



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Initiating the Annexation/Reorganization Proceedings for the Richards Ranch Addition Located on the West Side of South Cherokee Lane and the East Side of South Stockton Street Northerly of Harney Lane

MEETING DATE: August 4, 1993

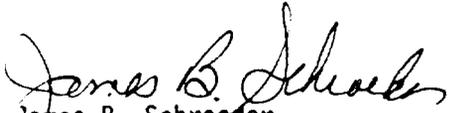
PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating the annexation/reorganization proceedings for the Richards Ranch Addition located on the west side of South Cherokee Lane and the east side of South Stockton Street northerly of Harney Lane.

BACKGROUND INFORMATION: At its meeting of July 7, 1993 the City Council approved the request of Ronald B. Thomas, et al for a General Plan Amendment to designate the area encompassed by Richards Ranch as LDR, Low Density Residential. The Council also adopted Ordinance No. 1580 which rezoned the area R-2, Single-Family Residential.

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

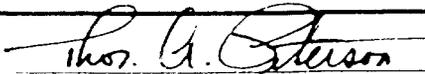
FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED



THOMAS A. PETERSON
City Manager



recycled paper

CC:

Neuharth Dr.

Maggio

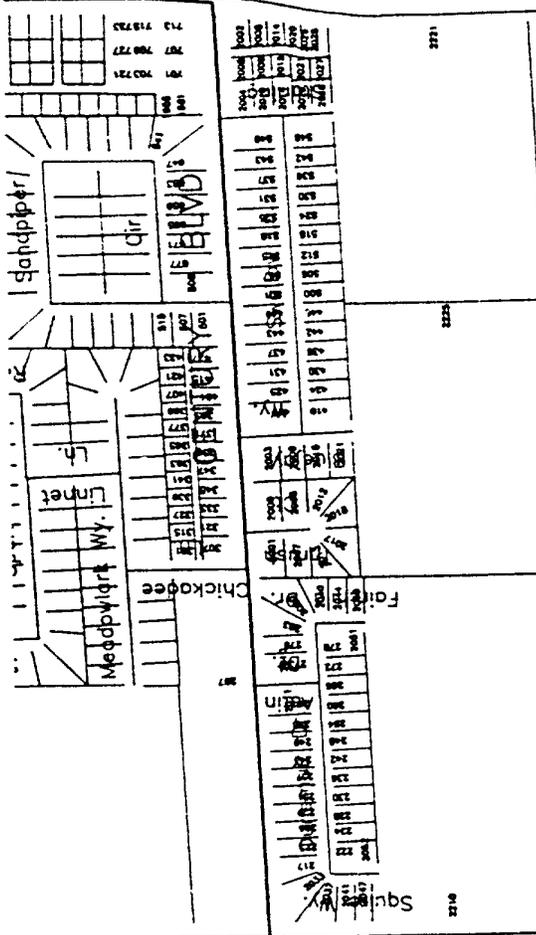
Cir.

CITY LIMITS

HWY 99

CITY LIMITS

RICHARD'S RANCH ADDITION



*INCORRECT legal description
Replaced by attached description*

RICHARDS RANCH

LEGAL DESCRIPTION

The North 20 acres of the following described tract of land:

A portion of the Southeast Quarter (1/4) of Section Thirteen (13), Township Three (3) North, Range Six (6) East, Mount Diablo Base and Meridian;

COMMENCING for the same at the Southeast corner of said Section Thirteen (13); thence run South 88 degrees West along the Section line between Sections Thirteen (13) and Fourteen (14), 1650 feet; thence North 1056 feet; thence North 88 degrees East 1650 feet to the East line of said Section Thirteen (13); thence South 1056 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the State of California, by Deed recorded September 11, 1961 in Book 2455 of Official Records at page 267.

ALSO EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to Roberta Richards Neuschaefer, Trustee or Successor Trustee of the Neuschaefer Revocable Family Trust dated July 22, 1991 by Deed recorded July 23, 1991 as Document No. 91069365, Official Records.



