CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct Public Hearing to consider the Planning Commission's recommendation that the City Council approve the prezoning of parcels 015-170-10 & 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School) and to initiate annexation of the properties into the City of Lodi.

MEETING DATE: February 7, 2001

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approve the Planning Commission's recommendation to approve the prezoning of parcels 015-170-10 & 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School) and to initiate annexation of the properties into the City of Lodi.

BACKGROUND INFORMATION: The proposed area of annexation includes two parcels totaling 11.75 acres. The properties are at the northwest corner of Lodi bounded by the existing City boundary on the south, east, and west, Academy Street in the County on the north, and the Southern Pacific Railroad right-of-way on the northeast. The parcels will be assigned the City zoning designation of PUB, Public to take the place of their existing County zoning designation of P-F, Public Facilities. The proposed City zoning designation is consistent with the existing General Plan land use designation PQP, Public Quasi-Public, which is why there is no request for a General Plan Amendment. This annexation and prezoning was prompted by the Lodi Unified School District in order to connect to the City's utility systems.

In 1995 the School District contemplated annexation to the City because of a failing and inadequate water well system. The pump for the well was unable to create enough pressure to operate the fire sprinkler system in the multipurpose room. Without a fire sprinkler system the State Architect could not certify the building. The School District had a few alternatives, which were to do nothing, repair or replace the well, connect to the Mokelumne Acres Maintenance District water system or annex and connect to the City of Lodi System. (Please see the attached Lodi Unified School District Report for the Board meeting of August 15, 1995.) The chosen alternative was to obtain water service from the City without annexation. The Lodi Municipal Code provides for this under section 13.08.020 Rates outside city, which states: "The city will not normally serve water outside the city limits. In those cases where it is authorized by the city council, the rate shall be one hundred fifty percent of the rate for service inside the city limits."

The School District's current reason for requesting annexation is to obtain municipal sewer service and other City Services, and as noted in the previous paragraph, save the District the 50% surcharge on its City water service. It is noted in the attached Lodi Unified School District Report for the Board meeting of October 6, 1998 that the school's septic system had failed. The fix for the failed septic system was to establish a temporary service agreement with the Woodbridge Sanitary District (WSD). The School District's Facilities and Planning division pointed out in their report that the two most viable alternatives, are permanent sewer connections to either the City of Lodi or the WSD. The option of connecting to the City of Lodi's sewer system without annexation like the School has done with their water service is not allowed by the City. Section 13.12.150 of the Lodi Municipal Code titled, Connections outside city, states that: "No discharge from facilities or properties outside the limits of the city shall be allowed into the sewerage or storm drainage systems." Without this choice and with concerns over the future capabilities of the Woodbridge Sanitary District to

APPROVED: _____
H. Dixon Flynn -- City Manager

provide service, the Members of the Board of Education approved the District's recommendation for the Woodbridge School Annexation to the City of Lodi at the October 6, 1998 meeting by Resolution 98-49.

As part of the background for this report Staff finds it important to note that there is opposition to the proposed annexation from the Woodbridge Municipal Advisory Committee (MAC). The MAC believes that annexation of the school to the City threatens the long-term viability of Woodbridge as a separate community. The MAC also contends that the Woodbridge Fire District can provide better service to the School, that the San Joaquin County Sheriff's Department can provide School assistance programs similar to the City's, and that the WSD can provide a permanent sewer connection to the District. Please see the attached memo of November 3, 2000, from Mamie Starr, Assistant Superintendent Facilities Planning, to District Superintendent Huyett.

ANALYSIS

The rezoning of the proposal is a fairly simple matter. The properties will have their zoning changed from the public zoning designation of the County P-F, Public Facilities to the public zoning designation of the City PUB, Public. Staff finds that the rezone of the two properties to PUB is consistent with the City's General Plan and Zoning Ordinance. Staff also finds that the proposed annexation is a simple extension of the City's boundary. The Woodbridge School desires City services for which the City is prepared to provide.

In response to the MAC's concerns about fire protection, Staff would like to point out that the City has an "automatic aid" agreement with the Woodbridge Rural Fire Protection District (WRFD). This agreement requires the WRFD to provide fire services to the school whether they are within the City or not, based on the proximity to the nearest fire station. Furthermore, the WRFD does not have to be detached as part of this annexation; they can maintain jurisdiction and responsibility over these properties.

The WRFD has stated in the attached letter that they are opposed to the annexation because the City is not prepared to provide services. Staff would note that Fire Station Number 4 at 180 North Lower Sacramento Road is in the Building Permit Plan Check process, and once approved will be going to bid for its construction. If the City did not have the automatic aid agreement the new Fire Station, which is approximately one mile away, would serve the school. Staff has no comment on the San Joaquin County Sheriff Department's ability to provide similar services as the City's Police Department. We have also not received any up-to-date information from the WSD on its ability to provide sewer service to the School.

Staff finds that the annexation of the Woodbridge School will have no physical impact to the City, but there will be financial impacts. These financial impacts will be offset by the agreements the District will enter into with the City for the District's installation of required public improvements including curb, gutter, sidewalk, street lights, etc., and the payment of development impact mitigation and wastewater capacity fees.

FUNDING: None required

Konradt Bartlam
Community Development Director

Prepared by: Mark Meissner
Associate Planner

MM
Attachments

RESOLUTION NO. P.C. 00-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI RECOMMENDING APPROVAL TO THE CITY COUNCIL THE REQUEST OF THE LODI UNIFIED SCHOOL DISTRICT FOR APPROVAL OF PREZONING PARCELS 015-170-10 & 015-230-07 FROM SAN JOAQUIN COUNTY P-F, PUBLIC FACILITIES TO PUB, PUBLIC FOR PROPERTY LOCATED AT 18500 N. LILAC STREET, WOODBRIDGE (WOODBRIDGE MIDDLE SCHOOL).

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Prezoning in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments;

WHEREAS, the property is located at 18500 N. Lilac Street, Woodbridge, CA 95258, Assessors Parcel No's. 015-170-10 & 015-230-07;

WHEREAS, the project proponent is Lodi Unified School District, Lodi, CA 95240;

WHEREAS, the property has a Zoning designation of P-F, Public Facilities (San Joaquin County);

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. This project has been found to be Categorically Exempt as per Section 15319, Class 19, "Annexations of Existing Facilities and Lots for Exempt Facilities" of the CEQA guidelines and no further environmental review is required. The project does not have the potential to adversely impact the environment.

2. It is found that the parcel to be prezoned is the parcel located at 18500 N. Lilac Street, Woodbridge, APN No's. 015-170-10 & 015-230-07.

3. It is found that the requested prezoning for this property is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.

The requested prezoning is hereby approved subject to the following conditions as specified by the Public Works Department:

A) The Public Works Department recommends that the public right-of-way for Academy Street be excluded from the annexation. The City has no intent to annex properties north of the Woodbridge Middle School site. In addition, there are underground Woodbridge Sanitary District and County service district utilities in Academy Street. Coordinating the ongoing repair and maintenance of these utilities with the preservation of street pavement improvements would be awkward.

