



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Set Public Hearing for November 1, 1995 to consider the Planning Commission's recommendation that the City Council adopt the 1995 Growth Management Allocations.

**MEETING DATE:** October 4, 1995

**PREPARED BY:** Senior Planner

**RECOMMENDED ACTION:** That the City Council set a Public Hearing to consider the Planning Commission's Recommendation that City Council adopt the 1995 Growth Management Allocations.

**BACKGROUND INFORMATION:** As a part of the City of Lodi Growth Management Plan for Residential Development, the City annually conducts an allocation process for residential permits. Under this process, all residential projects of 5 or more units must apply for building allocations for the next year. The plan is based on a maximum annual growth rate of 2% per year, which this year translates into 408 building permit allocations. Of these 408 allocations, 65% or 265 are single-family allocations, 10% or 41 are medium density allocations and 25% or 102 are high density allocations. This year all allocation requests were for single-family units.

All projects requesting allocations must submit a request stating the number of allocations they are seeking. The projects are scored on a set of criteria previously established by City ordinance. The highest scoring projects have the greatest chance of receiving their allocation request, the lowest scoring, the least chance.

Following their Public Hearing the Planning Commission adopted the following list of Growth Management allocations:

<u>Projects (Listed in in order of pts. scored</u>	<u>Requested 1995 Allocations</u>	<u>Recommended 1995 Allocations</u>
Towne Ranch	37	37
Parisis Property	39	39
Thayer Property	34	34
Bridgetown	62	53
Century Meadows 1	113	52
Century Meadows 3	<u>99</u>	<u>51</u>
	384	266

APPROVED: \_\_\_\_\_

*Thomas A. Peterson*  
THOMAS A. PETERSON  
City Manager



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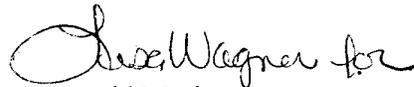
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Projects not receiving allocations:

	Requested 1995 Allocations	Recommended 1995 Allocations
Helmle	61	0
Century Meadows 2	<u>58</u>	<u>0</u>
	119	0

The full 1995 single-family allocations of 265 units were allocated. No requests were submitted for medium or high density allocations

FUNDING: None required

  
David Morimoto  
Senior Planner

DM/ca  
Attachment

MEMORANDUM, City of Lodi, Community Development Department

TO: Community Development Director  
 FROM: Assistant Planner, Mark Meissner  
 DATE: Thursday, August 24, 1995  
 SUBJECT: GROWTH MANAGEMENT SCORING & ALLOCATION SUMMARY

The development plans submitted for review this year are all listed in the table below. This memo addresses the reasoning behind the scoring of each project and later explains the building permit allocations. The scoring of each development plan is based on Evaluation Criteria adopted as part of the City's Growth Management Ordinance.

1995 Development Plan Scoring Summary

PROJECT	CRITERIA														TOTALS
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J		
TOWNE RANCH	7	7	200	5	8	8	4	0	8	0	0	20	10	277	
PARISIS PROPERTY	5	0	200	3	0	7	0	0	10	0	0	15	10	250	
THAYER PROPERTY	3	0	200	0	0	4	0	0	10	0	0	15	10	242	
BRIDGETOWN	5	7	100	5	0	4	0	0	10	0	0	15	10	156	
CENTURY MEADOWS 1	5	0	100	5	*	8	0	0	13	0	0	10	10	151	
CENTURY MEADOWS 3	3	0	100	3	*	8	0	0	15	0	0	10	10	149	
HELMLE PROPERTY	5	0	100	3	*	0	9	0	0	0	0	10	10	137	
CENTURY MEADOWS 2	3	0	100	3	*	0	0	0	10	0	0	10	10	136	

NOTE: PROJECTS WITH 100 PTS. FOR CRITERIA "C" HAVE REQUESTED ALLOCATIONS FOR PRIORITY AREA TWO.  
 \* A COMMITMENT FROM DEVELOPERS TO FRONT FUNDS FOR THE INSTALLATION OF A MAJOR PUBLIC IMPROVEMENT IS NECESSARY.  
 \*\* CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

**Towne Ranch**, the first project on the list, is an existing and developing project located at 3032 West Turner Road. The project is at the North-West corner of Lodi, adjacent to Turner Road to the North, to Lower Sacramento Road to the East, to the developed Park West Subdivision to the South, and to the Woodbridge Irrigation District Canal to the West. The points shown are based on the approved development plan for the entire Towne Ranch project, not just the portion being considered for allocations this year.

- The Towne Ranch project received 7 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on one side, the North side. Maximum points for this category is 10.
- 7 points were awarded in category B., On-site Agricultural Land Mitigation, for designing the subdivision with reverse-frontage lots and, a solid wall with landscaping. Maximum points for this category is 10.
- 200 points were awarded in category C., General Location, for being located within the Priority Area One boundary. Maximum points for this category is 200.
- 5 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on two sides, the East and South. Maximum points for this category is 10.
- 8 points were awarded in category D2., Relationship to Public Services (Wastewater), for extending the Master Plan sewer line in Evergreen Drive within the project boundaries. The maximum points for this category is 10.
- 8 points were awarded in category D3., Relationship to Public Services (Water), for extending the Master Plan water line in Evergreen Drive within the project boundaries. The maximum points for this category is 13.
- 4 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires the expansion of Westgate Basin. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 8 points were awarded in category F., Traffic (Street Improvements), for extending a Master Plan street (Evergreen Drive) within the project boundaries.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 20 points were awarded in category I., Schools (Proximity). Five of the points were for being within one half of a mile from a proposed elementary school, ten of the points were for being within one half of a mile from a proposed middle school, and the remaining 5 points were for also being within two miles of an existing high school. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. The Automatic Aid Agreement between the City of Lodi and the Woodbridge Rural Fire District has recently

brought this project within the three minute emergency vehicle driving distance. Maximum points for this category is 10.