August 4, 1993

JOB NO. 9019

A portion of the Southeast quarter of Section 13, 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 $00^{\circ} 41' 30''$ East, 1085.00 feet ; thence North $87^{\circ} 22' 20''$ East, 20.01 feet to the Southwest corner of the NEUHARTH NORTH ANNEXATION TO THE CITY OF LODI, also being the Northwest corner of the Beckman Property as described in San Joaquin County Recorder's Instrument No. 87024488 and the True Point of Beginning; thence South $00^{\circ} 41' 30''$ East, along the West line of the SALAS PARK ADDITION and the MAGGIO REORGANIZATION/ANNEXATION TO THE CITY OF LODI 792 feet; thence leaving said West line run North $87^{\circ} 22' 20''$ East, 1014.25 feet to the Southeast corner of Parcel 2 of the Perlegos property as described in San Joaquin County Recorder's Instrument No. 92041961; thence South $00^{\circ} 40' 50''$ East, 263.8 feet more or less to the Southwest corner of the Richards Ranch property as described in San Joaquin County Recorder's Instrument No. 91124114; thence easterly parallel to the South line of Section 13, 659.95 feet; thence North $00^{\circ} 40' 50''$ West, 182.13 feet; thence easterly parallel to said South line last described 1100 feet more or less to the East line of State Highway No. 99; thence northerly along said East line 346 feet more or less to the Southeast corner of the JOHNSON RANCH II ANNEXATION TO THE CITY OF LODI; thence westerly along the South line of the Annexation last described 1775 feet more or less to the Southwest corner thereof; thence along the West line thereof, North $00^{\circ} 40' 50''$ West, 271.5 feet to the Southwest corner of the NEUHARTH NORTH ANNEXATION TO THE CITY OF LODI; thence along the South line of the Annexation last described the following three (3) courses: (1) South $87^{\circ} 22' 20''$ West, 495.0 feet, (2) South $0^{\circ} 40' 50''$ East, 4.18 feet, (3) South $87^{\circ} 22' 20''$ West, 499.34 feet to the True Point of Beginning.

Containing 44 acres more or less.

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: July 16, 1993

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

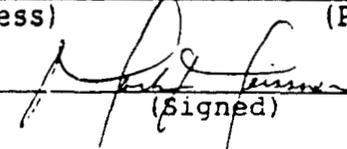
<u> </u> incorporate a city	<u> </u> disincorporate a city
<u> </u> form a district	<u> </u> dissolve a district
<u> X </u> annex territory to an agency	<u> </u> detach territory from a
<u> </u> consolidate existing agencies	<u> </u> agency

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 1/2" 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.

Ronald B. Thomas	P.O. Box 1598, Lodi, CA	95241-1959	(209) 334-5521
(Name)	(Address)		(Phone)
Jennifer Perrin	P.O. Box 3006, Lodi, CA	95241-1910	(209) 333-6702
(Name)	(Address)		(Phone)
James B. 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: Richards Ranch Addition Annexation to the City of Lodi. Detachment from Woodbridge Rural County Fire Protection District and Northern San Joaquin County Water Conservation Dis
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 .067 Acres 42.75
6. Population in subject area: 11 Number of registered voters: 8
7. Registered voter density (per acre): .19 Number of dwelling units: 4
8. Estimate of population increase in next 10 years: 284
9. Present land use of subject area: Limited residential primarily agriculture
10. What is the intended development of this area: Single-family residences, a park and a school site.
11. Present zoning: I-PA, Interim Protected Agriculture (San Joaquin County)
12. Describe proposed zoning changes: R-2, Single-family residential and PUB, Public (City of Lodi)
13. Assessed value of land: \$1,118,491
14. Assessed value of improvements \$ 54,622
15. Value of publicly owned land in area: \$ -0-
16. Governmental services required by this proposal which are not presently available: City water, sewer and storm drainage. City police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank. San Joaquin County Sheriff and Woodbridge Rural County Fire District.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extension of existing utility lines, widening of Stockton St. and Cherokee Lane, and installation of street improvements (curb, gutter, sidewalk).
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate.
20. How will such costs be met? Improvements and extensions will be made at the developer's expense. Developer will pay all applicable development impact mitigation fees.
21. Will provisions of this proposal impose greater than normal burden on serving 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)

RICHARD'S RANCH ADDITION -- CITY SERVICE PLAN AND PRIME AGRICULTURAL
CONVERSION STATEMENT.

Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Pacific Gas and Electric (P.G. & E.), Pacific Bell, and California Waste Removal provide natural gas, local telephone service, and refuse collection for all parcels within the City limits.

Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located within the Cherokee Lane right-of-way to the east and Stockton Street right-of-way to the west. There is an existing park and storm drainage basin approximately one half of a mile to the west that will serve the project area (Salas Park). As stated above, electricity, police, fire, natural gas, refuse collection, and telephone service is available to the properties and will be provided by the City, P.G.&E., California Waste Removal, and Pacific Bell.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Future residential development areas established in the City's general plan land use element were prioritized based on their accessibility to existing and proposed utilities. The properties of the Richard's Ranch addition are all located within Priority Area One which is the highest priority as established by the City's residential growth management ordinance.

Improvements Required

A routine requirement of the developer is to make any necessary utility and street extensions prior to development of the property. These improvements generally include the following:

1. Sanitary sewer -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
2. Water -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
3. Storm Drainage -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.

July 13, 1993

Page - 2

4. Streets -- full street improvements on Cherokee Lane and Stockton Street, including curb, gutter, sidewalk, and widening of the pavement will be required prior to the development of properties requiring access to this right-of-way.

Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services and utilities.

Statement on the Conversion of Prime Agricultural Land

Development of the Richard's Ranch properties will result in the conversion of approximately 42.75 acres of prime agricultural land, of which approximately 3.3 acres is currently developed as residences. The remaining 39.45 acres of land will be used for residences, a park and school site as determined in the City's pre-zoning and development review of the properties. All of the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct new developments toward non-prime agricultural land.

The Richard's Ranch addition is a reasonable extension of the existing City limits. The entire north boundary of the Richard's Ranch Addition borders the City Limits at the proposed Johnson Ranch 2 single family residential subdivision. The entire east boundary fronts on Cherokee Lane. The entire west boundary fronts on Stockton Street. The two major collectors, Cherokee Lane and Stockton Street, provide the properties with access to be served by City and other utilities. The Richard's Ranch properties are within the General Plan boundaries of the City and the City's utility system has been designed to serve the properties.

RESOLUTION NO. 93-94

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A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "RICHARDS RANCH ADDITION"
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 42.75 acres more or less adjacent to the City limits located within the area located on the west side of South Cherokee Lane and the east side of South Stockton Street northerly of Harney Lane; and withdrawal of said 42.75 acres from the Woodbridge Rural County Fire Protection District and Northern San Joaquin County Water Conservation District, located within the area to be annexed to the City of Lodi, (APN's 062-290-18, 062-290-08, and 062-290-07), 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 and Northern San Joaquin County Water 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;
- (7) 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 "Richards Ranch Addition" which includes annexation of a combined 42.75 acres more or less, and detachment from the Woodbridge Rural County Fire Protection District and Northern San Joaquin County Water Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: August 4, 1993

=====

I hereby certify that Resolution No. 93-94 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 1993 by the following vote:

Ayes: Council Members -
 Noes: Council Members -
 Absent: Council Members -

Jennifer M. Perrin
 City Clerk

93-94

RES9394/TXTA.01V

RICHARDS RANCH
LEGAL DESCRIPTION

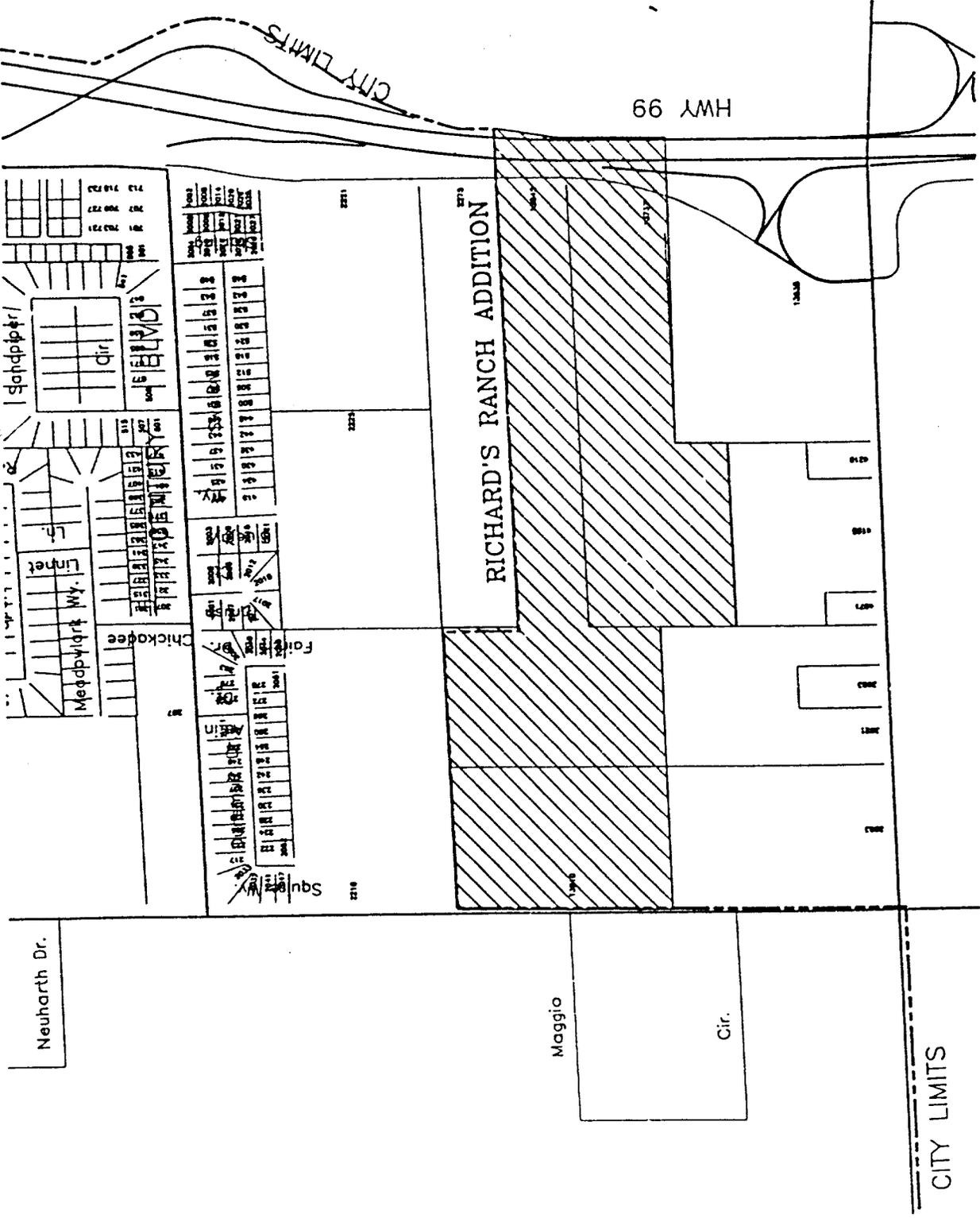
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EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the State of California, by Deed recorded September 11, 1961 in Book 2455 of Official Records at page 267.

ALSO EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to Roberta Richards Neuschaefer, Trustee or Successor Trustee of the Neuschaefer Revocable Family Trust dated July 22, 1991 by Deed recorded July 23, 1991 as Document No. 91069365, Official Records.



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CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

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

August 19, 1993

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

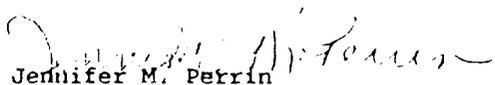
Enclosed herewith please find 4 certified copies of Resolution No. 93-94 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed 'Richards Ranch Addition' Annexation/Reorganization, Including the Detachment 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:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$2,630.00 - check will be forthcoming).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,


Jennifer M. Perrin
City Clerk

JMP

Enclosures

cc: James B. Schroeder, Community Development Director

RESOLUTION NO. 93-94

=====

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "RICHARDS RANCH ADDITION"
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

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

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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 and Northern San Joaquin County Water 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;
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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 "Richards Ranch Addition" which includes annexation of a combined 42.75 acres more or less, and detachment from the Woodbridge Rural County Fire Protection District and Northern San Joaquin County Water Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: August 4, 1993

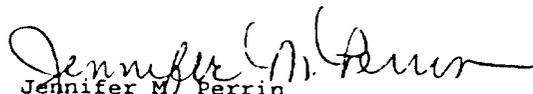
=====

I hereby certify that Resolution No. 93-94 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 1993 by the following vote:

Ayes: Council Members - Mann, Sieglock, Snider, and Pennino
(Mayor)

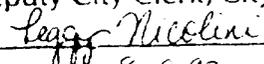
Noes: Council Members - Davenport

Absent: Council Members - None


Jennifer M. Perrin
City Clerk

The foregoing Document Is Certified
To Be A Correct Copy Of The Original
On File in this Office.