B) Lodi Unified School District shall enter into an agreement with the City covering the installation of public improvements (curb, gutter, sidewalk, street light, etc.) on Lilac Street.

C) Payment of the following fees will be required at the time of connection to the City of Lodi public wastewater and storm drain systems:

i) Development Impact Mitigation Fees for wastewater and storm drainage. There in no City requirement to connect to the City Storm drain system, however, the County may require that the current connection to the County storm drain system be abandoned when the annexation to the City of Lodi is complete.

ii) Wastewater Capacity Fee.

An estimate for the above fees was provided in August 2000. The fees are subject to periodic adjustment as provided by the implementing ordinance/resolution. The actual fee charged will be that in effect at the time of payment.

D) If the wastewater service connection cannot be provided from an existing manhole, the work will be done by City crews at the owner's expense. If the service connection can be provided from an existing manhole, the owner's contractor can perform the work under the terms of an encroachment permit issued by the Public Works Department. There is a fee for this permit.

Dated: December 13, 2000

I hereby certify that Resolution No. 00-33 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on December 13, 2000, by the following vote:

AYES:	Commissioners:	Borelli, Crabtree, Heinitz, Mattheis, and Chairman McGladdery
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Schmidt
ABSTAIN:	Commissioners:	

ATTEST: _____
Secretary, Planning Commission

Commissioner Mattheis stated that Highway 12 was the gateway to City and would like future developments at the shopping centers to be more unique in placement and design of their buildings.

The Planning Commission on motion of Commissioner Mattheis, Heintz second, approved the General Plan Amendment to change from PR, Planned Residential to NCC, Neighborhood Community Commercial by the following vote:

AYES:	Commissioners:	Borelli, Crabtree, Heinitz, Mattheis, and Chairman McGladdery
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Schmidt
ABSTAIN:	Commissioners	

The Planning Commission on motion of Commissioner Mattheis, Heintz second, approved the Prezone from AU-20, Agriculture Urban Reserve to CS, Commercial Shopping by the following vote:

AYES:	Commissioners:	Borelli, Crabtree, Heinitz, Mattheis, and Chairman McGladdery
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Schmidt
ABSTAIN:	Commissioners	

The request of the Lodi Unified School District for approval of prezoning parcels 015-170-10 & 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School). This item was presented to the Commission by Community Development Director Bartlam. He mentiond that the subject prezoning was the first step in the annexation of Woodbridge Middle School to the City of Lodi. A General Plan Amendment wasn't necessary because the proposed zoning designation is consistent with the City's General Plan land use designation. The main reason for Lodi Unified School District's (LUSD) annexation request is primarily for public utility services. LUSD is currently receiving water from the City of Lodi, as their wells have not been functional for their purposes for a number of years. LUSD pays a 50% premium for the water service from the City. The Lodi Municipal Code does not allow for sewer services outside of the City limits for sanitary sewer purposes. In order to provide sewer services to the school, it must be located within the City limits. The school is also interested in taking advantage of the City's police services, in particular the School Resource Officer Program, which provides drug awareness and crime prevention activities. For fire services, the school is currently serviced by the Woodbridge Fire District and the service will remain unchanged. Staff was recommending approval of the prezone.

Hearing Opened to the Public

Maime Starr, Assistant Superintendent of Facilities for LUSD. She shared that the school had a failure of their septic system and was temporarily connected to the Woodbridge Sanitary District (WSD) for sewer service. The school was currently connected to the City of Lodi for their water service. There were other alternatives for the district to obtain sewer services. One was that they could try to upgrade their septic system; however, since public sewer services were available to the school on both sides of their property, they felt the County Health Department would not grant the improvements with public services being available. Also, if they upgraded their system, they would have to be annexed in to the WSD where several environmental issues would need to be addressed. The school district felt that annexation to the City of Lodi would be less costly and more reliable. She was agreeable to the conditions set forth by staff.

Commissioner Heinitz asked why past requests to annex the school had been denied. Ms. Starr stated the City Council denied their annexation request because the school only abutted to one City property at the time. She felt that since the school was currently surrounded by City properties, there would be a better chance for the annexation to be approved.

Charles McElligott, Chair of the Woodbridge Municipal Advisory Committee. He stated that a previous meeting regarding WMS had been held with several different entities attending. The primary issues of LUSD were for water and sewer services along with fire and police protection. He noted that LUSD was currently getting temporary sewer service from the WSD and all they had to do was to be annexed in to the district. He felt the sewer issue could be resolved through the WSD; however the water service could continue from the City of Lodi. He pointed out that grants were available through the County Sheriff's Department to do the same educational services that the City of Lodi provides to the schools. The response time provided by the Woodbridge Fire Department would be more prompt than Lodi's Fire Department. He mentioned that the community of Woodbridge was concerned that the City would want to annex Woodbridge in to the Lodi City limits. He was recommending that the annexation be denied.

Commissioner Heinitz asked Mr. McElligott if the current temporary service could be changed to full service without any problems. Mr. McElligott responded that LUSD was currently being serviced by the district without any problems. He then shared that WSD was currently built out.

Commissioner Beckman asked what the net cost to the City would be for annexation. Mr. Bartlam responded that there would be no revenue from property taxes because it was a school. There would be a sewer connection fee and there would be some cost in additional police service. There would virtually be no impact to the City's sewer system to provide sewer service to the school.

The Planning Commission on motion of Commissioner Heintz, Mattheis, second, approved the request of Lodi Unified School District for prezoning of the property located at 18500 N. Lilac Street (Woodbridge Middle School) from San Joaquin County P-F, Public Facilities to PUB, Public by the following vote:

AYES:	Commissioners:	Borelli, Crabtree, Heinitz, Mattheis, and Chairman McGladdery
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Schmidt
ABSTAIN:	Commissioners	

ADJOURNMENT

As there was no further business to be brought before the Planning Commission, Chairman McGladdery adjourned the session at 8:35 p.m.

Respectfully submitted,

Lisa Wagner

Lisa Wagner
Secretary

MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission

From: Community Development Department

Date: December 13, 2000

Subject: The request of the Lodi Unified School District for approval of prezoning parcels 015-170-10 & 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School).

SUMMARY

The request of the applicant for prezoning of the subject parcels is the first step in the annexation process. The proposed area of annexation includes two parcels totaling 11.75 acres. The properties are at the northwest corner of Lodi bounded by the existing City boundary on the south, east, and west, Academy Street in the County on the north, and the Southern Pacific Railroad right-of-way on the northeast. The parcels will be assigned the City zoning designation of PUB, Public to take the place of their existing County zoning designation of P-F, Public Facilities. The proposed City zoning designation is consistent with the existing PQP, Public Quasi-Public General Plan land use designation, which is why there is no request for a General Plan Amendment. This annexation and prezoning was prompted by the Lodi Unified School District in order to connect to the City's utility systems.

