



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Initiating the Annexation/Reorganization Proceedings for the Thayer Reorganization, an 18.2 Acre Project Located at 3883, 3921 and 3953 East Harney Lane (APN's 062-290-09, 10 and 11) as requested by Angelos Parisis and J. Jeffrey Kirst.

MEETING DATE: May 3, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council consider adopting a Resolution initiating the annexation/reorganization proceedings for the Thayer Reorganization, an 18.2 acre project located at 3883, 3921 and 3953 East Harney Lane (APN's 062-290-09, 10 and 11) as requested by Angelos Parisis and J. Jeffrey Kirst. Mr. Kirst represents Walter and Joann Thayer, the owners of the eastern one-half of the proposed reorganization. Mr. Parisis owns the western one-half.

BACKGROUND INFORMATION: At its meeting of April 19, 1995 the City Council conducted a public hearing to consider the following requests of J. Jeffrey Kirst and Angelos Parisis:

1. for a General Plan Amendment to redesignate the parcels at 3921 and 3953 East Harney Lane from NCC, Neighborhood/Community Commercial to LDR, Low Density Residential, and to redesignate a portion of the parcel at 3883 East Harney Lane from NCC, Neighborhood/Community Commercial, to LDR, Low Density Residential, 1.21 acres to HDR, High Density Residential, with 1.25 acres remaining as NCC, Neighborhood/Community Commercial, and
2. to prezone 3921 and 3953 East Harney Lane to R-2, Single-Family Residential and 3883 East Harney Lane to R-2, Single-Family Residential, R-MD, Medium Density Multiple Family Residential and C-S, Commercial Shopping.

The City Council removed the High Density Residential from the General Plan Amendment and the R-MD from the pre zoning and introduced Ordinance 1614 which redesignates 3883, 3921 and 3953 East Harney Lane from NCC, Neighborhood Community Commercial to LDR, Low Density Residential with the exception of a 1.25 acre parcel at the northeast corner of Harney Lane and South Stockton Street which remains NCC. The City Council also introduced Ordinance 1616 which prezones the area R-2, Single-Family Residential with the exception of the 1.25 acre parcel which is pre zoned C-S, Commercial Shopping.

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

City Council - Initiate Annexation for Thayer Property
May 3, 1995
Page two

The rezoning is required by the San Joaquin Local Agency Formation Commission (LAFCO) as the first step in the annexation/reorganization process.

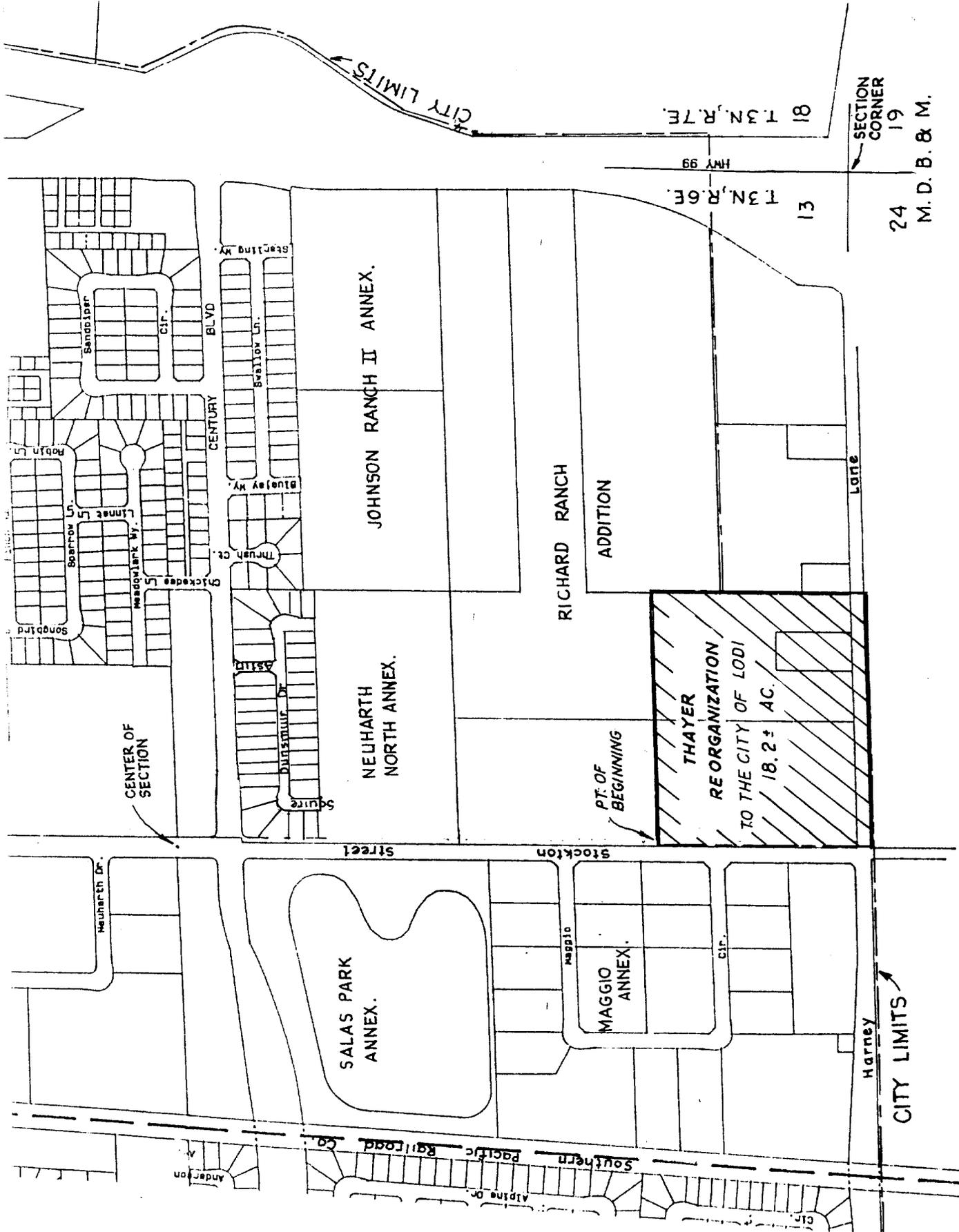
The necessary data to be forwarded to LAFCO is attached to this communication.