The Towne Ranch development plan received a total of 277 points, placing it at the top of the list with the greatest development potential.

**Parisis Property**, the second project on the list is a new project located at 3883 East Harney Lane. The project is near the south-east corner of Lodi, adjacent to Stockton Street on the West, to Harney Lane on the South, to the undeveloped Richards Ranch subdivision to the North, and the proposed Thayer Property Project to the West.

- The Parisis Property project received 5 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on two sides, the South and East sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for not providing a buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 200 points were awarded in category C., General Location, for being located within the Priority Area One boundary. Maximum points for this category is 200.
- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the West. Maximum points for this category is 10.
- 0 points were awarded in category D2., Relationship to Public Services (Wastewater), since the project requires the extension of wastewater lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Thayer Property developments and an undeveloped parcel north of the project site. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 7 points were awarded in category D3., Relationship to Public Services (Water). This score represents the average of 10 points for being adjacent to the existing Master Plan water main in Stockton Street designed to serve the project and 4 points for requiring the extension of a Master Plan line outside the project boundaries but within existing right-of-way (Harney Lane). The maximum points for this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires the extension of storm drain lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Thayer Property developments and an undeveloped parcel north of the project site. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.

- 10 points were awarded in category F., Traffic (Street Improvements), will widen and improve existing facilities (Harney Lane and Stockton Street). The maximum points for this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 15 points were awarded in category I., Schools (Proximity). Ten of the points were for being within one quarter of a mile from a proposed elementary school, and the remaining 5 points were for also being within two miles of an existing high school. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Parisis Property development plan received a total of 250 points, placing it second on the list.

**Thayer Property**, the third project on the list is a new project located at 3921 & 3953 East Harney Lane. The project is near the south-east corner of Lodi, adjacent to the proposed Parisis Property project on the West, to Harney Lane on the South, to the undeveloped Richards Ranch subdivision to the North, and agricultural land to the East.

- The Thayer Property project received 3 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on three sides, the South, East, and West sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for not providing a buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 200 points were awarded in category C., General Location, for being located within the Priority Area One boundary. Maximum points for this category is 200.
- 0 points were awarded in category D1., Relationship to Existing Development, because the project is surrounded by undeveloped land. Maximum points for this category is 10.
- 0 points were awarded in category D2., Relationship to Public Services (Wastewater), since the project requires the extension of wastewater lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Parisis Property developments and an undeveloped parcel north of the project site. The right-of-way has not been acquired. The maximum points for this category is 10.

- 4 points were awarded in category D3., Relationship to Public Services (Water), for extending a Master Plan water line outside its boundaries, but within existing right-of-way (Harney Lane). The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires the extension of storm drain lines from Bluejay Way in the Johnson Ranch subdivision to Stockton Street through the proposed Richards Ranch and Parisis Property developments and an undeveloped parcel north of the project site. The right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 10 points were awarded in category F., Traffic (Street Improvements), for widening and improving an existing facility (Harney Lane). The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 15 points were awarded in category I., Schools (Proximity). Ten of the points were for being within one quarter of a mile from a proposed elementary school, and the remaining 5 points were for also being within two miles of an existing high school. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Thayer Property development plan received a total of 242 points, placing it third on the list.

**Bridgetown**, the fourth project on the list is a new project located at 451 East Turner Road. The project is at the North-West corner of Lodi, adjacent to the Woodbridge Irrigation District Canal on the North and West, the City on the East, and Turner Road on the South.

- The Bridgetown project received 5 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on two sides, the East and North sides. Maximum points for this category is 10.
- 7 points were awarded in category B., On-site Agricultural Land Mitigation, for providing a buffer between the project and adjacent agricultural land. Maximum points for this category is 10.

- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 5 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on two sides, the South and East. . Maximum points for this category is 10.
- 0 points were awarded in category D2., Relationship to Public Services (Wastewater), since the project requires extension of wastewater lines through planned projects in the Towne Ranch development south of Turner Road. The necessary right-of-way in Towne Ranch has not yet been acquired. The maximum points in this category is 10.
- 4 points were awarded in category D3., Relationship to Public Services (Water), for extending Master Plan water lines outside its boundaries, but within existing right-of-way (Turner Road). The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires extension of storm drain lines through planned projects in the Towne Ranch development south of Turner Road. The necessary right-of-way in Towne Ranch has not yet been acquired. The maximum points in this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 10 points were awarded in category F., Traffic (Street Improvements), for improving an existing facility (Turner Road). The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 15 points were awarded in category I., Schools (Proximity). Five of the points were for being within one half of a mile from a proposed elementary school, and the remaining ten points were for being within one half of a mile from a proposed middle school.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. The Automatic Aid Agreement between the City of Lodi and the Woodbridge Rural Fire District has recently brought this project within the three minute emergency vehicle driving distance. Maximum points for this category is 10.

The Bridgetown development plan received a total of 156 points, placing it fourth on the list.

**Century Meadows 1**, the fifth project on the list is an existing and developing project located at 2081 West Harney Lane. The project is near the South-West corner of Lodi, adjacent to the Century Meadows Two subdivision on the West, Century Boulevard on the North, Harney Lane on the South, and the WID canal and the City on the East.