BACKGROUND

The project site has been a school since the 1930's; in fact it is a registered historical landmark. The school was originally constructed to serve elementary students but now houses over 700 seventh and eighth grade students on three year round tracks, with about 450 to 500 students on campus at a time. When the City of Lodi's General Plan was adopted by the City Council in 1991, the two properties that make up the Woodbridge Middle School, were designated PQP, Public Quasi-Public because, the properties contain a school, and are owned by the Lodi Unified School District.

The existing land uses are as follows: Parcels 015-170-10 is the larger northern parcel containing the school facilities and a large portion of the play yard. Parcel 015-230-07 the smaller southern parcel containing play yard only. Aside from any possible future expansions of the school, the site is completely improved.

In 1995 the School District contemplated annexation to the City because of a failing and inadequate water well system. The pump for the well was unable to create enough pressure to operate the fire sprinkler system in the multipurpose room. Without a fire sprinkler system the State Architect could not certify the building. The School District had a few alternatives, which were to do nothing, repair or replace the well, connect to the Mokelumne Acres Maintenance District water system, or annex and connect to the City of Lodi System. (Please see the attached

Lodi Unified School District Report for the Board meeting of August 15, 1995.) The chosen alternative was to obtain water service from the City without annexation. The Lodi Municipal Code provides for this under section 13.08.020 *Rates outside city*, which states: "The city will not normally serve water outside the city limits. In those cases where it is authorized by the city council, the rate shall be one hundred fifty percent of the rate for service inside the city limits."

The School District's current reason for requesting annexation is to obtain municipal sewer service and other City Services, and as noted in the previous paragraph, save the District 50% on its City water service. It is noted in the attached Lodi Unified School District Report for the Board meeting of October 6, 1998 that the school's septic system had failed. The temporary fix for the failed septic system was to establish a service agreement with the Woodbridge Sanitary District (WSD). The School District's Facilities and Planning division pointed out in their report that the two most viable alternatives, are permanent sewer connections to either the City of Lodi or the WSD. The option of connecting to the City of Lodi's sewer system without annexation like the School has already done with their water service is not allowed by the City. Section 13.12.150 of the Lodi Municipal Code titled, *Connections outside city,* states that: "No discharge from facilities or properties outside the limits of the city shall be allowed into the sewerage or storm drainage systems." Without this choice and with concerns over the future capabilities of the Woodbridge Sanitary District to provide service, the Members of the Board of Education approved the District's recommendation for the Woodbridge School Annexation to the City of Lodi at the October 6, 1998 meeting by Resolution 98-49

As part of the background for this report Staff finds it important to note that there is opposition to the proposed annexation from the Woodbridge Municipal Advisory Committee (MAC). The MAC believes that annexation of the school to the City threatens the long-term viability of Woodbridge as a separate community. The MAC also contends that the Woodbridge Fire District can provide better service to the School, that the San Joaquin County Sheriff's Department can provide School assistance programs similar to the City's, and that the WSD can provide a permanent sewer connection to the District. Please see the attached memo of November 3, 2000, from Mamie Starr, Assistant Superintendent Facilities Planning, to District Superintendent Huyett.

ANALYSIS

The rezoning of the proposal is a fairly simple matter that does not need much explanation. The properties will simply have their zoning changed from the public zoning designation of the County P-F, Public Facilities to the public zoning designation of the City PUB, Public. Staff finds that the rezone of the two properties to PUB is consistent with the City's General Plan and Zoning Ordinance.

Staff finds that the proposed annexation is a simple extension of the City's boundary. The Woodbridge School desires City services for which the City is prepared to provide.

In response to the Woodbridge Municipal Advisory Committee's concerns about fire protection, Staff would like to point out that the City has an "automatic aid" agreement with the Woodbridge Rural Fire Protection District (WRFD). This agreement requires the WRFD to provide fire services to the school properties whether they are within the City or not, simply based on the

proximity to the nearest fire station. Furthermore, the WRFD does not have to be detached as part of this annexation; they can maintain jurisdiction and responsibility over these properties.

The WRFD has stated in the attached letter that they are opposed to the annexation because the City is not prepared to provide services. Staff would note that Fire Station Number 4 at 180 North Lower Sacramento Road is in the Building Permit Plan Check process, and once it is approved will be going to bid for its construction. If the City did not have the automatic aid agreement with the WRFD, Fire Station No. 4, which is approximately one mile away would serve the school.

Staff has no comment on the San Joaquin County Sheriff Department's ability to provide similar services as the City's Police Department. We have also not received any up to date information from the WSD on its ability to provide sewer service to the School.

Staff finds that the annexation of the Woodbridge School will have no physical impact to the City, but there will be financial impacts. These financial impacts will be offset by the agreements the District will enter into with the City for the District's installation of required public improvements including curb, gutter, sidewalk, street lights, etc., and the payment of development impact mitigation and wastewater capacity fees.

RECOMMENDATION

Staff recommends approval of the request of the Lodi Unified School District for approval of prezoning parcels 015-170-10 & 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School), subject to the conditions listed in the attached resolution.

Respectfully Submitted,

Mark Meissner
Associate Planner

Reviewed and Concur,

Konradt Bartlam
Community Development Director

MGM

CITY OF LODI
PLANNING COMMISSION
Staff Report

MEETING DATE:	December 13, 2000
APPLICATION NO'S:	Woodbridge Middle School Annexation., Prezone No. Z-00-07.
REQUEST:	The request of the Lodi Unified School District for approval of prezoning parcels 015-170-10 & 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School).
LOCATION:	18500 Lilac Street Woodbridge, CA 95258
APPLICANT:	Lodi Unified School District 1305 East Vine Street Lodi, CA 95240
OWNERS:	Same as Applicant.
Site Characteristics:	The subject properties sit within San Joaquin County and make up the site of the existing Woodbridge Middle School and play yard. The properties are fully developed, relatively flat, and have no unusall or extraordinary topographic features.
General Plan Designation:	PQP, Public Quasi-Public
Zoning Designations:	P-F, Public Facilities, (San Joaquin County)
Property Size:	Two parcels totaling of 11.75 acres.

Adjacent Zoning and Land Use:

North: R-M, Medium Density Residential. To the north of the project site across Academy Street is a townhome complex in the County.

South: R-2, Residential Single Family. To the south is the existing City Limits, which runs between single-family residences fronting Eilers Lane in the City and the School's play yard in the County.

East: R-2, Residential Single Family. To the east is the existing City Limits, which runs between single-family residences fronting Lower Sacramento Road in the City and the School's play yard in the County.

West: PD(31), Planned Development. To the west is the City Limits, and continuing across Lilac Street are homes of the Woodhaven Park Subdivision.

Neighborhood Characteristics:

This project site is located in the northwest corner of the City. The Neighborhood surrounding the project site is residential. As stated above there is a townhouse complex in the County to the north, and single family residences in the City to the south, east, and west.

ENVIRONMENTAL ASSESSMENTS:

This project has been found to be Categorically Exempt as per Section 15319, Class 19, "Annexations of Existing Facilities and Lots for Exempt Facilities" of the CEQA guidelines and no further environmental review is required for this project. The project does not have the potential to adversely impact the environment.