FUNDING: Application fees.



James B. Schroeder
Community Development Director

JBS/ck
Attachment



CENTER OF SECTION

SALAS PARK ANNEX.

NEUARTH NORTH ANNEX.

JOHNSON RANCH II ANNEX.

MAGGIO ANNEX.

RICHARD RANCH ADDITION

THAYER REORGANIZATION TO THE CITY OF LODI 18.2± AC.

PT. OF BEGINNING

T3N, R6E. 13

81 T3N, R7E.

Hwy 99

SECTION CORNER

24 19

M. D. B. & M.

CITY LIMITS

Harney

Stockton Street

Neuharth Dr.

Squire

Dunsmuir Dr.

Astor

Thrush Cr.

Bluejay Wy.

Swallow Ln.

Century Blvd

Sanderling Cir.

Sparrow Ln.

Linnec Ln.

Headwark Wy.

Chickadee Ln.

Robin Ln.

Sanderling

Anderson

Southern Pacific Railroad

Alpine Dr.

Cir.

**JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

(209) 468-3198

Date: March 28, 1995

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

incorporate a city
 form a district
 annex territory to an agency
 consolidate existing agencies

disincorporate a city
 dissolve a district
 detach territory from an agency

To further deliberations by the Commission, we submit the following:

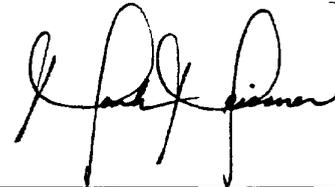
1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8.5" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing an processing fees in accordance with LAFCo fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

J. Jeffery Kirst & Angelo, S. Parisis	P.O. Box 1259, Woodbridge, CA 95258	(209) 334-0670
(Name)	(Address)	(Phone)

Jennifer Perrin	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)

James Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)



(Signed)

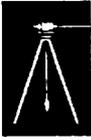
COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name:
THAYER ANNEXATION
Annex territory to the City of Lodi. Detach from Woodbridge Rural County Fire Protection District, North San Joaquin County Water Conservation District, and San Joaquin County Resource Conservation District.

2. Statutory provisions governing proceedings:
Local Government Reorganization Act 1985
3. Do proposed boundaries create an island or corridor of unincorporated territory? No
4. Do proposed boundaries split lines of assessment or ownership? No
5. Land area affected: Square miles .03 Acres 17.5
6. Population in subject area: 8 Number of registered voters: 6
7. Registered voter density (per acre): 0.34
Number of dwelling units: 3
8. Estimate of population increase in next 10 years: 349
9. Present land use of subject area: Vineyard and 3 ranch houses.
10. What is the intended development of this area: 14.5 acres will be developed as a single family residential subdivision. 1.5 acres will be developed as an apartment complex. 1.5 acres will be developed as a small neighborhood shopping center.
11. Present zoning: GA-5, General Agriculture.
12. Describe proposed zoning changes: 14.5 acres will be zoned R-2, residential single family allowing one dwelling per 5,000 square foot or larger lot, with the provision for duplexes on corner lots or 6,000 square feet or larger. 1.5 acres will be zoned R-MD, residential medium density allowing for the development of up to 20 units per acre. 1.5 acres will also be zoned C-S, commercial shopping allowing for a shopping center.
13. Assessed value of land: \$ 398,063
14. Assessed value of improvements: \$ 64,215
15. Value of publicly owned land in area: \$ 0
16. Governmental services required by this proposal which are not presently available: City services including: water, sewer, storm drainage, police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? County services: Woodbridge Rural County Fire Protection District, private well and septic system, and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Existing streets, water, sewer, and storm drain lines must be extended into the project area.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate is available.
20. How will such costs be met? Street improvements and utility extensions will be done by the developer at his expense. In addition, the developer will be required to pay development impact mitigation fees to help cover the costs of future capital improvements.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on Page 3.
(Rev. 4-85)