- The Century Meadows 1 project received 7 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on one side, the South side. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 5 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on two sides, the North and East. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Century Meadows 1 project to front funds for the installation of a major public improvement is necessary. The project requires the installation of the Harney Lane sewer trunk line and a lift station at the future intersection of Harney Lane and Mills Avenue. Funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points for this category is 10.
- 8 points were awarded in category D3., Relationship to Public Services (Water), for extending a Master Plan water line within the project boundaries from Harney Lane to the proposed Lexington Drive. The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the storm drains to serve this project will have to be extended to Mills Avenue through the Century Meadows Two and Century Meadows Three projects. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 13 points were awarded in category F., Traffic (Street Improvements). This score represents a combination of 10 points for widening and improving an existing facility (Harney Lane) and 3 points for improving circulation by providing additional access from Harney Lane to adjacent development (proposed Muirfield Drive). The maximum points in this category is 13.

- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 10 points were awarded in category I., Schools (Proximity). Ten points were for being within one mile of an existing high school, Tokay High.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Century Meadows 1 development plan received a total of 153 points, placing it fifth on the list.

**Century Meadows 3**, the sixth project on the list is an existing and developing project located at 1933 West Harney Lane. The project is near the South-West corner of Lodi, which is near the South-West corner of Lodi, adjacent to the Century Meadows Two subdivision on the East, Century Boulevard on the North, Harney Lane on the South, and agricultural land to the West.

- The Century Meadows 3 project received 3 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on three sides, the South, East and West sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the North. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Century Meadows 3 project to front funds for the installation of a major public improvement is necessary. The project requires the installation of the Harney Lane sewer trunk line and a lift station at the future intersection of Harney Lane and Mills Avenue. Funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points for this category is 10.
- 8 points were awarded in category D3., Relationship to Public Services (Water), for extending a Master Plan water line within its boundaries in the future Mills Avenue and Lexington Drive. The maximum points in this category is 13.

- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since the project requires extension of storm drain lines to the west through the Century Meadows Four project or the undeveloped parcel south of the Century Meadows Four project. The necessary right-of-way has not been acquired. The maximum points for this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 15 points were awarded in category F., Traffic (Street Improvements), This score represents a combination of 10 points for widening and improving an existing facility (Harney Lane) and 5 points for improving circulation to adjacent development by extending Mills Avenue to Harney Lane. The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 10 points were awarded in category I., Schools (Proximity). Ten points were awarded for being within one mile of an existing high school, Tokay High.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Century Meadows 3 development plan received a total of 149 points, it project sixth on the list.

**Helmle Property**, the seventh project on the list is a new project located at 2109 West Kettleman Lane. The project is adjacent to the Roget property (future park) on the West, to the Sunwest subdivision on the North, to Tienda Drive on the South, and Agricultural land to the East.

- The Helmle Property project received 5 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on two sides, the South and East sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.

- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the North. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Helmle Properties to front funds for the installation of a major public improvement is necessary. The project requires the extension of the Mills Avenue sewer trunk line and construction of a lift station at the future intersection with Mills Avenue on the north side of Kettleman Lane. The necessary right-of-way has not been acquired and funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points in this category is 10.
- No points were awarded in category D3., Relationship to Public Services (Water), since the water line will have to be looped to Tienda Drive or Kettleman Lane through adjacent parcels. The right-of-way has not been acquired. The maximum points in this category is 13.
- 9 points were awarded in category D4., Relationship to Public Services (Drainage) This score represents the average of 10 points for being adjacent to a Master Plan storm drain line designed to serve the Project (existing 60" trunk line) and 8 points for requiring the extension of a Master Plan storm drain line within its boundaries in the future Tienda Drive. The maximum points in this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 0 points were awarded in category F., Traffic (Street Improvements), since the project requires extension of a Master Plan street (Tienda Drive) outside the project boundaries and right-of-way has not been acquired. The maximum points for this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects.
- 10 points were awarded in category I., Schools (Proximity). Five points were awarded for being within one mile of an existing middle school, Senior Elementary, and the remaining five points were awarded for being within two miles of an existing high school, Tokay High.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Helmle Property development plan received a total of 137 points, placing it seventh on the list.

**Century Meadows 2**, the eighth project on the list is an existing and developing project located at 1817 West Harney Lane. The project is near the South-West corner of Lodi, which is adjacent to the Century Meadows One subdivision on the East, to the Century Meadows 3 subdivision on the West, to Century Boulevard on the North, and Harney Lane to the South.

- The Century Meadows 2 project received 3 points in category A., Agricultural Land Conflicts, for being adjacent to agricultural land on three sides, the South, East and West sides. Maximum points for this category is 10.
- 0 points were awarded in category B., On-site Agricultural Land Mitigation, for providing no buffer between the project and adjacent agricultural land. Maximum points for this category is 10.
- 100 points were awarded in category C., General Location, for being located within the Priority Area Two boundary. Maximum points for this category is 200.
- 3 points were awarded in category D1., Relationship to Existing Development, for abutting to existing development on one side, the North. Maximum points for this category is 10.
- No points were awarded in category D2., Relationship to Public Services (Wastewater), because a commitment from the developer/s of the Helmlle Properties to front funds for the installation of a major public improvement is necessary. The project requires the installation of the Harney Lane sewer trunk line and a lift station at the future intersection of Harney Lane and Mills Avenue. Funds are not available in the Sewer Development Impact Mitigation Fee Fund. The maximum points for this category is 10.
- 0 points were awarded in category D3., Relationship to Public Services (Water), since this project requires the looping of water lines through the Century Meadows One or Century Meadows Three projects for which right-of-way is not available. The maximum points in this category is 13.
- 0 points were awarded in category D4., Relationship to Public Services (Drainage), since this project requires the extension of storm drain lines to Mills Avenue through the Century Meadows Three project. The necessary right-of-way has not been acquired. The maximum points in this category is 10.
- 0 points were awarded in category E., Promotion of Open Space, because this category does not apply to single-family residential projects.
- 10 points were awarded in category F., Traffic (Street Improvements), for widening and improving an existing facility (Harney Lane). The maximum points in this category is 15.
- 0 points were awarded in category G., Housing (Affordability), because the development plan does not specify whether there will be any affordable housing units or programs to make the units more affordable. Maximum points for this category is 10.
- 0 points were awarded in category H., Site Plan and Project Design, because this category does not apply to single-family residential projects. Maximum points for this category is 20.