PUBLIC HEARING NOTICE:

Legal Notice for the Annexation and Prezone was published on December 1, 2000. A total of 77 notices were sent to all property owners of record within a 300-foot radius of the subject property.

RECOMMENDATION:

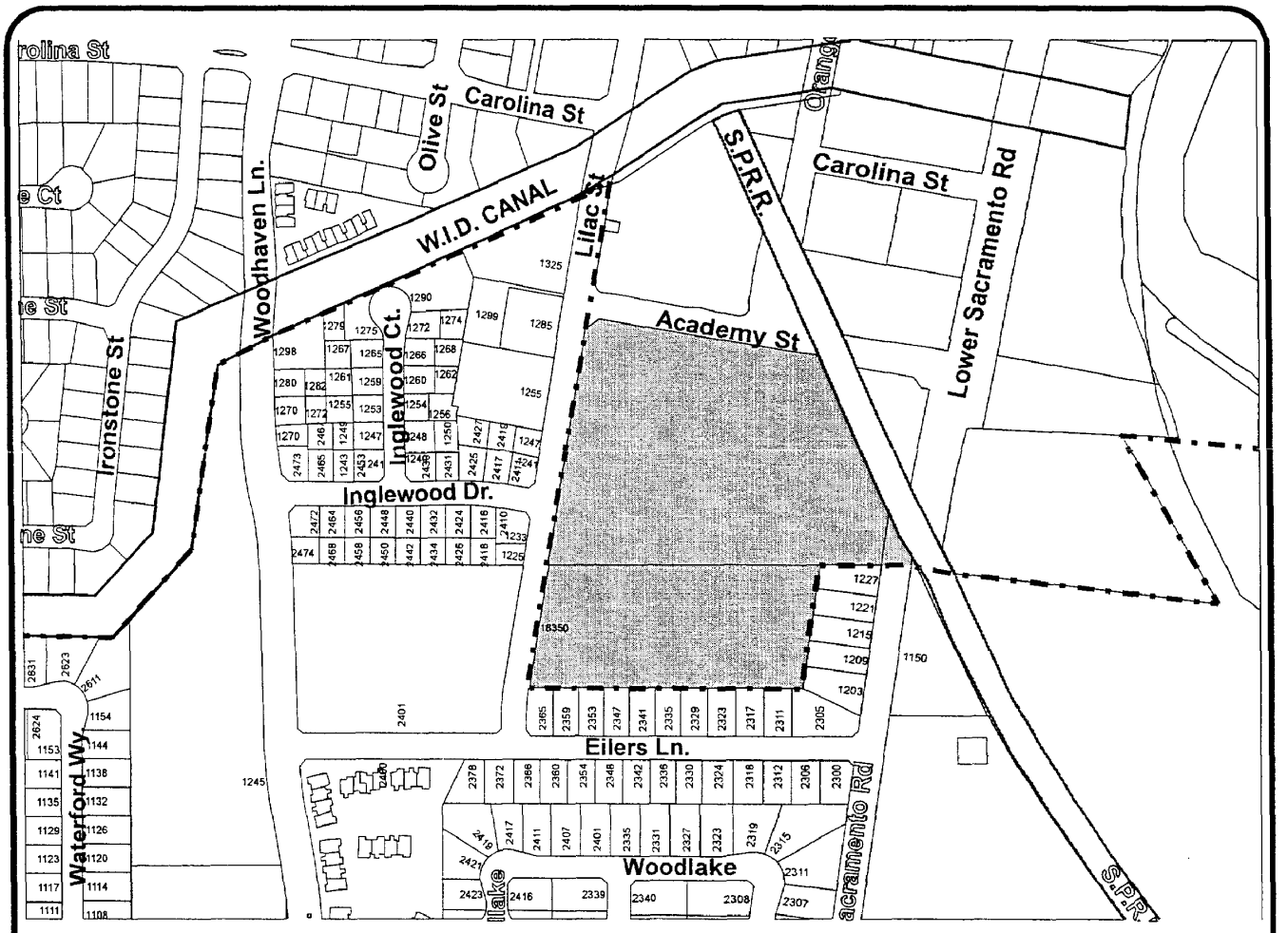
Staff recommends approval of the request of the Lodi Unified School District for approval of prezoning parcels 015-170-10 & 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School), subject to the conditions listed in the attached resolution.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Request with Alternate Conditions
- Deny the Request
- Continue the Request

ATTACHMENTS:

1. Vicinity Map
2. LUSD Report for the Board meeting of August 15, 1995
3. LUSD Report for the Board meeting of October 6, 1998
4. LUSD memo of November 3, 2000
5. Woodbridge Rural Fire District letter.
6. Draft Resolution



VICINITY MAP

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CITY OF LODI CALIFORNIA

PLANNING

REPORT

LODI UNIFIED SCHOOL DISTRICT
1305 East Vine Street
Lodi, CA 95240

TO: MEMBERS OF THE GOVERNING BOARD

SUBJECT: Board Meeting of August 15, 1995

A. AGENDA ITEM

Woodbridge School Utilities

B. STATEMENT OF ISSUE/PURPOSE

Woodbridge School, the District's oldest operational facility, consists of approximately 36,000 square feet of permanent building area and a variable number of interim buildings, on 12 acres in the unincorporated area of the community of Woodbridge. City of Lodi territory adjoins the school property on three sides. (See map included in report.) Although originally constructed in the 1930's to serve elementary students, the school presently houses over 700 seventh and eighth grade students from the City of Lodi and Woodbridge on a three-track YRE calendar, with about 450 to 500 students on campus at a time This facility is to be converted back to an elementary school when a new middle school is constructed on the Millswood site on north Mills Avenue. The school is served by:

water	two on-site wells - one for domestic use and one for irrigation
sewage	two on-site septic tank and leach field systems
drainage	surface flow generally to the fields and streets
fire	Woodbridge Fire District - <1 block to fire station
police	San Joaquin County Sheriff

The Problems

The on-site well can not pump sufficient water to provide adequate pressure for the fire sprinklers in the multipurpose room. These were a requirement of the modernization. Until the sprinklers can be made operational this building can not be "certified" by the Division of the State Architect, hence it is technically not in compliance with the Field Act. In addition, there are

Initiator: _____ Supervisor: M J Shaw

Approved for Agenda: _____ Agenda No. VII.C

several leaks in the water tank. Any modifications to the well system to address either or both of these deficiencies will result in the need to bring the total well system up to current standards, including replacement of the turbine pump.

The septic system is marginal. It is presently functioning without serious problems because of a significant amount of work in recent years, but there is always a concern about problems, particularly at a YRE school.

Alternatives to Solve the Water Problem

There are four alternatives:

1. Do nothing and limp along
2. Extensive repairs or a new well
3. Connect to the Mokelumne Acres Maintenance District water system
4. Annex and connect to the City of Lodi System

Alternative one is no longer advisable. In addition to the physical considerations of the on-site well system, the District has been "reprimanded" by the Division of the State Architect for not completing the requirements for certification of the building, even though it meets all of the structural requirements of the Field Act. Non-compliance with the Field Act creates an individual and personal liability for each board member.