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618
FAX (209) 368-6610

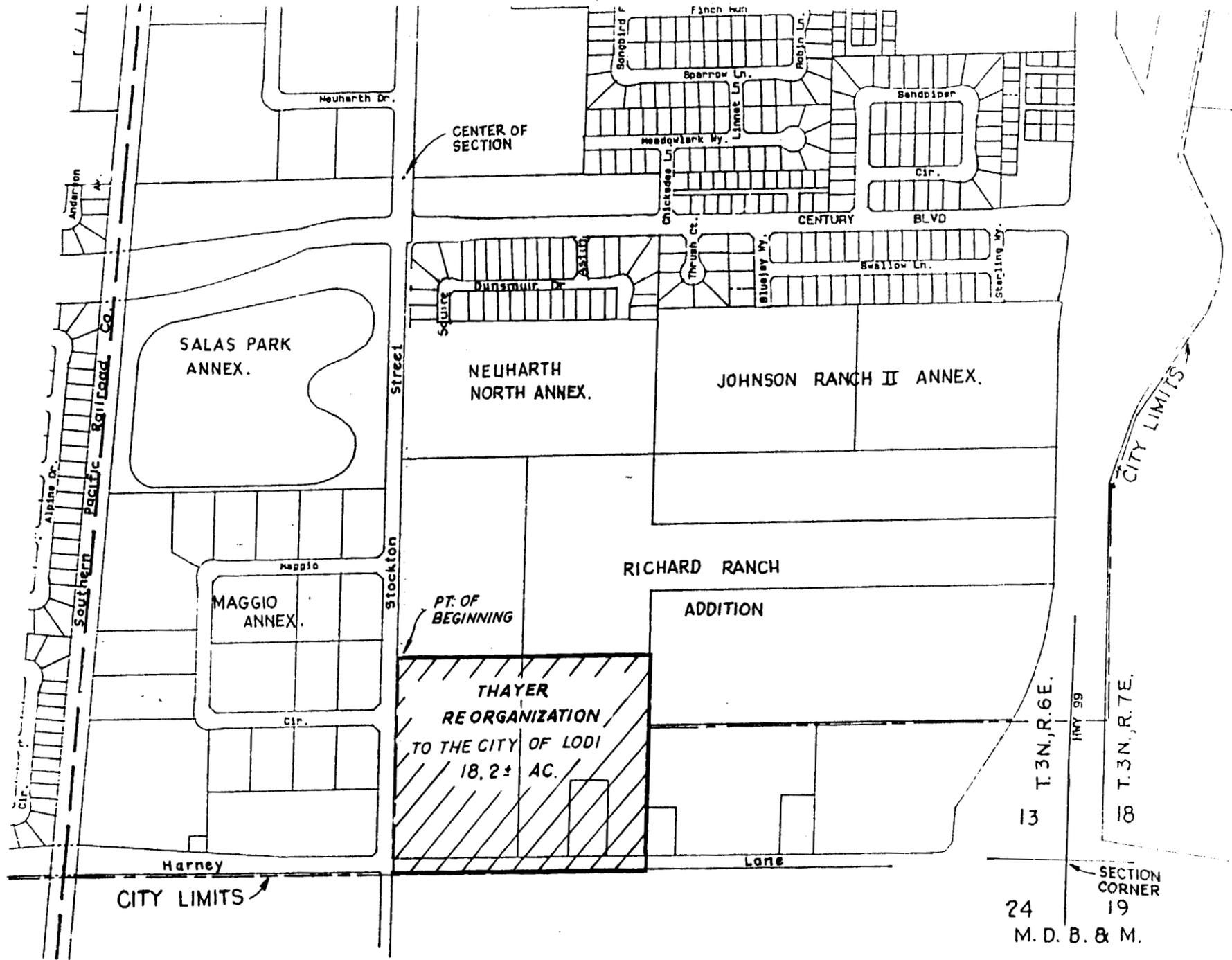
January 16, 1995
JOB NO. 9507

**LEGAL DESCRIPTION
THAYER REORGANIZATION**

A portion of the Southeast quarter of Section 13 and the Northeast quarter of Section 14, Township 3 North, Range 6 East, Mount Diablo Base and Meridian being more particularly described as follows:

Commencing at the center of said Section 13; thence along the West line of said Southeast quarter, South 00° 41' 30" East, 1085.00 feet ; thence North 87° 22' 20" East, 20.01 feet to the Southwest corner of the NEUHARTH NORTH ANNEXATION TO THE CITY OF LODI; thence South 00° 41' 30" East, along the West line of the SALAS PARK ADDITION and the MAGGIO REORGANIZATION/ANNEXATION TO THE CITY OF LODI 792 feet to the Southwest corner of the RICHARDS RANCH ADDITION TO THE CITY OF LODI and the True Point of Beginning; thence along the South line of the RICHARDS RANCH ADDITION North 87° 22' 20" East, 994.25 feet to the Northeast corner of the Thayer Property as described in San Joaquin County Recorder's Instrument No. 93056752; thence along the East line of the Thayer Property and its southerly projection South 0° 40' 50" East, 812.10 feet to the South line of Harney Lane; thence along said South line South 87° 22' 20" West, 994.04 feet to the Southeast corner of the MAGGIO REORGANIZATION/ANNEXATION TO THE CITY OF LODI; thence along the East line of said MAGGIO REORGANIZATION North 0° 41' 30" West, 812 feet to the True Point of Beginning.

Containing 18.5 acres more or less.



CENTER OF SECTION

SALAS PARK ANNEX.

NEUHARTH NORTH ANNEX.

JOHNSON RANCH II ANNEX.

MAGGIO ANNEX.

RICHARD RANCH

ADDITION

THAYER
REORGANIZATION
TO THE CITY OF LODI
18.2± AC.

PT. OF BEGINNING

CITY LIMITS

CITY LIMITS

T. 3N., R. 6E.
13

T. 3N., R. 7E.
18

SECTION CORNER
19

24
M. D. B. & M.

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date: February 2, 1995

Project Title: THAYER RANCH GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION TO THE CITY OF LODI

Responsible Agency: Lodi Planning Department Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

J. Jeffrey Kirst, P.O. Box 1259, Woodbridge, CA 95258, Tel, (209) 334-0670
Angelo S. Parisi, 9949 Fernwood Road, Stockton, CA 95212, Tel., (209) 931-1840

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

General Plan Amendment to redesignate the parcels at 3853 and 3953 East Harney Lane (APN's 062-290-10 and 11) from NCC, Neighborhood Community Commercial, to LDR, Low Density Residential; and to redesignate a portion of the parcel at 3883 East Harney Lane (APN 062-290-09) from NCC, Neighborhood Community Commercial to LDR, Low Density Residential and RHD, High Density Residential. The remainder portion will remain NCC. Prezoning of the parcels at 3853 and 3953 East Harney Lane to R-2, Single-Family Residential, prezoning of the parcel at 3883 East Harney Lane to R-2, Single-Family Residential, R-MD, Medium Density Residential and C-S, Commercial Shopping. The final phase of the project is annexation of the three parcels at 3853, 3953 and 3883 East Harney Lane to the City of Lodi.

Project Location City	Project Location County
LODI	SAN JOAQUIN COUNTY

Last Date to Appeal:

Address Where Preliminary Environmental Assessment is Available:

February 23, 1995

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 333-6711

the east. Currently the undeveloped land to the east and south is being used for agricultural purposes.

