a variety of uses, diversity of housing types, and short blocks, organized around mixed-use centers. This pattern provides retail, housing, offices, parks, and other uses.
- 5. Street Connectivity and Urban Design.** The Plan provides community design strategies for improving street connectivity, particularly in terms of access to downtown, neighborhoods, jobs, and shopping.

- 6. Preservation of Existing Neighborhoods.** Existing development in a vast majority of the Planning Area is proposed to remain as is, in terms of land use and density. Lodi residents are proud of their vibrant neighborhoods. They enjoy the small-town character of the city and would like to ensure that Lodi's high quality-of-life is enhanced as the city grows.
- 7. Agricultural Preservation Along Southern Boundary.** In order to preserve agriculture and maintain a clear distinction between Lodi and Stockton, the Plan acknowledges the Armstrong Road Agricultural Cluster Study Area along the south edge of Lodi, from Interstate 5 (I-5) to State Route (SR) 99, and south to Stockton's Planning Area boundary.
- 8. Employment-Focused Development in the South.** The area east of SR-99 toward the south is designated as a growth area for office, business park and commercial uses. This area has excellent regional access, and is adjacent to existing urbanized areas.
- 9. Enhanced Bicycle and Pedestrian Connections.** Lodi already has an extensive bicycle network and good pedestrian facilities, including sidewalks, signage, landscaping and street furniture, particularly downtown. Improvements to pedestrian and bicycle pathways in new and existing neighborhoods are identified in the General Plan.
- 10. Recreation Path along Irrigation Canal Right-of-Way.** The Woodbridge Irrigation District Canal runs through the city, passing through residential neighborhoods. A public recreation trail is envisioned to enable walking, jogging, and biking.
- 11. Phasing Future Development.** The Plan identifies urban reserve areas along the west and east edges of the city to provide additional area for development, if needed. These urban reserve areas ensure that the city conforms to its Growth Management Ordinance and grows at a reasonable rate.

4.7 POLICIES

GUIDING POLICIES

CD-G1 Enhance Lodi's identity and livability by maintaining a compact urban form, with clear edges and delineation between urban and rural uses.

CD-G2 Promote downtown as the symbolic center of the city, with a greater mix of uses, building types, and a more extended street grid that embraces the historic downtown as a tourist destination.

CD-G3 Respect and maintain Lodi's small-town character, its existing neighborhoods, the historic downtown, and historic buildings.

CD-G4 Structure new neighborhoods to promote walkability and encourage connections with the existing urban fabric.

CD-G5 Foster a well-connected street network that enhances accessibility to jobs, services, parks, schools, and shopping, particularly at the scale of pedestrians and bicyclists.

CD-G6 Foster redevelopment of key corridors as vital spines, with nodes of medium-density, high-intensity, pedestrian and bicycle-friendly development.

CD-G7 Promote a mix of uses, densities, and building typologies in new development.

CD-G8 Promote sustainable development practices and conservation of resources to reduce environmental impact and ensure long-term sustainability.

CD-G9 Encourage growth building and construction new development and renovations.

Streets, Connectivity, and Accessibility

Refer to Chapter 5: Transportation for policies related to transportation infrastructure, including for pedestrians and bicycles.

CD-P18 Develop requirements for street trees in all new growth areas to maximize shade to minimize urban heat island impacts.

CD-P20 Require all subdivisions in new growth areas to prepare a street plan demonstrating maximum connection to existing streets, specifically incorporating streets shown in Figure 4-7 and identified street connections. Ensure the new development is consistent with the maximum expansion of the street grid to future growth, beyond this General Plan horizon.

Existing and emerging development at the City's edges has not been designed to enable future extensions, producing disconnected neighborhoods.

CD-P21 Discourage gated development and cul-de-sacs. Where gated developments are provided, ensure that connectivity to the rest of the city is not compromised, by creating pedestrian/bicycle and vehicular connections within the development and to public streets. Where cul-de-sacs are provided, require pedestrian and bicycle connection at the terminus of the cul-de-sac to the adjacent street. Limit maximum block lengths in new neighborhoods to 600 feet, with pedestrian/bicycle connection no more than 400 feet apart (where resulting from connection at end of cul-de-sac), and 400 feet between through streets along Neighborhood Mixed Use Centers.

IMPLEMENTING POLICIES

Citywide Policies

CD-P1 Incentivize infill housing—within the Downtown Mixed Use district and along Mixed Use Corridors—through the development review, permitting and fee processes.

CD-P2 Ensure that Zoning and Subdivision ordinances include measures that guide infill development to be compatible with the scale, character and identity of adjacent development.

CD-P3 Ensure that the Zoning Ordinance includes measures to promote fine-grain development along retail and mixed-use streets, using horizontal and vertical building articulation that engages pedestrians and breaks up building mass.

CD-P4 Ensure that the Zoning Ordinance includes measures to promote diverse, high-quality building materials and standards for construction, including health and maintenance costs over time, especially for buildings in high-traffic pedestrian areas, such as downtown, along Mixed Use Corridors and in Mixed Use Centers.