- 10 points were awarded in category I., Schools (Proximity). Ten points were awarded for being within one mile of an existing high school, Tokay High. Maximum points for this category is 30.
- 10 points were awarded in category J., Fire Protection (Proximity), for being within a three minute emergency vehicle driving time from the nearest fire station. Maximum points for this category is 10.

The Century Meadows 2 development plan received a total of 136 points, placing it eighth on the list.

## City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population	2% Pop. projection	Persons/ Household	Total units per year	Single Fam.@ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
Jan-92	53,186	1,064	2.664	399	259	40	100
Jan-93	53,701	1,074	2.680	401	261	40	100
Jan-94	53,903	1,078	2.680	402	261	40	101
Jan-95	54,694	1,094	2.697	408	265	41	102
Jan-96	55,788	1,116	Est. 2.697	416	270	42	104
Jan-97	56,904	1,138	Est. 2.697	425	276	43	106
Jan-98	58,042	1,161	Est. 2.697	433	281	43	108
Jan-99	59,203	1,184	Est. 2.697	442	287	44	111
Jan-00	60,387	1,208	Est. 2.697	451	293	45	113
Jan-01	61,595	1,232	Est. 2.697	460	299	46	115
Jan-02	62,827	1,257	Est. 2.697	469	305	47	117
Jan-03	64,084	1,282	Est. 2.697	478	311	48	120
Jan-04	65,366	1,307	Est. 2.697	488	317	49	122
Jan-05	66,673	1,333	Est. 2.697	497	323	50	124
Jan-06	68,006	1,360	Est. 2.697	507	330	51	127
Jan-07	69,366	1,387	Est. 2.697	518	337	52	130
TOTALS:				8,398	5,459	840	2,100

\*\* Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89.

NOTE: Population and persons per household from '89 to '95 per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure.

**LODI, CITY STAFF RECOMMENDED BUILDING PERMIT  
ALLOCATION SCHEDULE 1995**

**TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1995 = 408**

**SINGLE FAMILY 65% = 265**

<i>PROJECT</i>	# OF UNITS MAPPED	ALLOCATIONS RECEIVED '89-'94	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1995	RECOMMENDED ALLOC. 1995
TOWNE RANCH	363	366	37	37	37
PARISIS PROPERTY	0	0	39	38	38
THAYER PROPERTY	0	0	34	34	34
BRIDGETOWN	0	0	123	62	53
CENTURY MEADOWS 1	48	48	153	113	52
CENTURY MEADOWS 3	102	102	99	99	51
HELMLE PROPERTY	0	0	61	61	0
CENTURY MEADOWS 2	105	105	58	58	0
	618	621	604	502	265

**MEDIUM DENSITY 10% = 41 UNITS**

No projects have requested any of the 41, 1995 allocations for medium density units.

**HIGH DENSITY 25% = 99 + 101 + 101 + 100 + 100 + 101 + 102 = 704 UNITS**

No projects have requested any of the 102, 1995 allocations for high density units.

Allocations from the previous years ('89-'94) are all available.

# 1995 Development Plan Scoring Summary

PROJECT	CRITERIA														TOTALS
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J		
	Agricultural Land Conflicts (Adjacency)	On-site Agricultural Land Mitigation (Buffer)	General Location (Priority Area)	Relationship to Existing Development	Relationship to Public Services (Wastewater)	Relationship to Public Services (Water)	Relationship to Public Services (Drainage)	Promotion of Open Space (Percentage)	Traffic (Street Improvements)	Housing (Affordability)	Site Plan and Project Design	Schools (Proximity)	Fire Protection (Proximity)		
TOWNE RANCH	7	7	200	5	8	8	4	0	8	0	0	20	10	277	
PARISIS PROPERTY	5	0	200	3	0	7	0	0	10	0	0	15	10	250	
THAYER PROPERTY	3	0	200	0	0	4	0	0	10	0	0	15	10	242	
BRIDGETOWN	5	7	100	5	0	4	0	0	10	0	0	15	10	156	
CENTURY MEADOWS 1	5	0	100	5	*	8	0	0	13	0	0	10	10	151	
CENTURY MEADOWS 3	3	0	100	3	*	8	0	0	15	0	0	10	10	149	
HELMLE PROPERTY	5	0	100	3	*	0	9	0	0	0	0	10	10	137	
CENTURY MEADOWS 2	3	0	100	3	*	0	0	0	10	0	0	10	10	136	

NOTE: PROJECTS WITH 100 PTS. FOR CRITERIA "C" HAVE REQUESTED ALLOCATIONS FOR PRIORITY AREA TWO.

\* A COMMITMENT FROM DEVELOPERS TO FRONT FUNDS FOR THE INSTALLATION OF A MAJOR PUBLIC IMPROVEMENT IS NECESSARY.

