



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Planning Commission's Recommendation that the City Council Approve the Building Permit Allocation Schedule for 1993

MEETING DATE: October 6, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a public hearing to consider the Planning Commission's recommendation that the City Council approve the Building Permit Allocation Schedule for 1993.

BACKGROUND INFORMATION: At its Regular Session of Monday, August 23, 1993 the Planning Commission recommended that the City Council adopt the 1993 Building Permit Allocation Schedule as presented with the attached material. These allocations recommend only low-density (single-family) and medium density. For the second year in a row no requests were received for high density (multiple-family) allocations.

The City received fewer requests for single-family allocations (i.e. 204) than could be allocated (i.e. 261). The Growth Management System carries these unallocated units as well as the unallocated multiple-family units forward to future years.

Since the City received requests for 132 medium density allocations and had only 92 allocations available, the Planning Commission recommends allocating 40 of the 1994 medium density allocations to Lodi West. The Growth Management Ordinance permits allocating ahead.

FUNDING: None required


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED



THOMAS A. PETERSON
City Manager



recycled paper

CC-1

EXCERPTS FROM
PLANNING COMMISSION MINUTES OF AUGUST 23, 1993

The next public hearing was for the 1993 Growth Management Allocation. Community Development Director Schroeder introduced this matter to the Planning Commission and outlined the staff recommendations for allocations. He noted that there were more allocations for single-family houses this year than requests. Consequently there were some unused single-family allocations which could be carried over into the 1994 allocation year. Mr. Schroeder also explained how the medium density allocations had been split between the two projects requesting medium density allocations.

Commissioner Hitchcock expressed her concern regarding the lack of park and school sites within the proposed project. She felt that there is a dire need for more neighborhood parks and neighborhood schools and that the Planning Commission was remiss in not requiring the developers to set aside land for these uses. Community Development Director Schroeder explained that two school sites have been set aside, one in the northwest corner of the City and one in the southeast corner. These are the areas where Lodi Unified School District indicated they would like school sites. Additionally, there are park sites located in the Lodi West project, in the Century Meadows projects and in the Richards Ranch project. Some of these park sites are located in future phases. These sites were set aside at the request of the City Parks & Recreation Department.

Chairman Rasmussen asked if there was anyone wishing to speak on this matter. Coming forward to speak was Steve Pechin, Baumbach & Piazza Engineers. Mr. Pechin stated that his clients had located school and park sites in accordance with the desires of Lodi Unified School District and the City Parks & Recreation Department. He noted that while additional sites might be desirable, the school district and the City could only construct facilities they have money for.

The next speaker was Jeff Kirst, Kirst Development. Mr. Kirst explained his understanding of the school situation and his feeling that the current school impact fees are adequate to fund school construction.

The next speaker was Ben Schaffer representing Lodi West. Mr. Schaffer stated that the allocations as proposed by staff were acceptable. He would, however, like to have some consideration for 40 additional medium density allocations for the 1994 allocation period.

Commissioner Griffith asked about the timing for the proposed medium density project in Lodi West. Mr. Schaffer stated that the medium density portion of the project is not in the immediate future.

The next speaker was Dennis Bennett of Bennett & Compton Construction. Mr. Bennett asked about the possibility of a three year allocation. He stated that the growth management application alluded to this procedure. However, he was not sure how this works. Community

Excerpts from Planning Commission
Meeting of August 23, 1993 (cont.)

Development Director Schroeder stated that this had not been worked out and he would prefer not to begin the three year allocation process until next year.

Commissioner Hitchcock asked Mr. Bennett about the park site in Towne Ranch that had been discussed at one time. Mr. Bennett stated that the park which was previously shown in Towne Ranch had been relocated at the request of the Parks & Recreation Department to a site north of Turner Road. He noted that schools and parks are funded by development impact mitigation fees which are paid at the time of building permit issuance and final maps. He felt it is important that the allocations are made and building started so that funds could be collected.

The next speaker was Charles Rule representing Century Meadows III. He stated he is concerned about the future of his project since after this allocation year he would run out of priority area lots and the remainder of his project is in Priority Area 2. He requested that the Planning Commission consider moving some Priority Area 2 land into Priority Area 1.

Following some additional discussion, Commissioner Griffith made a motion to approve the suggested 1993 Growth Management Allocation Schedule with the provision 40 medium density units be allocated to Lodi West from the 1994 allocation. The motion was seconded by Commissioner Marzolf. Under the question, Commissioner Hitchcock indicated that she is opposed to the allocation schedule based on her concern about the lack of school and park sites. Chairman Rasmussen called for the vote and the motion was approved on a 6-1 vote with Commissioner Hitchcock dissenting.