6. Zoning (A) Existing (County), (B) Proposed
(A) GA-5, General Agriculture (B) R-2, Single Family Residential
R-MD, Residential Medium Density
C-S, Commercial Shopping
-

**Will the Project Have a Significant Effect
Through Any of the Following Impacts?**

7. a. Substantial alteration of natural topography, soil or subsoil features? **NO**
b. Substantially degrade surface or ground water quality? **NO**
c. Substantially deplete surface or ground water resources? **NO**
d. Substantially interfere with ground water flow or recharge? **NO**
e. Cause a significant affect related to flood, erosion or siltation? **NO**
f. Substantial interference with the habitat of any species of fish, wildlife or plant?
NO
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? **MAYBE**
h. Substantially increase ambient noise or glare level for adjoining areas? **MAYBE**
i. Substantial reduction of existing cropland? **MAYBE**
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards? **NO**
k. Have a substantial, demonstrable, negative aesthetic effect? **NO**
l. Result in the disruption or alteration of an archeological, historical or paleontological site? **NO**
m. Cause or allow substantial increase in consumption in any natural resources? **NO**
n. Results in the use or waste of substantial amounts of fuel or energy? **NO**
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? **YES**
p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? **MAYBE**
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? **MAYBE**
r. Induce substantial growth, concentration or displacement of population? **YES**
s. Result in an alteration or conflict with existing or planned land uses? **NO**
t. Conflict with adopted plans, goals or policies of the City of Lodi? **MAYBE**

Adverse impacts of the project and their magnitude:

7g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? During construction of the residential areas and shopping center there may be substantial air emissions in the form of dust and diesel exhaust due to the use of earth moving and other construction equipment. The adverse impact on ambient air quality standards will be limited to the construction period of the project.

7h. Substantially increase ambient noise or glare level for adjoining areas? Increased amounts of traffic may cause a substantial impact to the surrounding areas of the project site; however, the impact can be mitigated. The parking lot of the shopping center will be lighted during the evenings. The lights may cause a significant amount of glare, but the through the use of shielded or low level lighting the impact will be marginal.

7i. Substantial reduction of existing cropland? This project may convert some prime agricultural land to urban uses.

7o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? Development of the project will require the installation/extension of public utilities to the project site. A twelve inch water main in the Harney Lane right of way is necessary to serve the area. A sanitary sewer line in the Richards Ranch subdivision to the north must be installed in order to serve the area. A storm drainage system in the Richards Ranch subdivision to the north will have to be designed to service the area.

7p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? At this time the construction of approximately 100 new single-family housing units and 45 apartment units will not have a significant effect on police and fire protection; however, residential projects of this size could create a significant impact on school facilities based on the increased number of school-age children.

7q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? Additional vehicle trips will change transportation patterns related to existing traffic loads and street capacity in the immediate project area.

7r. Induce substantial growth, concentration or displacement of population? The introduction of 145 new dwelling units will contribute to the growth of the City.

7t. Conflict with adopted plans, goals or policies of the City of Lodi? The City of Lodi had originally planned to use the entire project site for the development of a shopping center. Use of a majority of the project site for residential purposes will cause a significant change in the planned land use; however the difference in impact between commercial and residential will be less.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:

AIR QUALITY: The ultimate conversion of the project site to a single-family residential subdivision, apartment complex, shopping center may cause a small decrease in ambient air quality standards and increase air emissions. Increases in the number of vehicle trips in and around the project area may create a substantial increase in vehicle emissions for an area that was once vacant farm land. Chapter 15, Air Quality, of the City of Lodi General Plan Environmental Impact Report states that "the City of Lodi will coordinate development project review with the San Joaquin County APCD in order to minimize future increases in vehicle travel and to assist in implementing any indirect source regulations adopted by the APCD."

The City of Lodi shall implement a number of mitigation measures prescribed by the San Joaquin Valley Unified Air Pollution Control District in order to reduce the potential

impact from fugitive dust due to earth moving and other construction activities. The mitigations will be listed as follows:

- All material excavated or graded should be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day.
- All clearing, grading earth moving or excavation activities shall cease during periods of high winds greater than 20 mph average over one hour.
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, earth moving or excavation activities should be minimized at all times.
- On-site vehicle speed shall be limited to 15 mph.

Air quality could also be affected by an increase in vehicle emissions that will result from increased numbers of vehicle trips in and around the project area. The impact on air quality from vehicle emissions may not be significant or need any mitigations.

According to the trip generation rates established in the City's General Plan and Public Works design standards, the number of daily vehicle trips created from a 100 unit single-family residential subdivision is approximately 110 peak hour trips and 1000 daily trips. The number of vehicle trips created from a 45 unit apartment complex is approximately 32 peak hour trips and 270 daily trips. The number of vehicle trips created from a 1.5 acre shopping center is approximately 45 peak hour trips and 450 daily trips. The number of vehicle trips projected for the total build out of the project area would be 187 peak hour trips and 1720 daily trips.

The projected numbers of trips may appear high; however, in comparison to the development of a 17.5 acre shopping center under current land use, the numbers are very low. If the entire project area were to develop as a shopping center under the current land use designation, the projected traffic would be 525 peak hour trips and 5250 daily trips. Amending the General Plan land use will lower the number of peak hour trips by 338 and daily trips by 3530. Considering the large reduction in vehicle trips resulting from an amendment to the General Plan land use, the impact on air quality from vehicle emissions will be reduced to less than significant. By implementing the mitigation measures listed above the temporary impacts from construction on air quality will also be reduced to less than significant levels.

NOISE AND GLARE: Construction of a shopping center and its subsequent traffic may substantially increase ambient noise for the surrounding areas of the project site. Impacts resulting from traffic noise in and around the shopping center shall be reduced to a less than significant level through the use of sound reducing design elements.

The proposed residential subdivision to the north and east of the shopping center site will be protected by a sound attenuation wall along its north and east boundaries. Sound walls are one of the regular conditions of development for all new commercial projects

reviewed by the Site Plan and Architectural Review Committee (SPARC). Configuration of the buildings on the site will also affect the amount of sound that will travel into the surrounding areas. SPARC should also require that the structures of the shopping center be configured on the site and designed to reduce the amount of reflected noise. The sound walls will be constructed of concrete block.

Glare from the lighting in the parking lot of the shopping center may also have a significant impact on the surrounding properties. Mitigations for the potential impact from parking lot lighting glare will also be required by the Site Plan and Architectural Review Committee. A regularly implemented requirement of commercial projects reviewed by SPARC is that the all lighting be shielded or low level. Shielded lighting is designed to direct light toward the ground and will not allow excessive amounts of light to flood into adjacent areas. Low level lighting is used to limit the height of light standards and the distance light can flood into adjacent areas.