\*\* CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS



1995 DEVELOPMENT PLAN  
**PARISIS PROPERTY**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13  
 T.3 N., R.6 E., S.4 M., CITY OF LODI,  
 SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1995  
 SCALE: 1" = 100'

PREPARED BY:  
 MICHAEL & PIAZZA, INC.  
 323 W. ELM STREET  
 LODI, CA 95240  
 (209) 368-6010

PREPARED FOR:  
 ANGELOS PARSIS  
 9445 FERNWOOD ROAD  
 LODI, CA 95240  
 (209) 931-1640

PROPOSED PHASING AND LAND USE:  
 1995 REQUESTED ALLOCATION - 59 UNITS  
 R-2 ZONING  
 A.P.N.: 062-290-09  
 STATUS ADDRESS 3883 EAST HARNEY LAKE  
 THIS DEVELOPMENT CONTAINS 6.8 ACRES.



DATE: 5/1/95  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

LAND USE

DEVELOPMENT PLAN

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 2224 W. W. W. BLVD., SUITE 100  
 Lodi, CA 95240

NO.	DATE	REVISION	BY	DATE

PROJECT: [Blank]  
 SHEET: [Blank] OF [Blank]  
 DATE: 5/1/95



1995 DEVELOPEMENT PLAN

### BRIDGETOWNE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34  
T.4 N., R.6 E., M.D.B.&M., CITY OF LODI  
SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1995

SCALE: 1" = 100'

PREPARED FOR:  
FRED BAKER, et al  
317 WEST LODI AVENUE  
LODI, CA 95240  
(209) 333-2881

PREPARED BY:  
BAUMBACH & PIAZZA, INC.  
323 W. 6TH STREET  
LODI, CA 95240  
(209) 368-6618

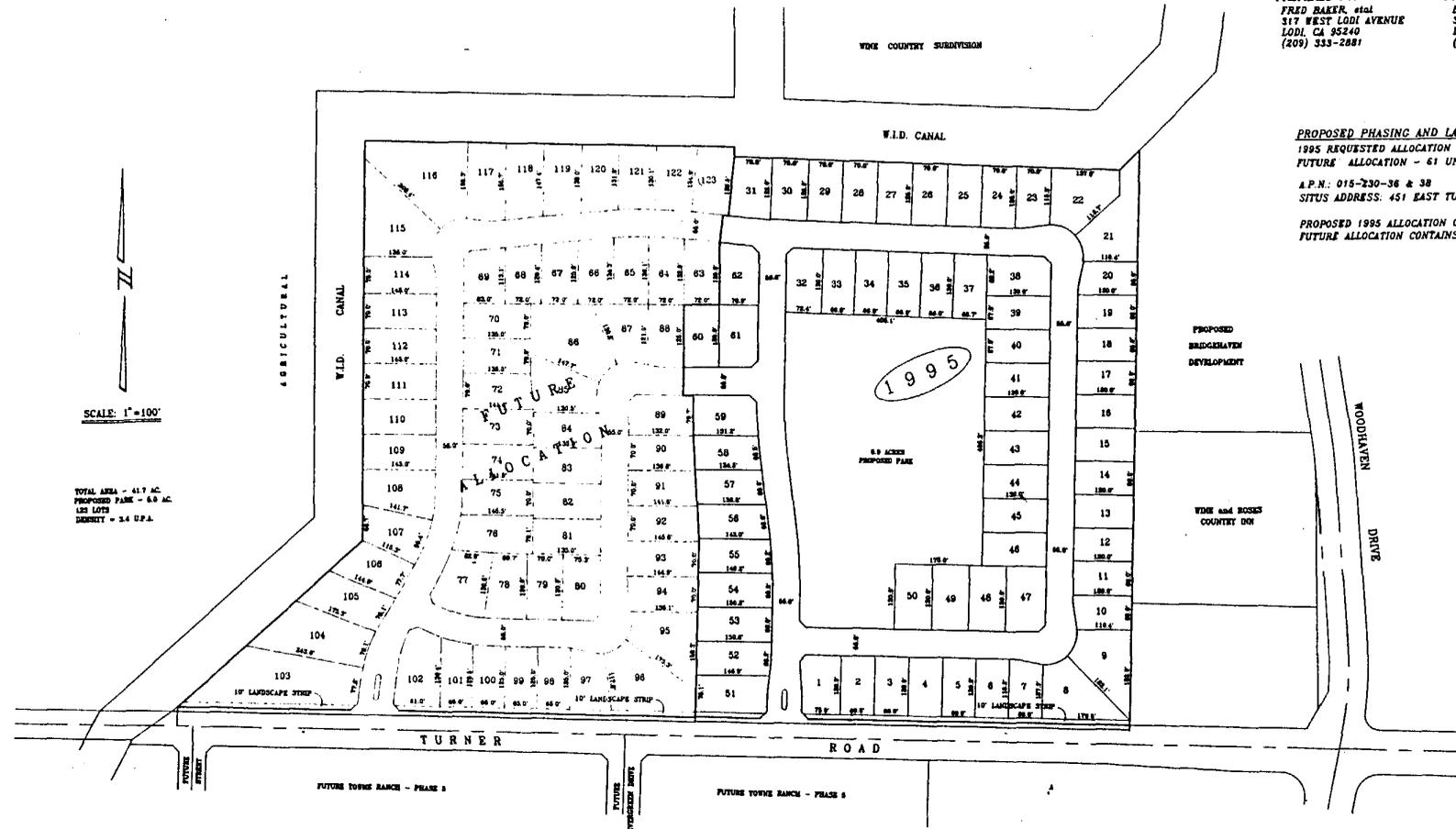
**PROPOSED PHASING AND LAND USE.**  
1995 REQUESTED ALLOCATION - 62 UNITS, R-1 ZONING  
FUTURE ALLOCATION - 61 UNITS

A.P.N.: 015-230-36 & 38  
SITUS ADDRESS: 451 EAST TURNER ROAD

PROPOSED 1995 ALLOCATION CONTAINS 22.4 ACRES.  
FUTURE ALLOCATION CONTAINS 19.3 ACRES.