City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2,572	397	258	40	99
Sep-90	52,010	1,040	2,567	404	263	40	101
Sep-91	53,050	1,061	2,630	403	262	40	101
Jan-92	53,186	1,064	2,664	399	259	40	100
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Jan-95	55,871	1,117	Est. 2,680	417	271	42	104
Jan-96	56,988	1,140	Est. 2,680	425	276	43	106
Jan-97	58,128	1,163	Est. 2,680	434	282	43	109
Jan-98	59,291	1,186	Est. 2,680	443	288	44	111
Jan-99	60,477	1,210	Est. 2,680	451	293	45	113
Jan-00	61,687	1,234	Est. 2,680	460	299	46	115
Jan-01	62,921	1,258	Est. 2,680	469	305	47	117
Jan-02	64,179	1,284	Est. 2,680	479	311	48	120
Jan-03	65,463	1,309	Est. 2,680	488	317	49	122
Jan-04	66,772	1,335	Est. 2,680	498	324	50	125
Jan-05	68,107	1,362	Est. 2,680	508	330	51	127
Jan-06	69,469	1,389	Est. 2,680	518	337	52	130
Jan-07	70,858	1,417	Est. 2,680	529	344	53	132
TOTALS:				8,532	5,546	853	2,133

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89
Jan '89 and '90 population numbers and persons per household per State Department of Finance.

1993 Development Plan Scoring Summary

PROJECT	CRITERIA														TOTALS	
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J	J		
FUGAZI BROTHERS	10	10	200	10	10	10	10	10	0	10	0	0	0	20	10	300
LODI WEST	5	7	200	10	8	8	0	0	0	11	0	0	0	30	5	284
WOODHAVEN PARK	7	7	200	10	10	10	10	0	0	10	0	0	0	15	0	279
TOWNE RANCH	7	7	200	10	8	10	0	0	0	8	0	0	0	25	0	275
CENTURY MEADOWS 2	3	0	200	3	10	8	4	0	0	10	0	0	0	25	10	273
CENTURY MEADOWS 3	3	0	200	3	10	8	4	0	0	10	0	0	0	25	10	273
RICHARD'S RANCH	3	0	200	3	0	4	0	0	0	4	0	0	0	20	10	244

** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

**PLANNING COMMISSION RECOMMENDED BUILDING PERMIT
ALLOCATION SCHEDULE 1993**

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1993 = 401

SINGLE FAMILY 65% = 261 UNITS

<i>PROJECT</i>	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993
FUGAZI BROTHERS	0	0	5	5	5
LODI WEST	80	160	124	55	55
TOWNE RANCH	54	163	237	52	52
CENTURY MEADOWS 2	76	76	86	29	29
CENTURY MEADOWS 3	73	73	128	29	29
RICHARD'S RANCH	0	0	34	34	34
	283	472	614	204	204

MEDIUM DENSITY 10% = 40 + 52 = 92 UNITS *

<i>PROJECT</i>	# OF UNITS ON SUBDIV. MAP	ALLOCATIONS RECEIVED '89-'92	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1993	RECOMMENDED ALLOC. 1993 **
LODI WEST	0	0	57	57	57
WOODHAVEN PARK	52	0	75	75	75
	52	0	132	132	132

* There are 52 allocations remaining from the '91 and '92 allocation years, giving the City a total of 92 medium density units to allocate for 1993.

** The Planning Commission recommends allocating 40 of the 1994 medium density allocations to Lodi West.

HIGH DENSITY 25% = 100 + 257 = 357 UNITS

No projects have requested any of the 100 allocations for high density units. There are 56 allocations remaining from 1990, 101 allocations from 1991, and 100 from 1992, giving the City a total of 357 allocations for 1993.

UNIT NO.	AREA (SQ. FT.)	PERM. AREA (SQ. FT.)	PERM. AREA (SQ. FT.)
1	1,200	1,200	1,200
2	1,200	1,200	1,200
3	1,200	1,200	1,200
4	1,200	1,200	1,200
5	1,200	1,200	1,200
6	1,200	1,200	1,200
7	1,200	1,200	1,200
8	1,200	1,200	1,200
9	1,200	1,200	1,200
10	1,200	1,200	1,200

UNIT NO.	AREA (SQ. FT.)	PERM. AREA (SQ. FT.)	PERM. AREA (SQ. FT.)
11	1,200	1,200	1,200
12	1,200	1,200	1,200
13	1,200	1,200	1,200
14	1,200	1,200	1,200
15	1,200	1,200	1,200
16	1,200	1,200	1,200
17	1,200	1,200	1,200
18	1,200	1,200	1,200
19	1,200	1,200	1,200
20	1,200	1,200	1,200

UNIT NO.	AREA (SQ. FT.)	PERM. AREA (SQ. FT.)	PERM. AREA (SQ. FT.)
21	1,200	1,200	1,200
22	1,200	1,200	1,200
23	1,200	1,200	1,200
24	1,200	1,200	1,200
25	1,200	1,200	1,200
26	1,200	1,200	1,200
27	1,200	1,200	1,200
28	1,200	1,200	1,200
29	1,200	1,200	1,200
30	1,200	1,200	1,200