By implementing the mitigation measures listed above, the impacts from traffic noise and lighting glare will be reduced to less than significant levels.

CROP LAND, This project may convert some prime agricultural land to urban uses. Lodi's General Plan has identified the conversion of prime agricultural land as an adverse impact on development. The only mitigation measure available is prohibiting development of agricultural lands. Since this would lead to a halt to all new development, it is seen as an unavoidable impact. However, policies in the Conservation Element of the General Plan are aimed at delaying the loss of prime lands and facilitating continued agricultural uses. Some of these policies include adopting a "right-to-farm" ordinance for adjacent landowners, establishing buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the City.

UTILITIES, The City will periodically update public works capital improvements needs assessment studies to ensure that new facilities will be provided to meet the increased demand on water, sewer, storm drain and electrical services. The City shall assess fees on all new development to cover the costs of such new services. Due to the fact that the additional service extensions will be developed in accordance with the City's master plans, the impacts are deemed to be less than significant.

PUBLIC SERVICES, Additional public services such as police, fire, and schools will be needed to meet the increased demand. The City will assess fees on all new development to fund the required additional police, fire, and school services. Adding personnel, equipment and facilities to maintain targeted response times and other service levels reduces the impact on fire and police protection to less than significant levels. A residential project of this size could produce a significant amount of additional school-age children. According to the City of Lodi General Plan Environmental Impact Report this project will produce approximately 115 additional school age children. These students would attend schools in the Lodi Unified School District which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the developer will be required to pay any school impaction fees that may be in effect at the time of approval. Payment of the school impaction fees will reduce the impact on school facilities to a less than significant level by providing funding for increased staffing, equipment and

facilities. Police and Fire departments will also benefit from development impact mitigation fees that will also be used for increased staffing, equipment and facilities.

CIRCULATION: Additional vehicle trips will change transportation patterns related to existing traffic loads, street capacity and parking availability in the immediate project area. In order to mitigate the impacts from traffic related problems resulting from new development of this annexation and future annexations, "The City shall review new developments for consistency with the General Plan Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fees." The traffic impact fee will be used to finance future improvements such as traffic signals and street widening projects for older intersections and streets recently congested by new development.

The project site is designated in the City's General Plan as NCC, Neighborhood Community Commercial so its circulation needs were projected for a shopping center. The development of a 45 unit apartment complex, 100 single-family homes, and a 1.5 acre shopping center instead of a 17.5 acre shopping center at the proposed project site will create much less of a traffic impact than was determined in the City's General Plan Circulation Element; therefore, mitigation beyond paying development impact mitigation fees will not be necessary.

GROWTH, The City's General Plan is based on a two percent (2%) annual growth rate. Development will be regulated so as not to exceed two percent in any given year. Because growth will be consistently maintained and not exceed the City's projections, the impact is reduced to less than significant.

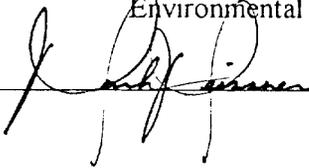
LAND USE: Implementation of this project will require an amendment to the City's adopted General Plan Land Use Map. The City of Lodi had originally planned to use the project site for a shopping center. By allowing an amendment to the General Plan Land Use Map, the City will be providing land for additional housing in the south-eastern areas of Lodi.

Use of the project site for residential and commercial purposes in comparison to all commercial will create less of an impact to the project site and its surrounding areas. By implementing the project mitigations listed in the previous sections we believe the impacts of a change in land use will be reduced to a less than significant level.

RECOMMENDATION: MITIGATED NEGATIVE DECLARATION

JAMES B. SCHROEDER

Environmental Review Officer

By  Date 02/01/95

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

May 15, 1995

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1860 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

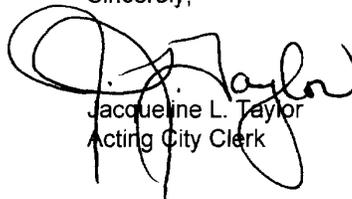
Enclosed herewith please find four certified copies of Resolution No. 95-59 entitled, "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed Thayer Annexation/Reorganization, Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- Three copies of Justification of Proposal;
- Fifteen copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office;
- Fifteen copies of maps showing affected territory; and
- Filing and processing fees in accordance with LAFCO fee schedule (check #5352 for \$1,037.50 and check #3130 for \$1,037.50) representing total fees of \$2,075.00.

Should you need additional information or have any questions regarding this matter, please do not hesitate to call.

Sincerely,



Jacqueline L. Taylor
Acting City Clerk

JLT

Enclosures

cc: James B. Schroeder, Community Development Director

lapplc.doc

RESOLUTION NO. 95-59

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL
AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED
THAYER 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 a combined area comprising of a 18.2 acres more or less adjacent to the City limits located at 3883, 3921 and 3953 East Harney Lane; and withdrawal of said 18.2 acres from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District located within the area to be annexed to the City of Lodi, (APN's 062-290-09, 10 and 11), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and 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;

(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 "Thayer Reorganization" which includes annexation of a combined 18.2 acres more or less, and detachment from

the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: May 3, 1995

=====

I hereby certify that Resolution No. 95-59 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 3, 1995 by the following vote:

AYES: Council Members - Davenport, Pennino, Sieglock, Warner and Mann (Mayor)

NOES: Council Members - None

ABSENT: Council Members - None

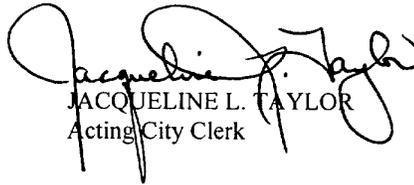
ABSTAIN: Council Members - None

The Foregoing Document Is Certified
To Be A Correct Copy Of The Original
On File In This Office.