Peggy Nicolini
Deputy City Clerk, City Of Lodi

By 
Dated: 8-19-93

93-94

EXHIBIT A

civil engineers

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

August 4, 1993

JOB NO. 9019

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FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

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c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

(209)468-3198

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(Name)	(Address)	(Phone)
Jennifer Perrin	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)
James B. Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)



(Signed)

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4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .067 Acres 42.75
6. Population in subject area: 11 Number of registered voters: 8
7. Registered voter density (per acre): .19 Number of dwelling units: 4
8. Estimate of population increase in next 10 years: 284
9. Present land use of subject area: Limited residential primarily agriculture
10. What is the intended development of this area: Single-family residences, a park and a school site.
11. Present zoning: I-PA, Interim Protected Agriculture (San Joaquin County)
12. Describe proposed zoning changes: R-2, Single-family residential and PUB, Public (City of Lodi)
13. Assessed value of land: \$1,118,491
14. Assessed value of improvements \$ 54,622
15. Value of publicly owned land in area: \$ -0-
16. Governmental services required by this proposal which are not presently available: City water, sewer and storm drainage. City police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank. San Joaquin County Sheriff and Woodbridge Rural County Fire District.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extension of existing utility lines, widening of Stockton St. and Cherokee Lane, and installation of street improvements (curb, gutter, sidewalk).
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate.
20. How will such costs be met? Improvements and extensions will be made at the developer's expense. Developer will pay all applicable development impact mitigation fees.
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)

RICHARD'S RANCH ADDITION -- CITY SERVICE PLAN AND PRIME AGRICULTURAL
CONVERSION STATEMENT.

Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Pacific Gas and Electric (P.G. & E.), Pacific Bell, and California Waste Removal provide natural gas, local telephone service, and refuse collection for all parcels within the City limits.

Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located within the Cherokee Lane right-of-way to the east and Stockton Street right-of-way to the west. There is an existing park and storm drainage basin approximately one half of a mile to the west that will serve the project area (Salas Park). As stated above, electricity, police, fire, natural gas, refuse collection, and telephone service is available to the properties and will be provided by the City, P.G.&E., California Waste Removal, and Pacific Bell.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Future residential development areas established in the City's general plan land use element were prioritized based on their accessibility to existing and proposed utilities. The properties of the Richard's Ranch addition are all located within Priority Area One which is the highest priority as established by the City's residential growth management ordinance.

Improvements Required

A routine requirement of the developer is to make any necessary utility and street extensions prior to development of the property. These improvements generally include the following:

1. Sanitary sewer -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
2. Water -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.
3. Storm Drainage -- Extensions of existing lines will be required prior to street improvements which will be necessary for the development of property.

July 13, 1993

Page - 2

4. Streets -- full street improvements on Cherokee Lane and Stockton Street, including curb, gutter, sidewalk, and widening of the pavement will be required prior to the development of properties requiring access to this right-of-way.

Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services and utilities.

Statement on the Conversion of Prime Agricultural Land

Development of the Richard's Ranch properties will result in the conversion of approximately 42.75 acres of prime agricultural land, of which approximately 3.3 acres is currently developed as residences. The remaining 39.45 acres of land will be used for residences, a park and school site as determined in the City's pre-zoning and development review of the properties. All of the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct new developments toward non-prime agricultural land.

The Richard's Ranch addition is a reasonable extension of the existing City limits. The entire north boundary of the Richard's Ranch Addition borders the City Limits at the proposed Johnson Ranch 2 single family residential subdivision. The entire east boundary fronts on Cherokee Lane. The entire west boundary fronts on Stockton Street. The two major collectors, Cherokee Lane and Stockton Street, provide the properties with access to be served by City and other utilities. The Richard's Ranch properties are within the General Plan boundaries of the City and the City's utility system has been designed to serve the properties.