UNIT NO.	AREA (SQ. FT.)	PERM. AREA (SQ. FT.)	PERM. AREA (SQ. FT.)
31	1,200	1,200	1,200
32	1,200	1,200	1,200
33	1,200	1,200	1,200
34	1,200	1,200	1,200
35	1,200	1,200	1,200
36	1,200	1,200	1,200
37	1,200	1,200	1,200
38	1,200	1,200	1,200
39	1,200	1,200	1,200
40	1,200	1,200	1,200

VALUATION TO BE PROVIDED BY THE FOLLOWING:

RECORDS OFFICE CITY OF LOS ANGELES
 COUNTY OFFICE COUNTY OF LOS ANGELES
 FIRE DEPARTMENT CITY OF LOS ANGELES
 WATER DEPARTMENT CITY OF LOS ANGELES
 PUBLIC WORKS DEPARTMENT CITY OF LOS ANGELES
 POLICE DEPARTMENT CITY OF LOS ANGELES
 PORT OF LOS ANGELES
 POST OFFICE
 RAILROADS
 STATE DEPARTMENT OF WATER RESOURCES
 STATE DEPARTMENT OF INDUSTRIAL RELATIONS
 STATE DEPARTMENT OF PUBLIC SAFETY
 STATE DEPARTMENT OF SOCIAL SERVICES
 STATE DEPARTMENT OF TAXATION
 STATE DEPARTMENT OF TRANSPORTATION
 STATE DEPARTMENT OF VETERANS AFFAIRS
 STATE DEPARTMENT OF WATER RESOURCES
 STATE DEPARTMENT OF WATER RESOURCES
 STATE DEPARTMENT OF WATER RESOURCES
 STATE DEPARTMENT OF WATER RESOURCES

LEGEND

--- 1" = 1" SCALE
 --- 1" = 1" SCALE
 --- 1" = 1" SCALE
 --- 1" = 1" SCALE

NOTES

1. THIS DEVELOPMENT COMPLIES WITH THE CITY OF LOS ANGELES ZONING ORDINANCE AND THE CITY OF LOS ANGELES PLANNING AND ZONING DEPARTMENT.

2. ALL UTILITIES AND SERVICES ARE TO BE PROVIDED BY THE CITY OF LOS ANGELES.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

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9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

LOCKEFORD STREET

ALLEY

LOCUST STREET

HUTCHINS STREET

Single Family

Multiple Family

Commercial

Single Family

Multiple Family

DEVELOPMENT PLAN FOR
 FUGAZI BROTHERS, A GENERAL PARTNERSHIP
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 1, T. 3 N., R. 6 E., M. D. B. & M.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1993 SCALE: 1" = 30'

Prepared by
 FUGAZI BROTHERS
 1000 S. G ST. LOS ANGELES, CALIF. 90015
 (213) 551-1111

Prepared by
 FUGAZI BROTHERS
 1000 S. G ST. LOS ANGELES, CALIF. 90015
 (213) 551-1111

SCALE: 1" = 30'

SITUS ADDRESS: 18881 N LOREN SACRAMENTO RD
 1001, CA 95242
 APN: 029-030-33

PROPOSED PHASING & LAND USE
 PREVIOUSLY ALLOCATED (1981/04/91) - 58 UNITS
 PREVIOUSLY ALLOCATED (1981) - 88 UNITS
 1993 REQUESTED ALLOCATION 16 UNITS - LOW DENSITY RES
 1993 REQUESTED ALLOCATION 37 UNITS - MEDIUM DENSITY RES
 1993 PROPOSED ALLOCATION REQUEST 49 LOW DENSITY UNITS

NOTES
 1 THIS DEVELOPMENT CONTAINS 100.1 ACRES (TOTAL)
 1993 REQUESTED ALLOCATION CONTAINS 18.8 ACRES
 2 ALL TREES ARE PALM, AND ARE NOT
 3 SUITABLE TO BE SAVED DURING DEVELOPMENT