Alternative two is technically possible, at significant cost, with the end-result being continuation of District operation and maintenance of a well system. It is staff's recommendation that where economically feasible the District should take advantage of public water systems and shutdown on-site wells. Although it has not been documented, staff has been told that because the site is between two public systems, the Health Department may not issue permits for a new well. As noted, any repairs to the existing system will result in having to do extensive work to upgrade the whole system.

Alternative three, connection to the Mokelumne Acres Maintenance District, administered by San Joaquin County, will not require annexation as the school property is in the preplanned "ultimate service area." If the selected alternative, the District must notify the San Joaquin County Public Works and proceed with a feasibility study which can be undertaken by a private engineering firm, or under contract with the County. The cost will vary from an estimated high of $25,000 to an estimated low of $300. The purpose of the study is to determine if there is adequate volume and flow in the system to meet the school needs and to detail pipe extension and connection specifics. If feasible, the cost of connection will depend on a variety of factors. A cost sheet is being prepared by the County, however, the District has received a rough estimate of $2,000 plus actual cost of line extensions or other

improvements. Service can be provided only if the connection will be on a "loop" and not a "dead-end." There may also be a cost of approximately $3,000 for fees to "annex" to the Maintenance District. There is conflicting information on this cost at this time.

Under this alternative (as well as alternatives one and two) sewer service would have to be provided by the Woodbridge Sanitary District. Whether or not there is capacity to serve the District depends on a variety of factors. If sewer service becomes a need, and there is not capacity in the WSD system, the only option would be annexation to the City of Lodi.

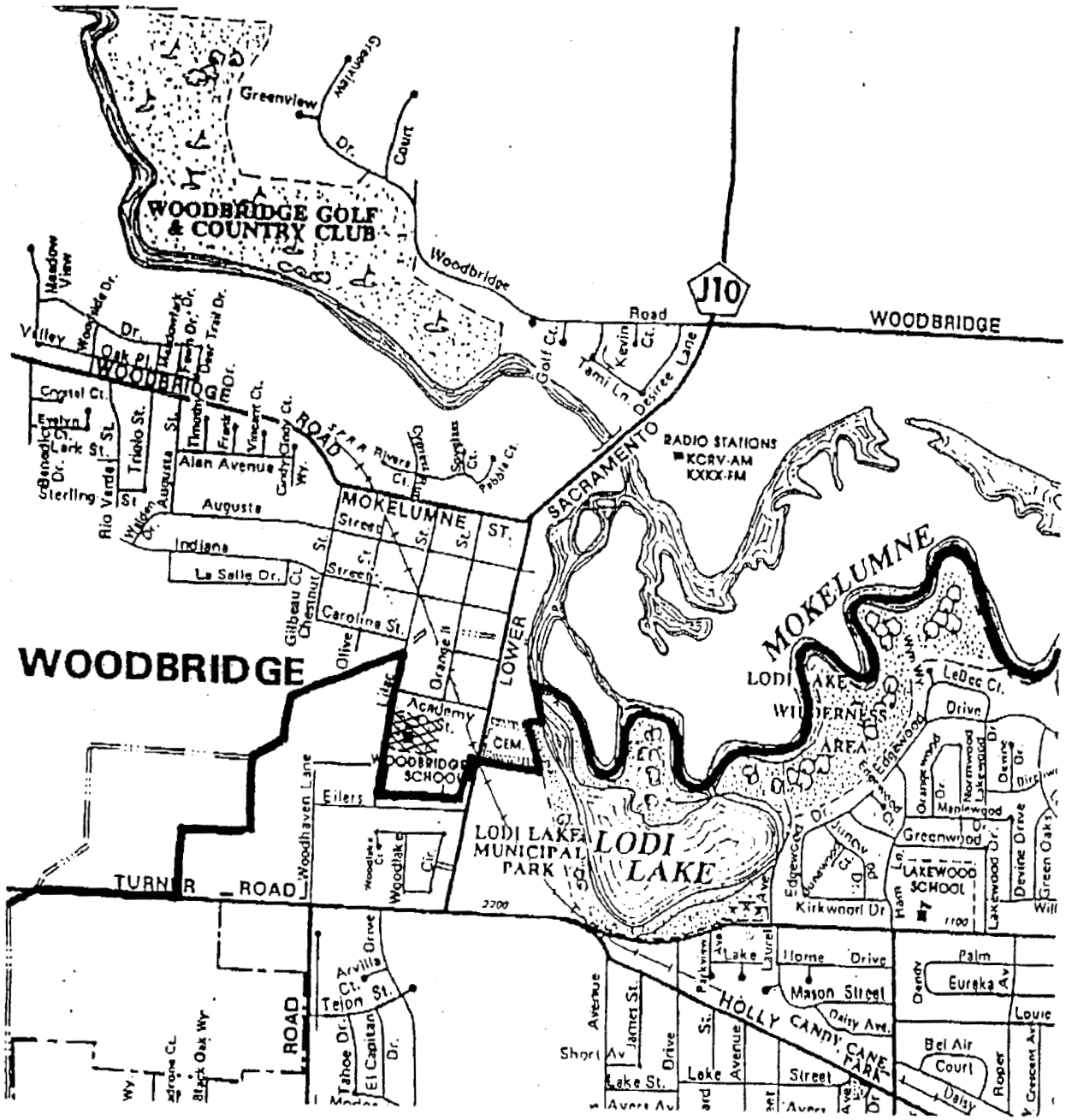
Alternative four involves annexation to the City of Lodi as they will not allow connection to their services without annexation. Annexation would make the property eligible to receive water, sewer, storm drainage and electrical utility services, as well as City fire and police protection.

Because this is the Woodbridge School, the annexation issue is much broader than just a means to solve a physical problem. In the past, residents of the Woodbridge community have opposed annexation of their school, and staff has met with the Municipal Advisory Council to respond to questions on a couple of occasions. Around 1980, the City Council denied annexation of the site to the City for unclear reasons. In 1987, the Lodi voters did not approve a general plan amendment that would have allowed an annexation request to proceed under the limited growth provisions. The fact that most of the students in the school reside in the City of Lodi has not been a consideration of any significance. Apart from informal discussions with Woodbridge Fire District representatives, staff has not recently met with the MAC or other community groups.

The cost to annex to the City of Lodi will be about $168,000 (including $76,000 for sewer connection) plus a minimum of $3,000 for a water connection. The bulk of the costs in the City ($88,000) is for Development Impact Mitigation Fees which are used for construction of the infrastructure systems. There may also be additional costs if on-site fire hydrants are required and development of more off-street parking. The District will be required to dedicate some property frontage for street widening.

Funding

Funding for alternatives three and four would require a separate budget action. Both the water and septic systems have been included on the Deferred Maintenance Plan; however, no funds have been allocated at this time.