SCALE: 1"=100'

TOTAL AREA - 41.7 AC.  
PROPOSED PARK - 6.9 AC.  
LSD 1079  
DENSITY - 1.4 U.P.A.



06100P.LDW

NO.	DATE	REVISIONS	BY	DESIGNED BY

APPROVED BY	DATE

**BAUMBACH & PIAZZA**  
CIVIL ENGINEERS  
SURVEYORS  
282 W. 6TH ST. LODI, CALIF.  
95240 PH: 368-6618

DEVELOPEMENT PLAN

LAND USE

SHEET 1 OF 2
JOB NO. 88108
FILE NO. G-1089

DEVELOPMENT PLAN - 1995 ALLOCATION  
**CENTURY MEADOWS ONE**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,  
 T.3 N., R.6 E., M.D.B. & M., CITY OF LODI,  
 SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1995

SCALE: 1"=100'

Prepared for:  
 LEWIS HOMES OF CALIFORNIA  
 P.O. BOX 278125  
 SACRAMENTO, CA 95240  
 (916) 362-3275

Prepared by:  
 BAUMBACH & PIAZZA  
 323 WEST ELM STREET  
 LODI, CA 95240  
 (209) 368-6618

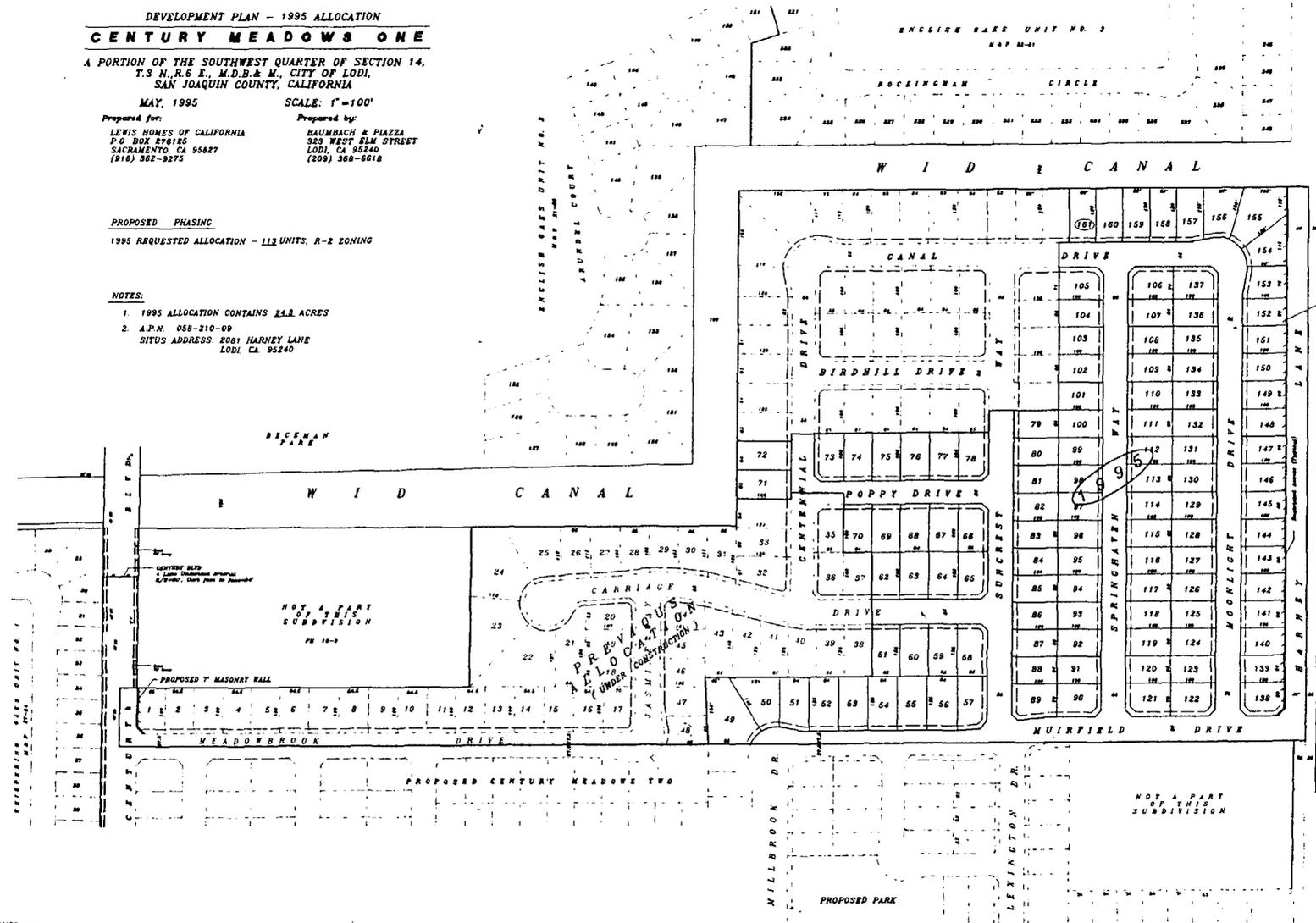
**PROPOSED PHASING**

1995 REQUESTED ALLOCATION - 112 UNITS, R-2 ZONING

**NOTES:**

- 1995 ALLOCATION CONTAINS 24.2 ACRES
- A.P.N. 058-210-09  
 SITUS ADDRESS: 2081 HARNEY LANE  
 LODI, CA 95240

SCALE: 1"=100'