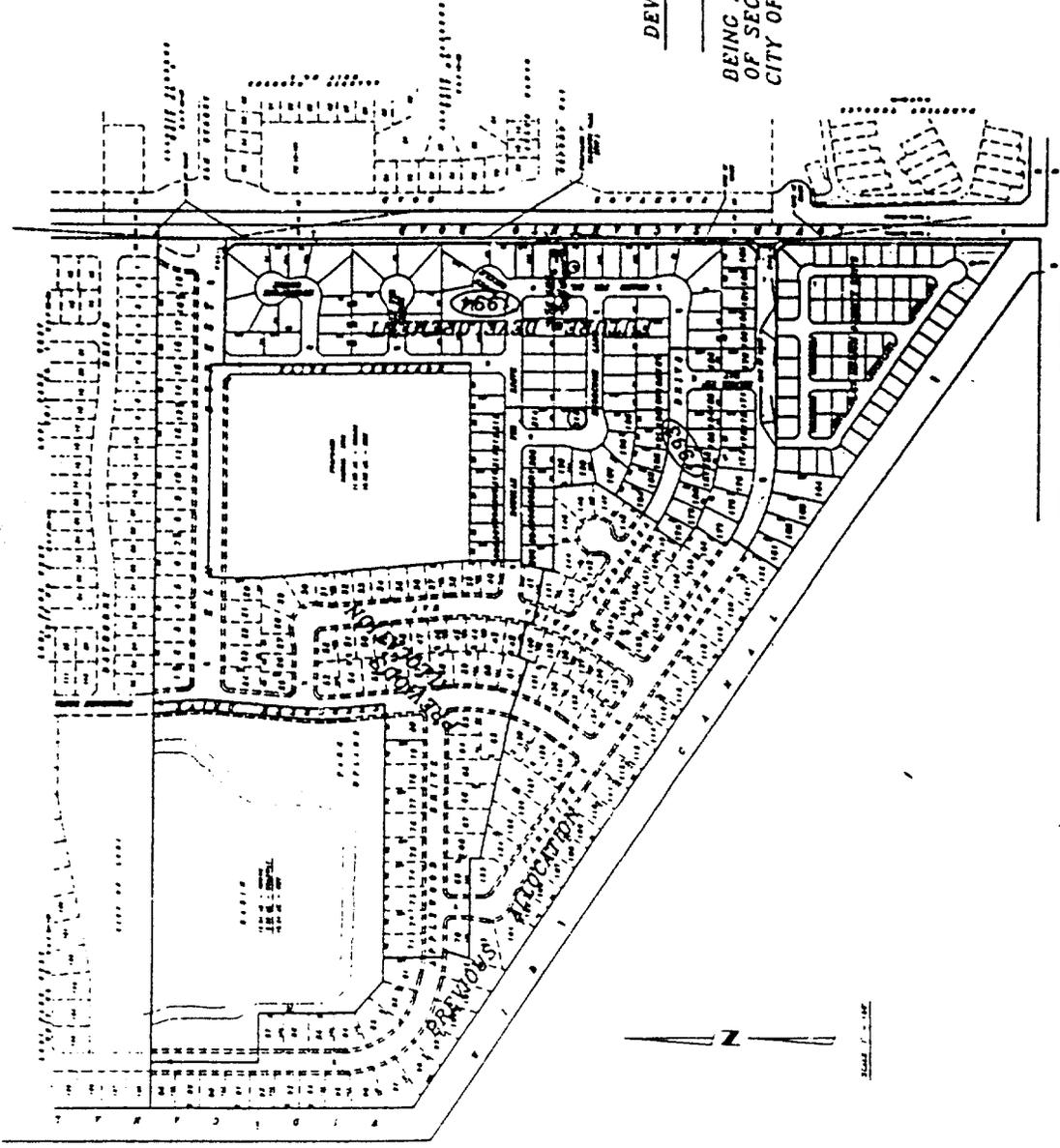
DEVELOPMENT PLAN - 1993 ALLOCATION
LODI WEST

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

MAY, 1993 SCALE 1"=150'

Prepared for:
 HUNTER & HUNTER
 1000 S. MAIN ST.
 (916) 381-1000

Prepared by:
 HUNTER & HUNTER
 1000 S. MAIN ST.
 (916) 381-1000



 <p>BAUMWACH & PIARRE ENGINEERS</p>		SHEET NO. 1 OF 1 DATE 5-7-93
PROJECT NO. 93-001	SHEET NO. 1	DATE 5-7-93
DRAWN BY J. HUNTER	CHECKED BY J. HUNTER	DATE 5-7-93
SCALE 1"=150'	PROJECT NO. 93-001	SHEET NO. 1