Linda S. Nichols
Deputy City Clerk, City of Lodi

By

Dated: Linda S. Nichols
May 4, 1995


JACQUELINE L. TAYLOR
Acting City Clerk

95-59



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618
FAX (209) 368-6610

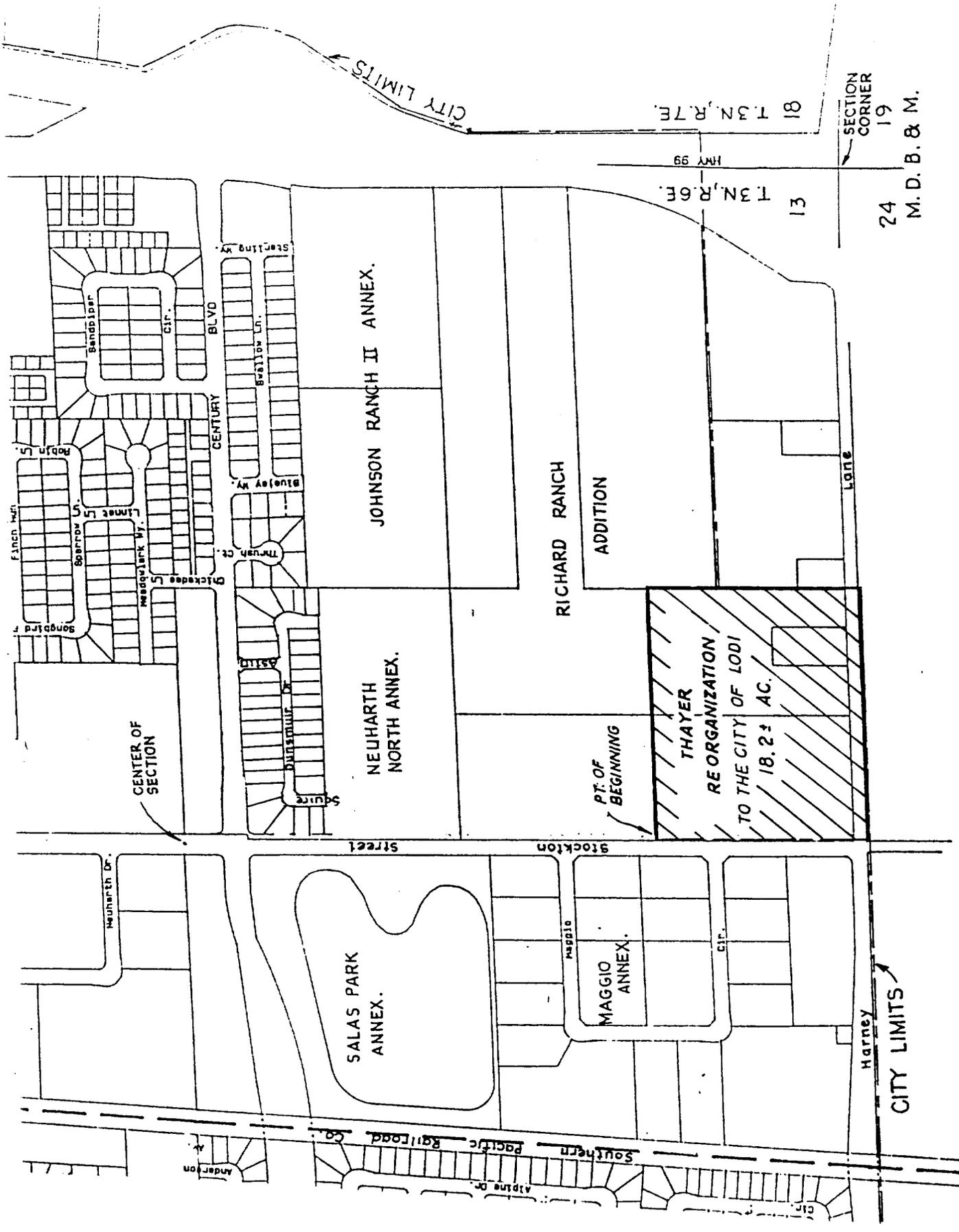
January 16, 1995
JOB NO. 9507

**LEGAL DESCRIPTION
THAYER REORGANIZATION**

A portion of the Southeast quarter of Section 13 and the Northeast quarter of Section 14, Township 3 North, Range 6 East, Mount Diablo Base and Meridian being more particularly described as follows:

Commencing at the center of said Section 13; thence along the West line of said Southeast quarter, South 00° 41' 30" East, 1085.00 feet ; thence North 87° 22' 20" East, 20.01 feet to the Southwest corner of the NEUHARTH NORTH ANNEXATION TO THE CITY OF LODI; thence South 00° 41' 30" East, along the West line of the SALAS PARK ADDITION and the MAGGIO REORGANIZATION/ANNEXATION TO THE CITY OF LODI 792 feet to the Southwest corner of the RICHARDS RANCH ADDITION TO THE CITY OF LODI and the True Point of Beginning; thence along the South line of the RICHARDS RANCH ADDITION North 87° 22' 20" East, 994.25 feet to the Northeast corner of the Thayer Property as described in San Joaquin County Recorder's Instrument No. 93056752; thence along the East line of the Thayer Property and its southerly projection South 0° 40' 50" East, 812.10 feet to the South line of Harney Lane; thence along said South line South 87° 22' 20" West, 994.04 feet to the Southeast corner of the MAGGIO REORGANIZATION/ANNEXATION TO THE CITY OF LODI; thence along the East line of said MAGGIO REORGANIZATION North 0° 41' 30" West, 812 feet to the True Point of Beginning.

Containing 18.5 acres more or less.



CENTER OF SECTION

SALAS PARK ANNEX.

NEUHARTH NORTH ANNEX.

JOHNSON RANCH II ANNEX.

MAGGIO ANNEX.

THAYER REORGANIZATION TO THE CITY OF LODI 18.2± AC.