NO	DATE	REVISIONS	BY	REASON	DRAWN BY
					DEP

APPROVED BY: \_\_\_\_\_ DATE: 5-15-95

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS  
 222 W. ELM ST. LODI, CALIF.  
 95240 PH: 368-6618

DEVELOPMENT PLAN

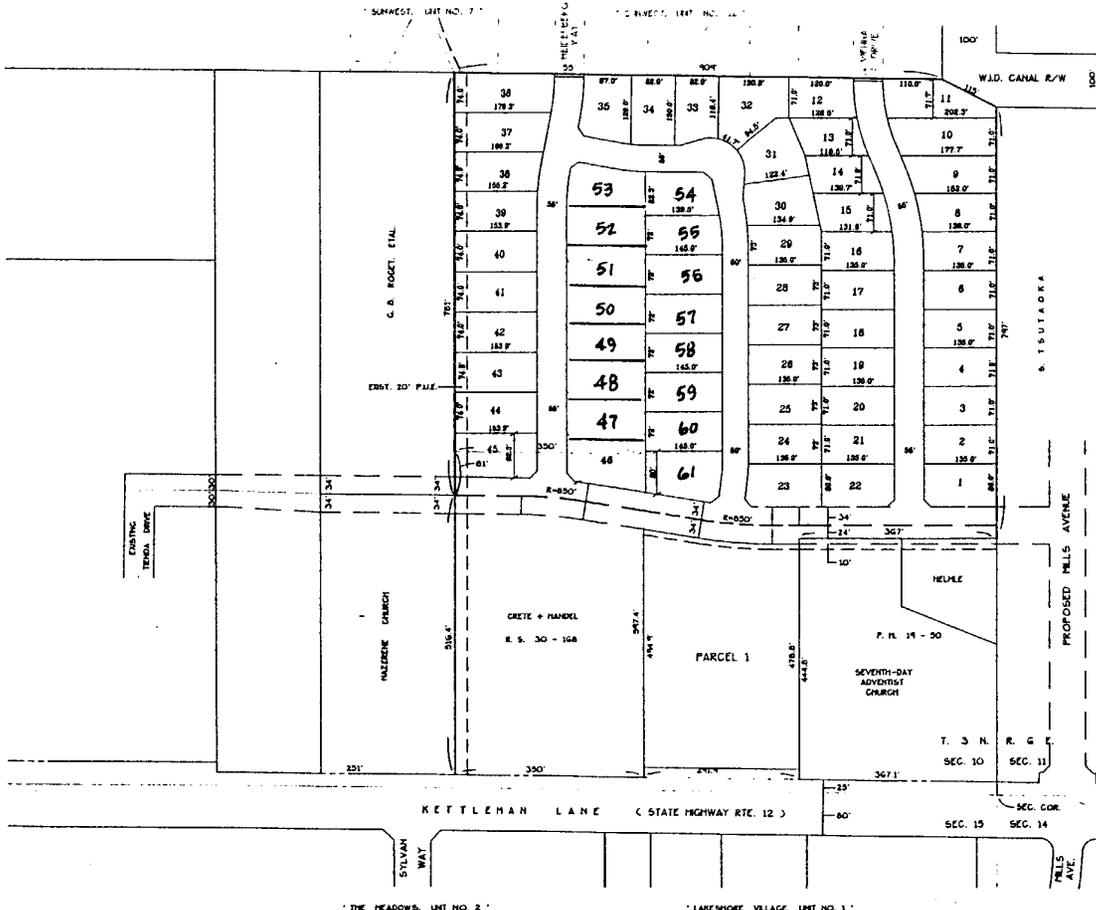
LAND USE

SHEET 1 OF 1  
 JOB NO. 2439  
 FILE NO. G-1068



SITUS ADDRESS:  
 1313 E. HWY. RTE 12  
 LODI, CA. 95240  
 A.P.N.: O27 - O40 - G4

PROPOSED LAND USE:  
 1995 REQUESTED ALLOCATION - 60 UNITS  
 AREA: 18.7 ± ACRES  
 DENSITY: 3.2 U.P.A.  
 ZONING: R-2. LOW DENSITY RESIDENTIAL



ENGINEER:  
 BAUMBACH + PIAZZA, INC.  
 323 W. ELM STREET  
 LODI, CALIFORNIA  
 PH. (209) 368-6618

OWNER:  
 F.C.F. DEVELOPEMENT ASSOC.  
 KESZLER-BANER, ETAL.  
 C/O JEFFREY KIRST  
 P.O. BOX 1259  
 WOODBRIDGE, CA 95258  
 PH. (209) 334-0670

1995 DEVELOPMENT PLAN  
HELMLE PROPERTY  
 A PORTION OF THE  
 SOUTHEAST QUARTER OF  
 SEC. 10, T.3N., R.GE., M.D.B.+M.  
 CITY OF LODI, SAN JOAQUIN  
 COUNTY, CALIFORNIA.