civil engineers

EXHIBIT A

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

August 4, 1993

JOB NO. 9019

A portion of the Southeast quarter of Section 13, 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, also being the Northwest corner of the Deckman Property as described in San Joaquin County Recorder's Instrument No. 87024488 and the True Point of Beginning; 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; thence leaving said West line run North 87° 22' 20" East, 1014.25 feet to the Southeast corner of Parcel 2 of the Perlegos property as described in San Joaquin County Recorder's Instrument No. 92041961; thence South 00° 40' 50" East, 263.8 feet more or less to the Southwest corner of the Richards Ranch property as described in San Joaquin County Recorder's Instrument No. 91124114; thence easterly parallel to the South line of Section 13, 659.95 feet; thence North 00° 40' 50" West, 182.13 feet; thence easterly parallel to said South line last described 1100 feet more or less to the East line of State Highway No. 99; thence northerly along said East line 346 feet more or less to the Southeast corner of the JOHNSON RANCH II ANNEXATION TO THE CITY OF LODI; thence westerly along the South line of the Annexation last described 1775 feet more or less to the Southwest corner thereof; thence along the West line thereof, North 00° 40' 50" West, 271.5 feet to the Southwest corner of the NEUHARTH NORTH ANNEXATION TO THE CITY OF LODI; thence along the South line of the Annexation last described the following three (3) courses: (1) South 87° 22' 20" West, 495.0 feet, (2) South 0° 40' 50" East, 4.18 feet, (3) South 87° 22' 20" West, 499.34 feet to the True Point of Beginning.

Containing 44 acres more or less.

Notice of Determination

Appendix H

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of Lodi
P.O. Box 3006
(Address) Lodi, CA 95241-1910

X County Clerk
County of San Joaquin

Handwritten signature: Patricia Ramirez



Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

RICHARDS RANCH GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION

Project Title

State Clearinghouse Number (If submitted to Clearinghouse)
David Morimoto (209) 333-6711
Lead Agency Area Code/Telephone/Extension
Contact Person

13737 N. Cherokee Lane, 13345 N. Cherokee Lane, and 13910 N. Stockton Street, San Joaquin Co

Project Location (include county)

Project Description: Annexation of three contiguous parcels of land totaling 43 acres to the City of Lodi. Amend General Plan to redesignate the parcels from PR, Planned Residential to LDR, Low Density Residential. Prezone to R-2, Residential, Single-Family.

This is to advise that the City of Lodi has approved the above described project on June 16, 1993 and has made the following determinations regarding the above described project:
(Lead Agency) (Responsible Agency)

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A statement of Overriding Considerations [] was [x] was not adopted for this project.
5. Findings [] were [x] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at

Signature (Public Agency) Date Title
David Morimoto June 19, 1993 Senior Planner

Date received for filing at OPR:

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 March 8, 1993 Project Title: RICHARDS RANCH GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION

Responsible Agency: Lodi Planning Dept. Contact Person: David Morimoto

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

RONALD B. THOMAS

Address: P.O. Box 1598 City: Lodi County: San Joaquin

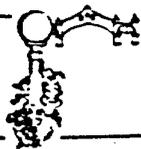
Area Code: (209) Phone: 334-5521

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annex three contiguous parcels of land totaling 43 acres to the City of Lodi.
The properties are located adjacent to the southeast corner of the City, between South Stockton Street and the Hwy 99 frontage road and north of Harney Lane.
Current county addresses are 13737 N. Cherokee Lane (APN 062-290-18), 13845 N. Cherokee Lane (APN 062-290-07) and 13910 N. Stockton Street (APN 062-290-08).
Amend the General Plan to redesignate the parcels from PR, Planned Residential, to LDR, Low Density Residential; prezone to R-2, Residential, Single-Family to permit construction of 215 single-family homes.

Project Location City: LODI Project Location County: SAN JOAQUIN COUNTY

Last Date to Appeal: March 30, 1993 Address Where Preliminary Environment Assessment is Available: LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634



City of Lodi
**COMMUNITY DEVELOPMENT
 DEPARTMENT**

**ENVIRONMENTAL
 ASSESSMENT
 INITIAL STUDY**

1. PROJECT TITLE RICHARDS RANCH ANNEXATION AND PREZONING AND GENERAL PLAN AMEND-
 2. LOCATION 13669 & 13845 N. Cherokee Lane and 13910 N. Stockton St. MENT
 3. PROJECT DESCRIPTION Annex three parcels of land totaling 43 acres located
north of Harney Lane between Stockton Street and Cherokee Lane. Prezone
property to R-2, Single-Family Residential to permit construction of
approximately 215 single-family dwellings. A General Plan Amendment would
redesignate the property from PR to LDR (Low Density Residential)
 4. General Plan Designation (A) Existing (city), (B) Proposed (A) Planned
Residential; (B) Low Density Residential
 5. Site description and surrounding land use See attached
-
6. Zoning (A) Existing, (B) Proposed (A) San Joaquin County zoning - GA, General
Agriculture; (B) City - R-2, Single-Family Residential.