RICHARD RANCH ADDITION

PT. OF BEGINNING

T 3 N, R 6 E

13

T 3 N, R 7 E

18

SECTION CORNER

24 19

M. D. B. & M.

Stockton Street

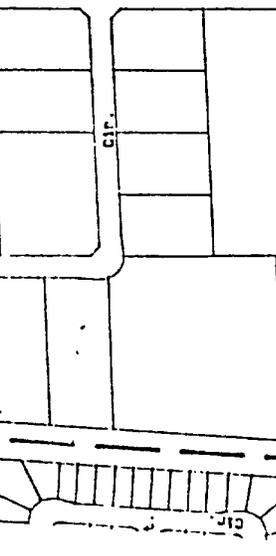
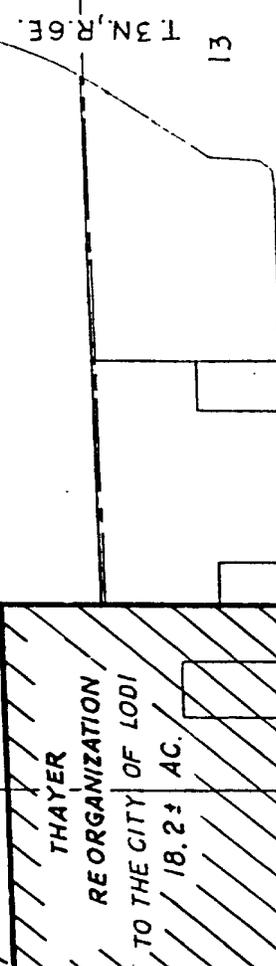
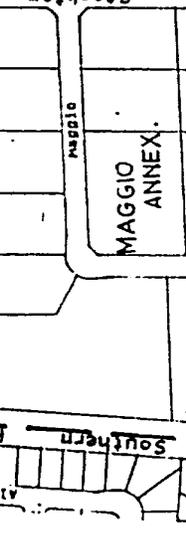
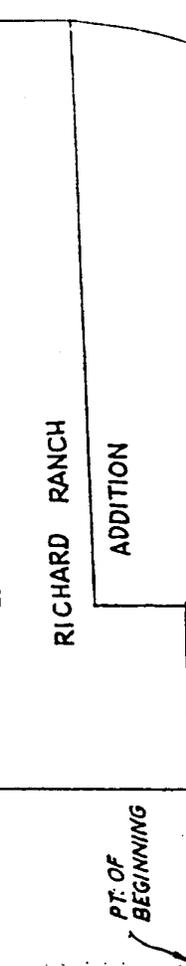
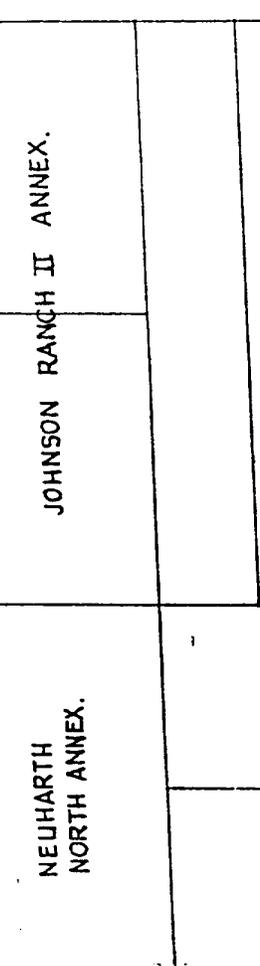
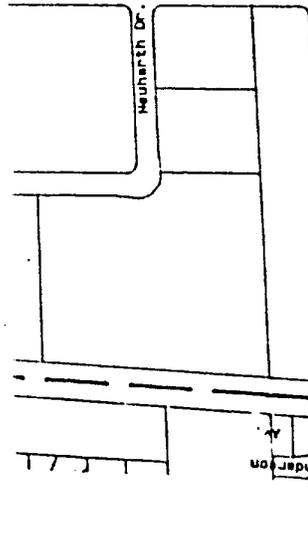
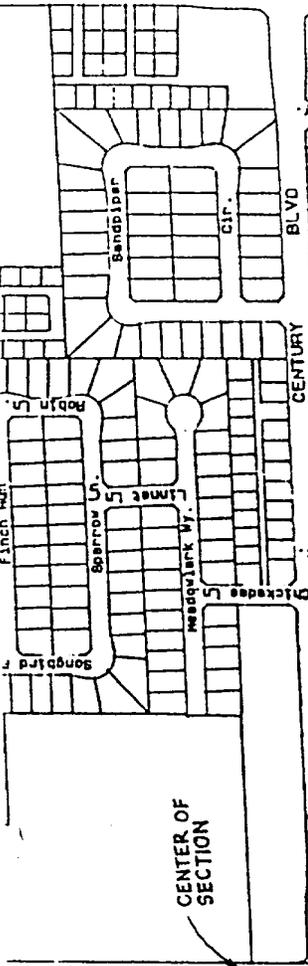
Harney CITY LIMITS

Lane

Hwy 99

CITY LIMITS

Southern Pacific Rgillroad Co.





BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618
FAX (209) 368-6610

January 16, 1995

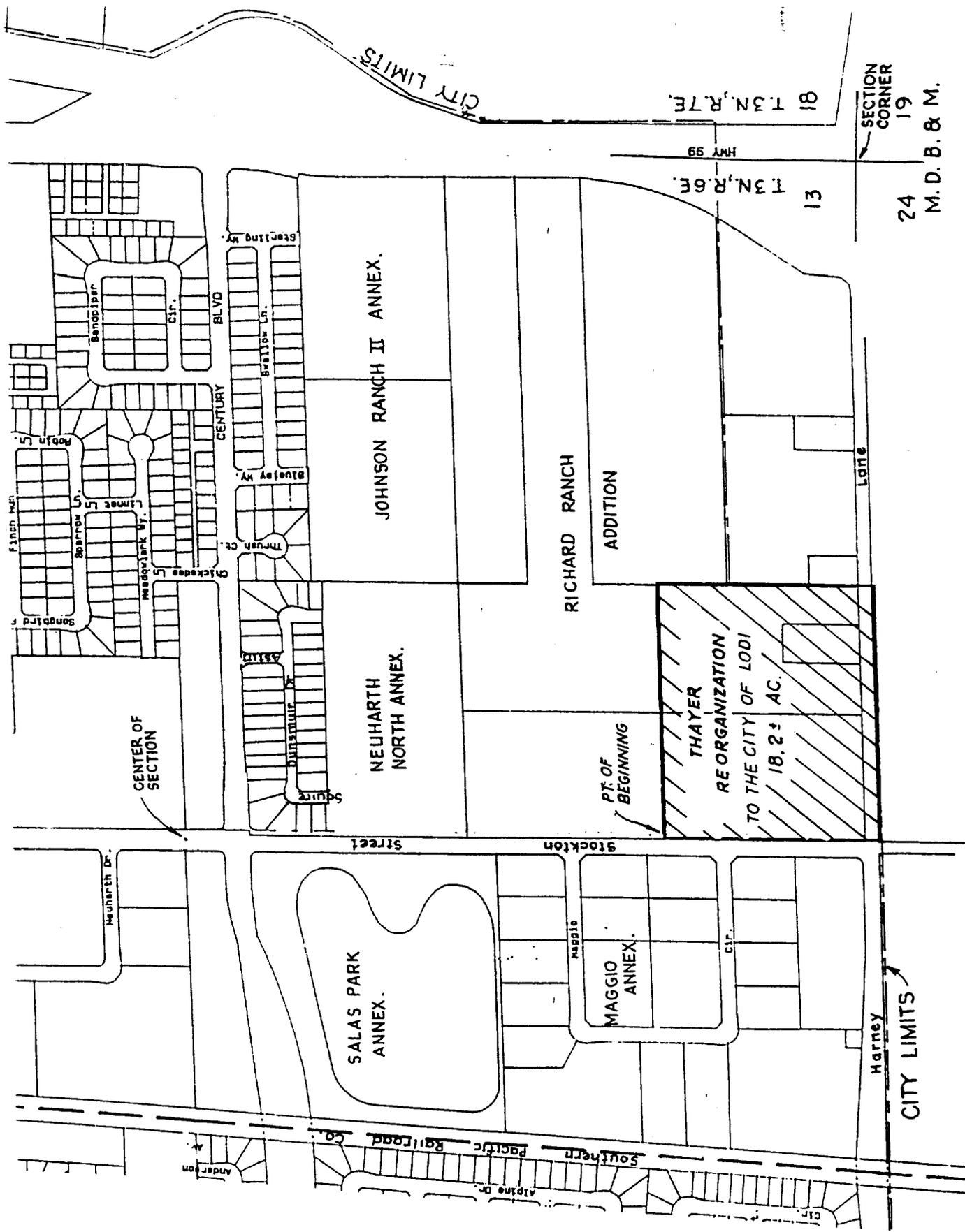
JOB NO. 9507

**LEGAL DESCRIPTION
THAYER REORGANIZATION**

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Containing 18.5 acres more or less.



CENTER OF SECTION

SALAS PARK ANNEX.

MAGGIO ANNEX.

NEUHARTH NORTH ANNEX.

JOHNSON RANCH II ANNEX.

RICHARD RANCH ADDITION

THAYER REORGANIZATION TO THE CITY OF LODI 18.2± AC.

PT. OF BEGINNING

Stockton Street

Stockton

Harney Lane

CITY LIMITS

T3N, R. 6E.

13

T3N, R. 7E.

SECTION CORNER

24

19

M. D. B. & M.

CITY LIMITS

Hwy 99

FINDEN WAY

Songbird

Robyn

Barrow Ln.

Linnec Ln.

Woodsbank Dr.

McKadee

Century Blvd

Thrush Ct.

Bluejay Dr.

Swallow Ln.

Starling Way

Tranquill Dr.

Squire

Neuharth Dr.

Southern Pacific Rgillroad Co.

Alpine Dr.

Cir.

Anderson

JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

(209) 468-3198

Date: March 28, 1995

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

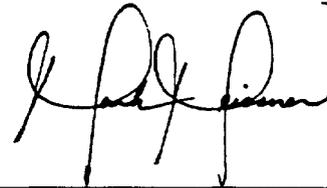
<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8.5" 11" which is the most preferable size and shall be no larger than 18"X 26").
4. Filing an processing fees in accordance with LAFCo fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

J. Jeffery Kirst & Angelo, S. Parisi	P.O. Box 1259, Woodbridge, CA 95258	(209) 334-0670
(Name)	(Address)	(Phone)
Jennifer Perrin	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)
James Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)



(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name:
THAYER ANNEXATION
Annex territory to the City of Lodi. Detach from Woodbridge Rural County Fire Protection District, North San Joaquin County Water Conservation District, and San Joaquin County Resource Conservation District.

2. Statutory provisions governing proceedings:
Local Government Reorganization Act 1985
3. Do proposed boundaries create an island or corridor of unincorporated territory? No
4. Do proposed boundaries split lines of assessment or ownership? No
5. Land area affected: Square miles .03 Acres 17.5
6. Population in subject area: 8 Number of registered voters: 6
7. Registered voter density (per acre): 0.34
Number of dwelling units: 3
8. Estimate of population increase in next 10 years: 349
9. Present land use of subject area: Vineyard and 3 ranch houses.
10. What is the intended development of this area: 14.5 acres will be developed as a single family residential subdivision. 1.5 acres will be developed as an apartment complex. 1.5 acres will be developed as a small neighborhood shopping center.
11. Present zoning: GA-5, General Agriculture.
12. Describe proposed zoning changes: 14.5 acres will be zoned R-2, residential single family allowing one dwelling per 5,000 square foot or larger lot, with the provision for duplexes on corner lots or 6,000 square feet or larger. 1.5 acres will be zoned R-MD, residential medium density allowing for the development of up to 20 units per acre. 1.5 acres will also be zoned C-S, commercial shopping allowing for a shopping center.
13. Assessed value of land: \$ 398,063
14. Assessed value of improvements: \$ 64,215
15. Value of publicly owned land in area: \$ 0
16. Governmental services required by this proposal which are not presently available: City services including: water, sewer, storm drainage, police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? County services: Woodbridge Rural County Fire Protection District, private well and septic system, and San Joaquin County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Existing streets, water, sewer, and storm drain lines must be extended into the project area.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate is available.
20. How will such costs be met? Street improvements and utility extensions will be done by the developer at his expense. In addition, the developer will be required to pay development impact mitigation fees to help cover the costs of future capital improvements.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on Page 3.
(Rev. 4-85)