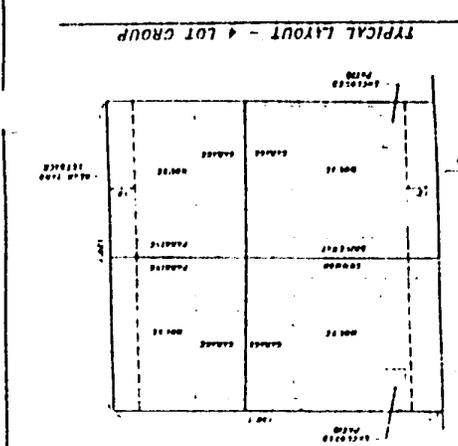
WOODHAVEN PARK
 PRELIMINARY DEVELOPMENT PLAN
 1993 ALLCATION

PHASING AND ALLOCATIONS

NEED DENSITY UNITS PER PHASE OF 27
 EXISTING SUBDIVISION MAP 113002

PHASE 1
 20 MEDIUM DENSITY UNITS

PHASE 2
 20 MEDIUM DENSITY UNITS

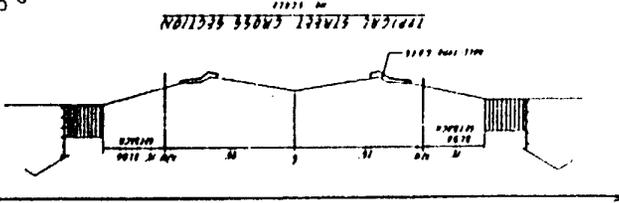
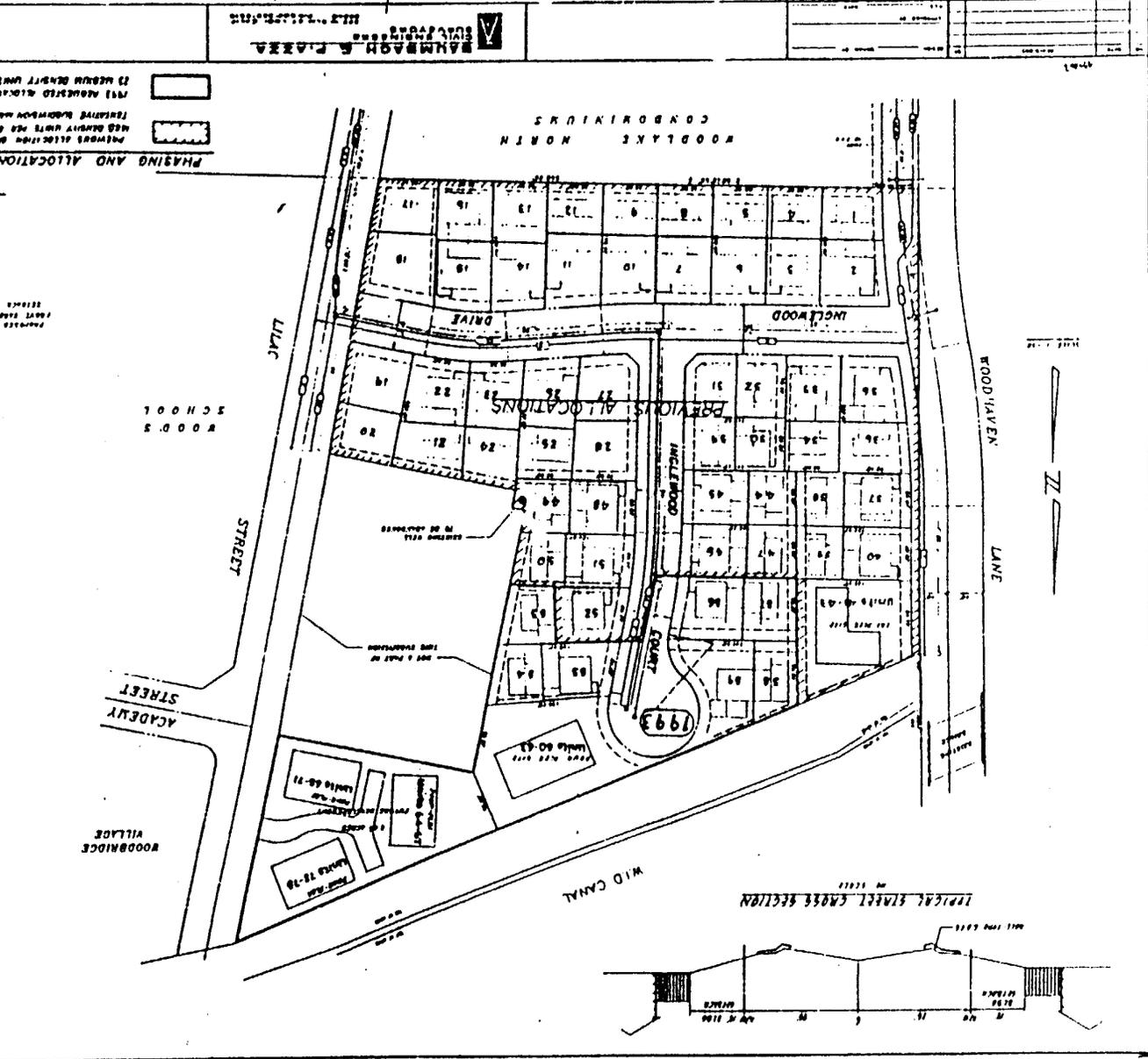