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

	<u>Yes</u>	<u>No</u>	<u>Maybe</u>
7. a. Substantial alteration of natural topography, soil or subsoil features.....	___	<u>X</u>	___
b. Substantially degrade surface or groundwater quality..	___	<u>X</u>	___
c. Substantially deplete surface or groundwater resources.....	___	<u>X</u>	___
d. Substantially interfere with groundwater flow or recharge.....	___	<u>X</u>	___
e. Cause a significant affect related to flood, erosion or siltation.....	___	<u>X</u>	___
f. Substantial interference with the habitat of any species of fish, wildlife or plant.....	___	<u>X</u>	___
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors.....	___	<u>X</u>	___
h. Substantially increase ambient noise or glare level for adjoining areas.....	___	<u>X</u>	___
i. Substantial reduction of existing cropland.....	___	___	<u>X</u>
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards.....	___	<u>X</u>	___

	Yes	No	Maybe
k. Have a substantial, demonstrable, negative aesthetic effect.....	___	<u>X</u>	___
l. Result in the disruption or alteration of an archeological, historical or paleontological site....	___	<u>X</u>	___
m. Cause or allow substantial increase in consumption in any natural resources.....	___	<u>X</u>	___
n. Results in the use or waste of substantial amounts of fuel or energy.....	___	<u>X</u>	___
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads.....	___	<u>X</u>	___
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....	___	___	<u>X</u>
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....	___	<u>X</u>	___
r. Induce substantial growth, concentration or displacement of population.....	___	<u>X</u>	___
s. Result in an alteration or conflict with existing or planned land uses.....	___	<u>X</u>	___
t. Conflict with adopted plans, goals or policies of the City of Lodi.....	___	<u>X</u>	___

Adverse impacts of project and their magnitude: See attached. No significant impacts.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: _____
 (See attached) (i) administer provisions of City's Growth Management Plan.
(p) require applicant to pay all applicable school impaction fees or provide land for a school site.

RECOMMENDATION

___ Negative Declaration ___ EIR X Conditional Negative Declaration

JAMES B. SCHROEDER
 Environmental Review Officer

By *David M. ...* Date 3-5-93

Project Description

At the request of the property owners, the City of Lodi is proposing to annex three contiguous parcels of land totaling 43 acres to the City of Lodi. The properties are located adjacent to the southeast corner of the City, between South Stockton Street and the Hwy 99 frontage road and north of Harney Lane (see map). Current county addresses are 13737 North Cherokee Lane (APN 062-290-18), 13845 North Cherokee Lane (APN 062-290-07) and 13910 North Stockton Street (APN 062-290-08).

The project applicants are also requesting a General Plan Amendment to redesignate the parcels from PR, Planned Residential, to LDR, Low Density Residential, and a rezoning to R-2, Residential Single-Family which would permit the proposed 215 lot single-family project.

Site Description

The subject properties are located adjacent to the southeast City limits. The properties all contain farm houses and related barns and structures. All three properties are in agricultural use, primarily vineyards.

The properties are surrounded by urban uses on two sides. On the north are existing or proposed residential subdivisions, including Johnson Ranch I and II subdivisions and the Bangs/Colvin subdivisions. On the west, across Stockton Street is an industrial subdivision with a mix of industrial and commercial uses. Salas Park/Basin is also located to the west. South of the subject properties are agricultural uses, including a commercial greenhouse operation. On the east is State Hwy 99.

Possible Significant Environmental Impacts

i. Substantial Reduction of Existing Cropland

Construction of a residential subdivision on these parcels of land will convert 43 acres of prime agricultural land to urban uses. The only way to avoid this impact would be to prohibit any further development in and around Lodi. Since this would lead to an almost total ban on all new development, it is not a reasonable mitigation for this impact.