CD-P22 Encourage alternatives to soundwalls and permit new soundwalls only where alternatives are not feasible, such as along Highway 99, the railroad tracks, Expressways, and Major Arterials. Along Major Arterials that coincide with a Mixed Use Center, such as Kettleman Lane, ensure that soundwalls do not disrupt pedestrian-orientated character.

While soundwalls can be used to develop an immediate adjacent to traffic, much of the sound is simply reflected to development further away, resulting in increases in noise levels. Moreover, soundwalls are disruptive to neighborhood character and connectivity. Alternative designs could include frontage roads, dense vegetation, and ensuring sufficient insulation in residential units that would potentially be impacted by the noise.

CD-P23 Create smooth transitions between neighborhoods and across the railroad with pedestrian paths and/or uniform streetscape design.

CD-P24 Use bike lanes, trails, or linear parks to improve connectivity throughout the city and in particular between housing located south of Kettleman and amenities located north of Kettleman, as shown in Figure 4-7. These pathways should employ easy and safe crossings and connect to destinations such as downtown, shopping centers, parks, and/or schools.

CD-P25 Increase public art throughout Lodi. Encourage the placement of art in locations that are interactive and accessible to the public. Develop a funding strategy to ensure adequate support of arts and cultural programs.

3.4 INFRASTRUCTURE PHASING

As described above, some new infrastructure will be required to accommodate growth throughout the planning period. These requirements are described in Table 3-6.

TABLE 3-6: INFRASTRUCTURE PHASING

LOCATION	REQUIRED INFRASTRUCTURE	PHASE
Potable Water Supply		
Citywide	New transmission main is required from the new surface water treatment plant to Mills Avenue. This main would be connected to the existing water distribution system to supply surface water to the City's water system.	Phase 1
Citywide	Specific water system requirements should be further evaluated through preparation of a potable water master plan at an appropriate time in the future.	Phase 1
Southern and eastern areas of the city	New wells will be required. Additional water storage tanks may be needed.	Phase 1 and 2
General Plan growth areas and Urban Reserve areas	The transmission main installed in Phase I would need to be extended southerly in Mills Avenue, then westerly in Lodi Avenue across the WID canal.	Phase 2
Sewer		
Northeast Industrial General Plan Growth Area	No additional facilities are proposed.	n/a
Northeast Industrial Reserve Sewer Shed	Sewer service for this area will need to be determined through preparation of a sewer master plan .	n/a
Century Boulevard and Central East Industrial Reserve Sewer Sheds	Sewer service for this area will need to be determined through preparation of a sewer master plan .	n/a
Southeast Industrial Reserve Sewer Shed	Sufficient capacity already planned.	Phase 3. Part of the South Wastewater Trunk Line
Harney Lane Lift Station Sewer Shed	Sufficient pump station capacity already planned.	Phase 1. As part of the South Wastewater Trunk Line
South Wastewater Trunk Line Master Plan Sewer Shed	There is excess capacity available in this planned sewer. As of 2008, the only segment of this sewer that has been constructed is the segment through the Reynolds Ranch development, which has excess capacity.	Phase 1/In Progress. Part of the South Wastewater Trunk Line
West General Plan Growth Area and Urban Reserve Sewer Sheds	Western growth area sewer sheds and the Urban Reserve sewer sheds will flow to a new sewer located along the boundary between Phase 2 and Phase 3 development areas.	Phase 2 and 3
Redevelopment Sewer Sheds	Some of the sewers serving the downtown area are currently flowing at or above their design capacity. Additional sewer improvements needed to serve infill will be determined by preparation of a sewer master plan for these areas.	Phase 1

New Residential Neighborhoods

CD-P26 Focus new growth, which is not accommodated through infill development of existing neighborhoods, in easily-accessible and pedestrian friendly neighborhoods that include neighborhood-oriented commercial, public services such as schools and parks, and residential uses.

CD-P27 Design new development to connect with nearby uses and neighborhoods; include paths to connect to the rest of the city; exhibit architectural variety and visual interest; conform to scale requirements; and include housing to public streets.

CD-P28 Minimize the visual impact of automobiles in residential areas. Methods include reducing garage frontage, minimizing curb cuts, setting garages and parking areas back from houses, locating garages at rear or along alleyways, and providing narrow roads.

Mixed Use Centers

CD-P29 Require all development at sites designated Mixed Use Center to provide a mix of commercial uses, while allowing residential uses, to create a "node," typically centered around a plaza, or "a main street," with a minimum of ten percent (10%) of the land area devoted to non-residential land uses, to create pedestrian vitality in the core area. Allow a range of other supportive commercial uses, such as medical, dental, and real-estate offices, as well as community facilities.

CD-P30 Require each core to have at least one plaza or other satisfactory gathering space along the main street that enables gathering and promotes a sense of neighborhood identity.