1. THIS DEVELOPMENT CONTAINS 80 1/2 ACRES TOTAL.
 2. THIS DEVELOPMENT HAS SECTIONS PROPOSED TO BE 20 ACRES.
 3. PROPOSED DENSITY - 4 UNITS PER 1/2 ACRES.
 4. GENERAL PLAN DESIGNATION - MEDIUM DENSITY RES.
 5. EXISTING ZONING - 20 (MEDIUM DENSITY RES.)
 6. TOTAL AREA OF THIS DEVELOPMENT - 80 1/2 ACRES.
 7. TOTAL AREA OF THIS DEVELOPMENT - 80 1/2 ACRES.
 8. TOTAL AREA OF THIS DEVELOPMENT - 80 1/2 ACRES.
 9. TOTAL AREA OF THIS DEVELOPMENT - 80 1/2 ACRES.
 10. TOTAL AREA OF THIS DEVELOPMENT - 80 1/2 ACRES.

WOODHAVEN PARK
 PRELIMINARY DEVELOPMENT PLAN
 1993 ALLCATION

BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 34, T. 4 N., R. 6 E., M.D.M. 11
 CITY OF LOS ANGELES COUNTY,
 CALIFORNIA

MAY 1993
 SCALE: 1" = 80'



GROWTH MANAGEMENT PLAN
MULTI-PHASE BUILDING PERMIT ALLOCATION
1113 - SUBMITTAL

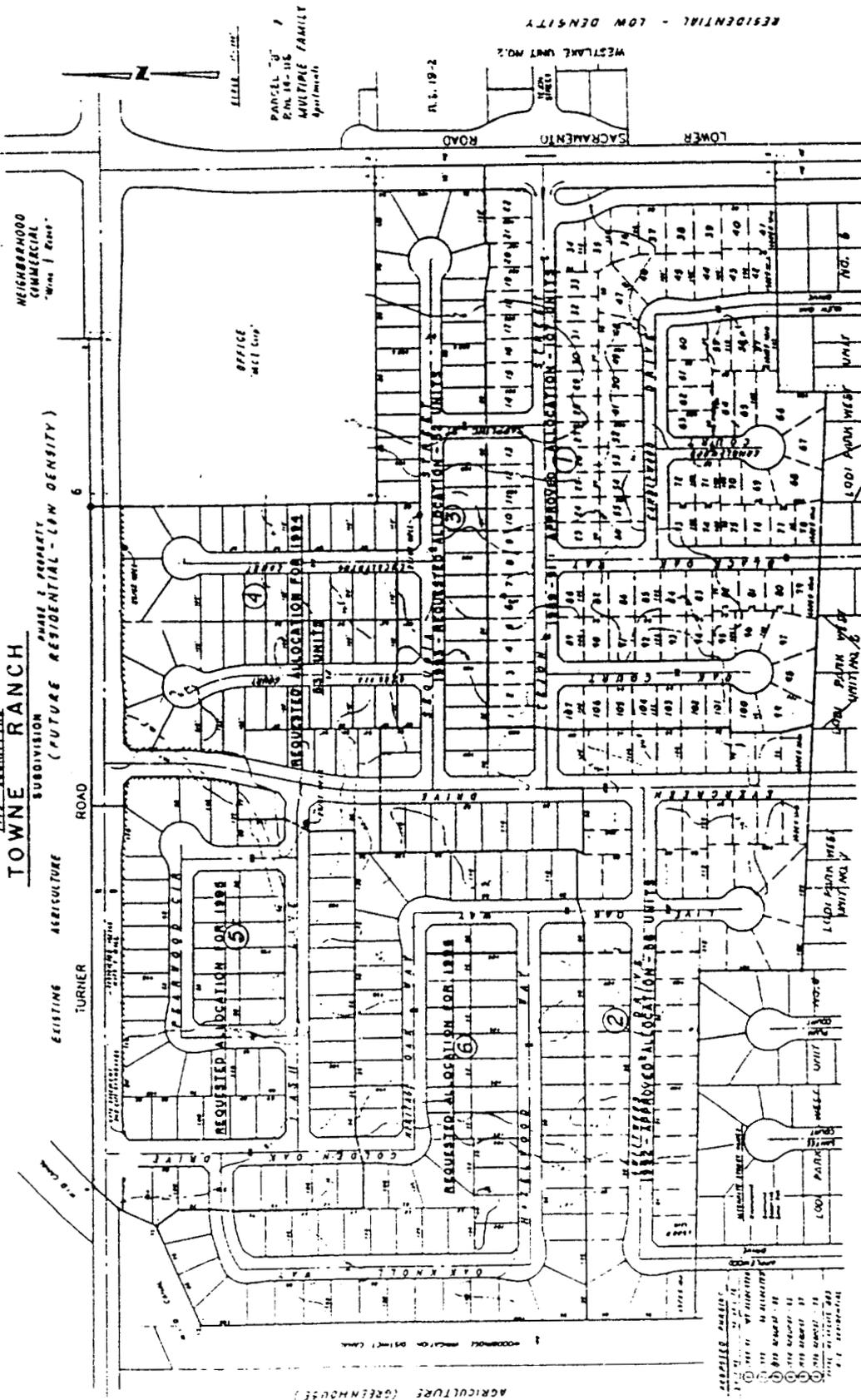
TOWNE RANCH

SUBDIVISION PHASE I - PROPERTY
 (FUTURE RESIDENTIAL - LOW DENSITY)