MAY, 1995 SCALE: 1"=100'

NO	DATE	REVISIONS	BY	CHECKED	DATE

DESIGNED BY \_\_\_\_\_ DRAWN BY \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE 5-11-95  
 REC \_\_\_\_\_

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 SURVEYORS  
 222 W. ELM ST. LODI, CALIF.  
 95240 PH: 368-6618

DEVELOPEMENT PLAN

LAND USE

SHEET 1 of 2  
 JOB NO. 9528  
 FILE NO. G-1017



**CITY COUNCIL AWARDED BUILDING  
PERMIT ALLOCATIONS 1989 - 1994**

**TOTAL RESIDENTIAL UNITS ALLOCATED (1989 - 1994) = 2,406**

**SINGLE FAMILY 65% = 1,564 UNITS**

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATIONS RECEIVED '89	ALLOCATIONS RECEIVED '90	ALLOCATIONS RECEIVED '91	ALLOCATIONS RECEIVED '92	ALLOCATIONS RECEIVED '93	ALLOCATIONS RECEIVED '94 *	ALLOCATION TOTALS
BANG'S RANCH	123	34	35	35	0	0	19	123
CENTURY MEADOWS 1	201	16	16	16	0	0	0	48
CENTURY MEADOWS 2	163	25	26	25	0	29	0	105
CENTURY MEADOWS 3	201	24	24	25	0	29	0	102
CENTURY MEADOWS 4	120	29	29	29	33	0	0	120
COLVIN RANCH	60	20	20	20	0	0	0	60
FUGAZI BROTHERS	5	0	0	0	0	5	0	5
JOHNSON RANCH 2	173	43	43	43	44	0	0	173
LODI WEST	284	26	27	27	80	55	69	284
LODI ESTATES	65	6	7	6	46	0	35	100
RICHARD'S RANCH	114	0	0	0	0	34	0	34
RIVERPOINTE	44	0	0	0	0	0	44	44
TOWNE RANCH	403	35	36	36	56	52	151	366
	1,956	258	263	262	259	204	318	1,564

\* 57 allocations remained from the '93 allocation year, giving the City a total of 318 single family units to allocate for 1994.

**MEDIUM DENSITY 10% = 241 UNITS**

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATIONS RECEIVED '89	ALLOCATIONS RECEIVED '90	ALLOCATIONS RECEIVED '91	ALLOCATIONS RECEIVED '92	ALLOCATIONS RECEIVED '93 *	ALLOCATIONS RECEIVED '94	ALLOCATION TOTALS
BANG'S RANCH **	36	18	18	0	0	0	-36	0
LODI WEST	57	0	0	0	0	57	0	57
BRIDGEHAVEN	50	22	22	6	0	0	0	50
LODI ESTATES **	22	0	0	22	0	0	-22	0
WOODHAVEN PARK	75	0	0	0	0	75	0	75
	240	40	40	28	0	132	-58	182

\* In '93 the Planning Commission awarded 40, 1994 medium density allocations to the Lodi West project.

\*\* The Bangs Ranch and Lodi Estates projects each were awarded single family allocations in place of their medium density allocations.

**HIGH DENSITY 25% = 602 UNITS**

PROJECT	# OF UNITS IN SUBDIVISION	ALLOCATIONS RECEIVED '89	ALLOCATIONS RECEIVED '90	ALLOCATIONS RECEIVED '91	ALLOCATIONS RECEIVED '92	ALLOCATIONS RECEIVED '93	ALLOCATIONS RECEIVED '94	ALLOCATION TOTALS
BENNETT & COMPTON *	144	99	45	0	0	-144	0	0
	144	99	45	0	0	-144	0	0

\* The Bennett and Compton project was awarded 75 medium density allocations under the project name of Woodhaven Park.



# CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: November 1, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

**Jennifer M. Perrin**

City Clerk

Telephone: (209) 333-6702

### NOTICE OF PUBLIC HEARING

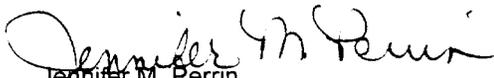
**NOTICE IS HEREBY GIVEN** that on **Wednesday, November 1, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Consider Planning Commission's recommendation that City Council adopt the 1995 Growth Management Allocations.

Information regarding this item may be obtained in the office of the Community Development Director at 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.

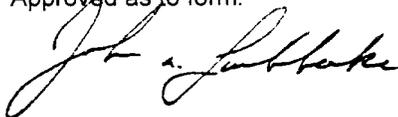
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
 Jennifer M. Perrin  
 City Clerk

**Dated: October 5, 1995**

Approved as to form:



John Luebberke  
Deputy City Attorney



## DECLARATION OF MAILING

### Public Hearing - 1995 Growth Management Allocations

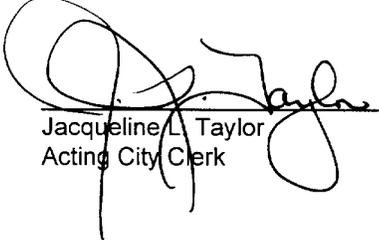
On October 5, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 October 5, 1995, at Lodi, California.

Jennifer M. Perrin  
City Clerk



Jacqueline L. Taylor  
Acting City Clerk

|||||  
Lee Developments  
c/o Robert L. Lee  
P.O. Box 3116  
San Leandro, CA 94578

|||||  
Delmar Batch  
1767 E. Harney Lane  
Lodi, CA 95240

|||||  
J. Jeffrey Kirst  
P.O. Box 1259  
Woodbridge, CA 95258

|||||  
Lewis Homes of California  
9216 Kiefer Blvd.  
Sacramento, CA 95827

|||||  
Dennis Bennett  
P.O. Box 1597  
Lodi, CA 95241

|||||  
Fred Baker & Chris Keszler  
317 W. Lodi Avenue  
Lodi, CA 95240

|||||  
BAUMBACH & PIAZZA  
323 W. ELM STREET  
LODI, CA 95240

|||||  
Angelos Parisis  
9949 Fernwood Road  
Stockton CA 95212

|||||  
STOCKTON RECORD  
ATTN: RICH HANNER  
101 W. LOCUST ST. #4  
LODI, CA 95240