City of Lodi Boundary

Woodbridge School

Lodi
Unified School District
1305 E. Vine Street
Lodi, CA 95240-3148

ACTION

TO: MEMBERS OF THE BOARD EDUCATION

SUBJECT: BOARD MEETING OF OCTOBER 6, 1998

A. AGENDA ITEM

Adoption of Resolution 98-49 Approving Annexation for Sewer Service - Woodbridge School

B. STATEMENT OF ISSUE/PURPOSE

In August 1995, the Board received a report regarding the water service needs at Woodbridge School. At that time the Board reviewed the possibility of annexation to the City of Lodi, or connection to the Mokelumne Acres Maintenance District. Pursuant to Resolution 97-29 (May 6, 1997) wherein the Board supported annexation to the City of Lodi, the District subsequently connected to the City water system (without annexation) at a cost of $18,400, plus water at one and one-half times the in-City rate.

In April, 1998 one of the site's two septic systems went into complete failure because of age and inadequate size, necessitating regular pumping at the rate of $2500 every ten days. The long-term solution that could be approved by the County Department of Health was connection to a public system, either the City of Lodi or the Woodbridge Sanitary District. Short-term solutions were a temporary leach field, continue pumping, or effect a temporary connection to one of the public systems. A Temporary Sewer Service Agreement with Woodbridge Sanitary District was executed on May 11, 1998. The LUSD assumed all costs for the connection, and is paying a use rate of $25.00 per day. All of the site's effluent from both septic systems is now flowing to the WSD.

continued------>

C. RECOMMENDATION

It is recommended that the Board of Education adopt Resolution 98-49 Approving Annexation for Sewer Service - Woodbridge School

Initiator: _____ Supervisor: _____

Approved for Agenda: _____ Agenda Item No. VII. A-6

Annexation to the **Woodbridge Sanitary District**, and connection to their system will cost $102,155, with an annual service cost of $2,822; plus annexation fees to be paid to the Local Agency Formation Commission (estimated at $1,500); and District costs for on-site piping and related improvements.

Connection Fee (30 Equivalent Units x $2,128)	$ 63,840
Line replacement (1/3 of 1,100 feet x $50)	$ 18,315
Treatment plant aeration upgrade	$ 20,000
	$102,155

WSD has limited plant capacity; however, it is sufficient to serve the school at this time. If the additional volume from the school precipitates problems at the plant or in the lines, there could be an additional unknown cost for upgrades in the future.

Annexation to the **City of Lodi**, and connection to their system will cost $94,621 (estimated), with an annual service cost of $2,990; plus annexation fees to be paid to the Local Agency Formation Commission (estimated at $1,500); City annexation fees estimated at $2,000; and District costs for on-site piping and related improvements.

Connection Fee (35 Equivalent Units-721 students)	$75,669
Sewer Impact Fee	$ 4,952
Main extension (1400' x $100 [high estimate]	$14,000
	$94,621

Upon annexation, the cost for water will decrease by 50 percent. The District may be required to pay the storm drainage facility fee of $59,972 and connect to the City drainage system. The sewer system has sufficient capacity and no significant costs for upgrades are anticipated in the future.

Annexation to the City will provide the school with City fire and police services, and the opportunity to obtain electricity from the Lodi Electric Utility. The cost of improvements for connection to the Electric Utility has not been estimated, nor has the cost for additional hydrants which may be required by the Fire Department in the future.

It is staff's recommendation that Woodbridge School be annexed to the City of Lodi because it is the ultimate long-term solution for sewer service, and there are opportunities to access other City services, including police, which will be an asset to the school now and in the future. At the present time, most of the students at Woodbridge are residents of the City of Lodi.

BEFORE THE BOARD OF EDUCATION OF THE LODI UNIFIED SCHOOL DISTRICT OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

RESOLUTION 98-49
APPROVING ANNEXATION FOR SEWER SERVICE - WOODBRIDGE SCHOOL

WHEREAS, the District must find a permanent solution to the problem of sewage disposal at Woodbridge School; and

WHEREAS, there are two alternatives - annexation to the Woodbridge Sanitary District or annexation to the City of Lodi ; and

WHEREAS, the costs to implement either alternative are comparable, although there could be additional costs for requirements related to other services with annexation to the City of Lodi; and

WHEREAS, partial funds for Woodbridge School utilities were budgeted in 1996 and 1997, with the remaining funds to be budgeted in 1998/1999 from AB 87 grant funds; and

WHEREAS, annexation to the city of Lodi will provide the broadest spectrum of opportunities to provide long-term and adequate public services to the Woodbridge School.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Education of the Lodi Unified School District hereby declares that annexation to the City of Lodi will be in the best long-term interest of the District, particularly the students and staff housed at Woodbridge School.

BE IT FURTHER RESOLVED, that the Superintendent Dr. Del Alberti, the Assistant Superintendent, Business Marilyn Domingo, the Assistant Superintendent, Facilities and Planning Mary Joan Starr, or the Construction Project Manager Bob Silvano, are hereby directed and authorized to proceed with all steps, procedures and documents necessary to effect annexation of the Woodbridge School to the City of Lodi, including connection to any and all City services as deemed necessary to meet the needs of the school, subject to the availability of funds.

PASSED AND ADOPTED this 6th day of October, 1998, by the following vote of the Board of Education of the Lodi Unified School District, to wit:

AYES: Robins, Mowery, Mettler, Davis, Worfolk, Mullen, Weaver
NOES: None
ABSENT: None
ATTEST:

Nancy E. Robins
Clerk of the Board of Education

Norman G. Mowery
President of the Board of Education

Lodi
Unified School District

Facility Planning Department

RECEIVED
NOV 7 2000
COMMUNITY DEVELOPMENT DEPT.
CITY OF LODI

MEMORANDUM

TO: Superintendent Huyett
FROM: Mamie Starr
Assistant Superintendent Facilities and Planning
DATE: November 3, 2000
RE: Woodbridge School Annexation to the City of Lodi

A series of articles have appeared in the local newspapers regarding the District's application to the City of Lodi for annexation of the Woodbridge School. As anticipated, the annexation is opposed by the Woodbridge Municipal Advisory Council on the grounds that annexation of the school to the City of Lodi represents a threat to the long-term viability of Woodbridge as a separate community. The District's reason for requesting annexation is to obtain municipal sewer service, as well as the opportunity to access other City services in the future. Annexation will also allow the District to achieve a 50 percent savings in the cost of water service, which is now provided by the City of Lodi.

The Board of Education authorized application for annexation to the City of Lodi in October, 1998, following the failure of the school's septic system. The Board Action sheet and Resolution 98-49 are attached. Since May, 1998, the school has been connected to the Woodbridge Sanitary District system on an emergency basis. Ms. Wall, a member of the WSD Board indicated at the MAC meeting on October 26, 2000, that the WSD system has been adequately handling the flow from the school. There have been two delays in proceeding with a permanent solution. The first was to obtain as much information as possible so that the District could make a decision regarding annexation to the City of Lodi, or the Woodbridge Sanitary District. The second delay has been the result of shifting priorities for staff time, and a concern that once the application is moving through the process, it will be necessary to devote whatever time is required to respond to inquiries and keep the processing moving. Understandably, the WSD is concerned that this matter come to resolution.