NEIGHBORHOOD
 COMMERCIAL
 "WINE 1 ROAD"

EXISTING AGRICULTURE
 TURNER ROAD

6

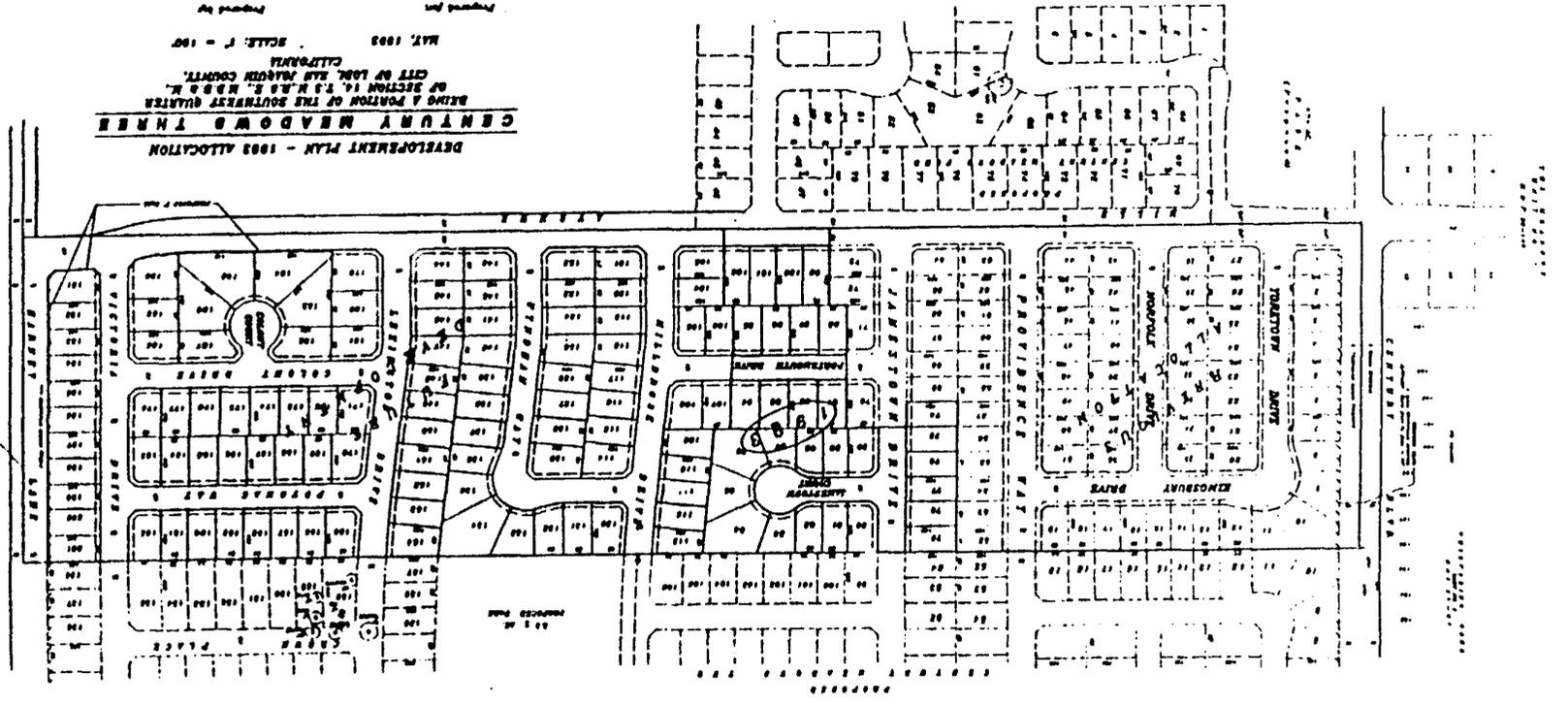


AGRICULTURE (GREENHOUSE)

- 1. 1996 ALLOCATION - 10 UNITS
- 2. 1998 ALLOCATION - 10 UNITS
- 3. 1999 ALLOCATION - 10 UNITS
- 4. 2000 ALLOCATION - 10 UNITS
- 5. 2001 ALLOCATION - 10 UNITS
- 6. 2002 ALLOCATION - 10 UNITS
- 7. 2003 ALLOCATION - 10 UNITS