The City has adopted a Growth Management Plan (GMP) in conjunction with their General Plan. The GMP limits new residential development to a maximum of 2% annually. This 2% figure is less than historical rates and was specifically adopted to help limit the premature urbanization of agricultural land. While the GMP does not eliminate the conversion of prime agricultural land, it limits and regulates the amount of land converted to a reasonable level.

Impact - Less than significant.

p. Substantially Increased Demand for Public Services, Including Schools

The proposed project could result in the construction of 215 single-family residences. Based on a student generation rate of 0.96 students (K-12) per household, the project could generate approximately 206 school aged children. These students could impact the Lodi Unified School District (LUSD) which is currently experiencing difficulties with overcrowded schools.

To mitigate this impact, the City will require as a condition of approval that the developers enter into an agreement with the LUSD. The developers must agree to pay the current school impaction fee or its equivalent to help fund new classroom construction. An alternative would be for the developer to provide land to the school district for a site for a proposed middle school for that area.

Impact - Less than significant.

Summary

The project will not have any significant environmental impacts that can not be mitigated to less than significant levels. The project conforms to the City's General Plan residential density levels for the area. These buildout levels were discussed and examined in the City's EIR which was prepared for the General Plan, adopted in 1991.

RESOLUTION NO. 93-94
=====

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "RICHARDS RANCH ADDITION"
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 42.75 acres more or less adjacent to the City limits located within the area located on the west side of South Cherokee Lane and the east side of South Stockton Street northerly of Harney Lane; and withdrawal of said 42.75 acres from the Woodbridge Rural County Fire Protection District and Northern San Joaquin County Water Conservation District, located within the area to be annexed to the City of Lodi, (APN's 062-290-18, 062-290-08, and 062-290-07), 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 and Northern San Joaquin County Water 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;
- (7) 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 "Richards Ranch Addition" which includes annexation of a combined 42.75 acres more or less, and detachment from the Woodbridge Rural County Fire Protection District and Northern San Joaquin County Water Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: August 4, 1993

=====

I hereby certify that Resolution No. 93-94 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 1993 by the following vote:

- Ayes: Council Members - Mann, Sieglock, Snider, and Pennino (Mayor)
- Noes: Council Members - Davenport
- Absent: Council Members - None


Jennifer M. Perrin
City Clerk



August 4, 1993

JOB NO. 9019

A portion of the Southeast quarter of Section 13, 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 $00^{\circ} 41' 30''$ East, 1085.00 feet ; thence North $87^{\circ} 22' 20''$ East, 20.01 feet to the Southwest corner of the NEUHARTH NORTH ANNEXATION TO THE CITY OF LODI, also being the Northwest corner of the Beckman Property as described in San Joaquin County Recorder's Instrument No. 87024488 and the True Point of Beginning; thence South $00^{\circ} 41' 30''$ East, along the West line of the SALAS PARK ADDITION and the MAGGIO REORGANIZATION/ANNEXATION TO THE CITY OF LODI 792 feet; thence leaving said West line run North $87^{\circ} 22' 20''$ East, 1014.25 feet to the Southeast corner of Parcel 2 of the Perlegos property as described in San Joaquin County Recorder's Instrument No. 92041961; thence South $00^{\circ} 40' 50''$ East, 263.8 feet more or less to the Southwest corner of the Richards Ranch property as described in San Joaquin County Recorder's Instrument No. 91124114; thence easterly parallel to the South line of Section 13, 659.95 feet; thence North $00^{\circ} 40' 50''$ West, 182.13 feet; thence easterly parallel to said South line last described 1100 feet more or less to the East line of State Highway No. 99; thence northerly along said East line 346 feet more or less to the Southeast corner of the JOINSON RANCH II ANNEXATION TO THE CITY OF LODI; thence westerly along the South line of the Annexation last described 1775 feet more or less to the Southwest corner thereof; thence along the West line thereof, North $00^{\circ} 40' 50''$ West, 271.5 feet to the Southwest corner of the NEUHARTH NORTH ANNEXATION TO THE CITY OF LODI; thence along the South line of the Annexation last described the following three (3) courses: (1) South $87^{\circ} 22' 20''$ West, 495.0 feet, (2) South $0^{\circ} 40' 50''$ East, 4.18 feet, (3) South $87^{\circ} 22' 20''$ West, 499.34 feet to the True Point of Beginning.

Containing 44 acres more or less.