There were three main issues raised at the MAC meeting: better fire service from Woodbridge than Lodi due to proximity of the WFD station; the San Joaquin County Sheriff's Office can provide school assistance programs like those available through the City of Lodi; and, per Ms Wall, the WSD can provide a permanent sewer connection to the District. The fire response issue will be ameliorated with the near-future construction of the west Lodi station and a possible change in the dispatching procedures. I have asked Lane Weiss for assistance in evaluating the police service considerations (which were a concern of Mr. Dean, expressed at a recent board meeting) and the school resource officer and related programs. I will also contact the WSD and ask them for updated information regarding the long-term capabilities of their system to meet the needs of Woodbridge School, and an update on costs. Whether or not the findings will be sufficient to request that the Board of Education reconsider annexation to the WSD instead of the City of Lodi is unknown.

cc: Board of Education
Betsy Burch, Principal Woodbridge School
Supervisor Jack Sieglock
Lodi Community Development Director Rad Bartlam

1305 East Vine Street - Lodi CA 95240 - 209.331.7219 (Lodi) - 209.953.8218 (Stockton) - 209.331.7229 (FAX)

WOODBRIDGE
RURAL FIRE PROTECTION DISTRICT
400 EAST AUGUSTA STREET
TELEPHONE (209) 369-1945
FAX (209) 369-4568

POST OFFICE BOX 186
WOODBRIDGE, CA 95258

RECEIVED
OCT 20 2000
COMMUNITY DEVELOPMENT DEPT.
CITY OF LODI

MICHAEL W. KIRKLE
Fire Chief

Directors
TOM ALEXANDER
MICHAEL MANASSERO
MICHAEL MANNA
LOREN MOORE SR.
JOHN NEAL

Konradt Bartlam, Director
Community Development
P. O. Box 3006
Lodi, CA 95241 1910

RE: WOODBRIDGE MIDDLE SCHOOL ANNEXATION

Dear Mr. Bartlam:

The Woodbridge Fire District has concerns with emergency response to the Woodbridge Middle School with the proposed annexation.

Due to the extended response to locations within the northwest section of the city, there is an existing automatic aid agreement between our agencies. It is the intent of an automatic aid agreement to assist each agency with emergency responses within a geographical area to enhance services. It is not the intent of an agreement to maintain an emergency response by the existing agency after an annexation.

It is the position of this agency to oppose the proposed annexation due to questions of maintaining an existing adequate emergency response by the city.

Sincerely,

Michael W. Kirkle, Fire Chief

MWK:SB

Cc: Chief Scott Kenley, Lodi Fire Dept.
Mary Joan Starr, Asst. Superintendent Facilities, LUSD
Bruce Baracco, Executive Officer, LAFCO
Woodbridge Board of Directors
Woodbridge Municipal Advisory Council
Supervisor Jack Sieglock

ORDINANCE NO. ____

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY PREZONING PARCELS LOCATED AT 18500 N. LILAC STREET, WOODBRIDGE (WOODBRIDGE MIDDLE SCHOOL) (APN's #015-170-10 AND 015-230-07) FROM SAN JOAQUIN COUNTY P-F, PUBLIC FACILITIES TO PUB, PUBLIC

==========

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

Two parcels located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School) (APN's #015-170-10 and 015-230-07) is hereby prezoned as follows:

> 11.75 acres - PUB, Public, as shown on the Vicinity Map on file in the office of the City Clerk.

Section 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of ____day of _____, 2001

_____
ALAN NAKANISHI
Mayor

Attest:

SUSAN J. BLACKSTON
City Clerk

State of California
County of San Joaquin, ss.

I, Susan J. Blackston, City Clerk of the City of Lodi, do hereby certify that Ordinance No. ____ was introduced at a regular meeting of the City Council of the City of Lodi held February 7, 2001 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 2001 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

I further certify that Ordinance No. ____ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

SUSAN J. BLACKSTON
City Clerk

Approved as to Form:

Randall A. Hays

RANDALL A. HAYS
City Attorney

RESOLUTION NO. 2001-24

A RESOLUTION OF THE LODI CITY COUNCIL FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE **WOODBRIDGE MIDDLE SCHOOL** ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

==========

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of an area comprising of 11.75 acres more or less adjacent to the City limits located at 18500 N. Lilac Street, Woodbridge; and withdrawal of said 11.75 acres from the San Joaquin County Resource Conservation District, located within the area to be annexed to the City of Lodi, (APN's 015-230-07), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the San Joaquin County Resource Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization; and

WHEREAS, the reasons for this proposal are as follows:

(1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;

(2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;

(3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;

(5) The subject area is within the Lodi Sphere of Influence; and

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "**Woodbridge Middle School** Reorganization" which includes annexation of 11.75 acres more or less, and detachment from the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: February 7, 2001