CD-P31 Integrate new Mixed Use Centers into the city's existing fabric and proposed new development. Provide a network of streets and connections that expands circulation opportunities for pedestrians and bicyclists and ensures connections by multiple modes between the new centers, and existing neighborhoods.

Update Subdivision ordinance to require:

- Master plans for new development that show publicly accessible parks, and a connected street grid.
- Blocks that do not exceed 600 feet in length unless additional pedestrian connections or public space is included.
- Street trees on public streets.
- Sidewalks on public streets.

CD-P32 In order to use less energy and reduce light pollution, ensure that lighting associated with new development or facilities (including street lighting, recreational facilities, and parking) shall be designed to prevent artificial lighting from illuminating adjacent residential neighborhoods and/or natural areas at a level greater than one foot candle above ambient conditions.

CD-P33 Require that any office uses in Mixed Use Centers front along the street edge with minimal setbacks; locate parking in the rear or underground; provide parking and other open space amenities for employees; provide street landscaping; and provide pedestrian connections where appropriate.

CD-P34 Minimize curb cuts to expand pedestrian space and increase the supply of curbside parking. Methods include requiring abutting new developments to share a single access point from the road and allowing only one curb cut per parcel.

CHAPTER 17.78

WILLIAMSON ACT REGULATIONS

New Chapter

Establishes local procedures for property subject to Williamson Act contracts to ensure agricultural lands are appropriately addressed when proposed for annexation or other development.



ESTABLISHES LOCAL PROCEDURES FOR WILLIAMSON ACT CONTRACTS

- Provides a clear framework for nonrenewal, cancellation, subdivision, and annexation of property subject to Williamson Act contracts.
- Ensures consistency with State law while addressing local review and decision-making.



DETERMINES CONTRACT RESOLUTION PATHWAY DURING ANNEXATION

- Requires the City Council to determine the appropriate contract-resolution pathway as part of the annexation process.
- Ensures the chosen pathway is identified early in the review and approval process.



PREVENTS PREMATURE DEVELOPMENT

- Prohibits development of land under Williamson Act contract until the contract has expired, been nonrenewed, or lawfully cancelled.
- Protects agricultural land from premature or unauthorized conversion to urban use.



REQUIRES DOCUMENTATION AND RECORDING

- Establishes documentation requirements to verify contract status and required actions.
- Requires recording of agreements and resolutions to ensure Williamson Act obligations are properly addressed as property transitions from agricultural to urban use.



SUPPORTS TRANSPARENT, PREDICTABLE DECISIONS

- Provides property owners, applicants, and the public with a clear and predictable process.
- Promotes responsible growth while protecting long-term agricultural resources.



Chapter 17.78 ensures that Williamson Act contracts are properly addressed when land is annexed, **protecting farmland** until contracts are lawfully resolved and supporting **responsible growth** for the benefit of the entire community.



PHASE 4 CODE UPDATES: CLARIFYING & CODIFYING

EXISTING POLICIES. ESTABLISHED PRACTICES. CLEARER PROCESS.



**MOST REQUIREMENTS
ARE NOT NEW.
THE CITY IS CODIFYING
ESTABLISHED POLICIES
AND PRACTICES.**



Numerous topics were discussed at the **June 9, 2026** City Council Annexation & Growth Management Workshop. The principal new procedural element is the preliminary **Merit Hearing** process.



All other requirements in Phase 4 are **not new policies**. They reflect policies already adopted in the General Plan, Growth Management Ordinance, State law, LAFCO requirements, and standard City practices.



Phase 4 brings these **existing requirements** into the Development Code to create a clear, transparent, and predictable framework for annexation.



This is especially important now due to **increased interest** in annexation and development within Lodi's Sphere of Influence.



The result: **early direction** for applicants, protection of community values and resources, and orderly, responsible growth for Lodi.



MERIT HEARING DISCUSSED: JUNE 9, 2026 CITY COUNCIL WORKSHOP



**ALL OTHER PROVISIONS:
CODIFYING, NOT CREATING NEW POLICY**

ENVIRONMENTAL ASSESSMENT

- The proposed Development Code amendments were reviewed and found to be exempt from review under the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15378.
- Staff's recommendation is that it can be seen with certainty that there is no possibility the proposed amendments to the Development Code would have a significant effect on the environment.
- Therefore, subject to Sections 15061(b)(3) and 15378 of the CEQA Guidelines, the activity is not subject to CEQA.

Should the Planning Commission agree with Staff's recommendations, the following motion is suggested:

"I move that the Planning Commission adopt the resolution recommending that the City Council determine the proposed Ordinance is not subject to CEQA pursuant to Sections 15061(b)(3) and 15378 of the CEQA Guidelines, and recommend approval of amendments to Title 15 and Title 17 of the Lodi Municipal Code, including Chapters 15.69 and 15.70; amendments to Section 17.28.040 (Planned Development (-PD) Overlay Zoning District); and the addition of Chapters 17.77 and 17.78."

End presentation.

STAFF RECOMMENDATION

PLANNING COMMISSION