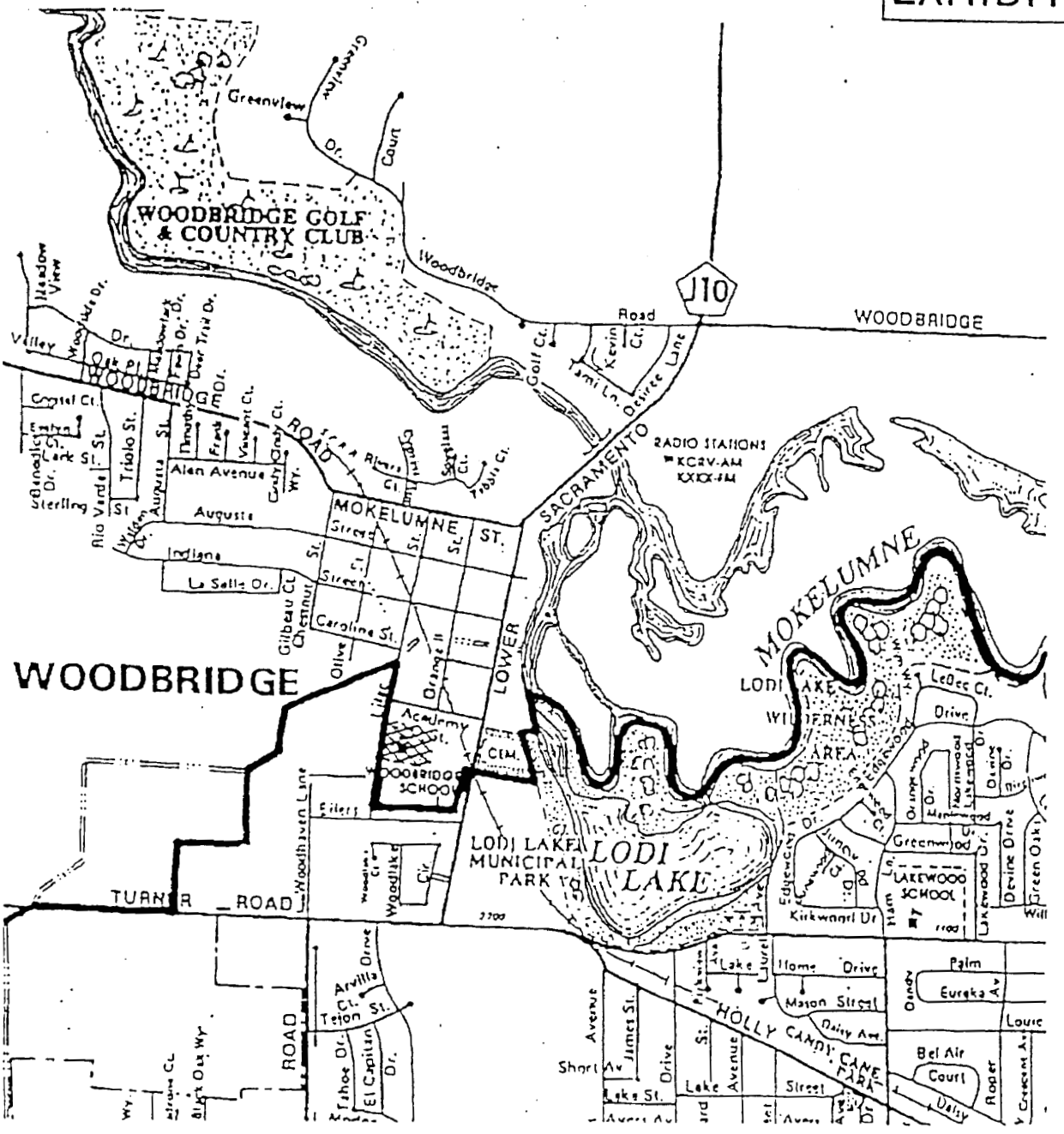
==========

I hereby certify that Resolution No. 2001-24 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 7, 2001 by the following vote:

AYES:	COUNCIL MEMBERS – Hitchcock, Howard, Land and Pennino
NOES:	COUNCIL MEMBERS – None
ABSENT:	COUNCIL MEMBERS – Mayor Nakanishi
ABSTAIN:	COUNCIL MEMBERS – None

SUSAN J. BLACKSTON
City Clerk

EXHIBIT A



City of Lodi Boundary

Woodbridge School

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
Date: February 7, 2001
Time: 7:00 p.m.

For information regarding this notice please contact:
Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, February 7, 2001** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Planning Commission's recommendation that the City Council approve the prezoning of parcels APN 015-170-10 & APN 015-230-07 from San Joaquin County P-F, Public Facilities to PUB, Public for property located at 18500 N. Lilac Street, Woodbridge (Woodbridge Middle School) and to initiate annexation of the properties into the City of Lodi.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: January 17, 2001

Approved as to form:

Randall A. Hays
City Attorney

DECLARATION OF MAILING

Set PH for 2/7/01 to consider Planning Commission's recommendations approve prezoning and annexation of Woodbridge Middle School, 18500 N. Lilac Street, Woodbridge

On January 18, 2001 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 17, 2001, at Lodi, California.

ORDERED BY:

SUSAN BLACKSTON
CITY CLERK, CITY OF LODI

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

decmail/forms

Woodbridge middle School

	FirstName	LastName	Address1
1)	GALOWOOD ASSOC LTD PIP		777 S. Ham Lane, Suite L
2)	MATT G & SHAWNA K	AHLBACH	2318 EILERS LN
3)	A FRED & G CAMY	BAKER	317 W. Lodi Avenue
4)	JAMES R III & S	BIRD	2335 EILERS LN
5)	BILL & ALANNA	BLACK	2323 WOODLAKE CIR
6)	JAMES R & ANNETTE I	BRASS	2331 WOODLAKE CIR
7)	PATRICK P & JULIE A	CARLONI	2329 EILERS LN
8)	ROBERT N & C L	CAWELTI	2319 WOODLAKE CIR
9)	DENNIS M & JENNIFER	CHASE	2366 EILERS LN
10)	DONALD S & JUDITH R	COLE TR	2424 INGLEWOOD DR
11)	ESTELLA N	COOPER	1150 LOWER SACRAMENTC
12)	HAROLD B & GLADYS M	CORLETT	2365 EILERS LN
13)	JOHN & KELLY	COSTAMAGNA	P.O. Box 131
14)	ALFRED R & EVELYN	DANELENKO TR	2417 WOODLAKE CT
15)	TROY & DOLORES	DAVIDSON	2407 WOODLAKE CT
16)	JAMES H & VL	DENMAN	P.O. Box L
17)	RANDY L & NANCY	DIEHL	1215 LOWER SACRAMENTC
18)	TODD & ANNA	DILLION	2353 EILERS LN
19)	OTTO KARL & ALME	EBERT	9430 E. Peltier
20)	ROBERT V & BONNIE	FIRCHOW	2347 EILERS LN
21)	THOMAS & K A	GAU	2336 EILERS LN
22)	NANCY A	GUTIERREZ ETAL	2300 EILERS LN
23)	MICHAEL & DELORES	HARNACK	2311 EILERS LN
24)	CLARENCE & EVA	HARTLEY	2401 WOODLAKE CT
25)	STEVEN M & TERIL	HENNECKE	2360 EILERS LN
26)	BILLY J & B	KENDRICK TRS	2306 EILERS LN
27)	GARY A & ANN B	MILLER	2312 EILERS LN
28)	ANNA E	MURRELL TR	2354 EILERS LN
29)	STEVEN J & D E	NELSON	P.O. Box 1072

	FirstName	LastName	Address1
30)	DONNA LEE	NELSON ETAL	2324 EILERS LN
31)	STEVEN B & LYNDA	NILSSEN TR	2359 EILERS LN
32)	GLENN E & ELIZABETH	O'DELL	2411 WOODLAKE CT
33)	MARTIN	OELTJEN	2348 EILERS LN
34)	DAVID C & SUE C	PHILLIPS	1209 LOWER SACRAMENTC
35)	JOHN R & CHERYL	RAU	1203 LOWER SACRAMENTC
36)	JAMES M & OUIDAE	REED TR	2330 EILERS LN
37)	JOANN	REED TR	2372 EILERS LN
38)	EVELYN	RICH L T R	2305 EILERS LN
39)	PAUL L & VICKI	ROUZER	1221 LOWER SACRAMENTC
40)	JAMES & JOAN	SCHWEICK	2335 WOODLAKE CIR
41)	LANCE & C A	SELKIRK	2323 EILERS LN
42)	SYDNEY M	SHORE	2378 EILERS LN
43)	JUDY ANN	SILVA	1250 INGLEWOOD CT
44)	THERESA G	SPREAFICO TR	2311 WOODLAKE CIR
45)	PATRICK & P A	SWEENEY	2315 WOODLAKE CIR
46)	SHARON R	SWENSEN	2327 WOODLAKE CIR
47)	STEVEN & MONICA	THOMPSON	1227 LOWER SACRAMENTC
48)	CONSUELO	VANSINDEREN	2317 EILERS LN
49)	NOEL & CC	WEATHERS	2341 EILERS LN
50)	GARY & ANN M	WRIGHT	2342 EILERS LN