<p>DATE: _____</p> <p>PROJECT NO: _____</p> <p>SCALE: _____</p>	<p>DEVELOPMENT PLAN</p> <p>1113 - SUBMITTAL</p>	<p>LAND USE</p>
<p>BAUMBACH & PIAZZA</p> <p>2001 1755 1755</p> <p>2002 1755 1755</p> <p>2003 1755 1755</p>		

MAY, 1983
 SCALE: 1" = 100'
 CALIFORNIA
 CITY OF LOS ANGELES
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 14, T.3 N. R.2 E. S.20 W.
 CENTURY MEADOWS THREE
 DEVELOPMENT PLAN - 1983 ALLOCATION



SCALE: 1" = 100'
 NORTH

1. 1983 ALLOCATION AMOUNTS TO 100 LOTS
 2. 1973 DEVELOPMENT PLAN - 1983 ALLOCATION
 3. 1973 DEVELOPMENT PLAN - 1983 ALLOCATION

1973 DEVELOPMENT PLAN
 1973 DEVELOPMENT PLAN

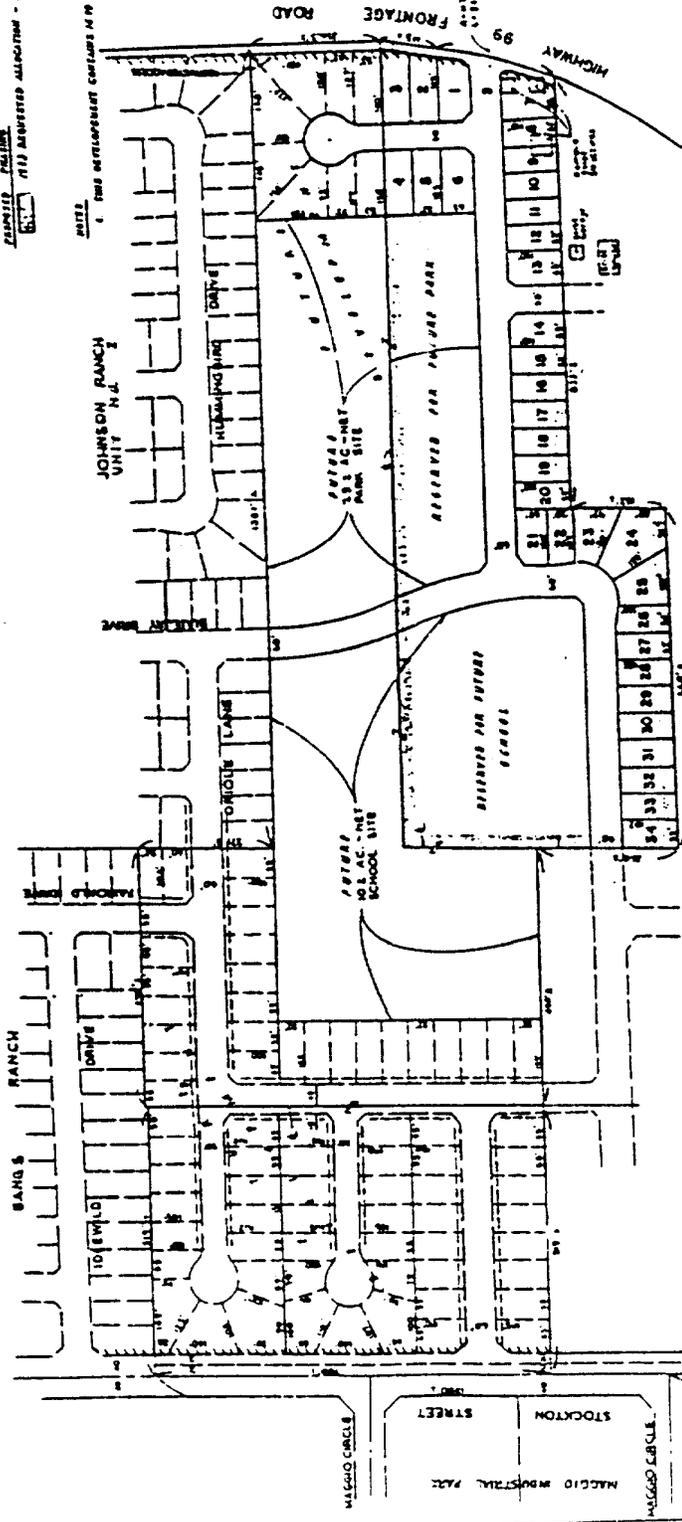
1993 DEVELOPMENT PLAN
RICHARDS RANCH
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
 T. 2 N., R. 2 E., M. 2 S., CITY OF JOPLIN,
 CLAY COUNTY, MISSOURI

SCALE: 1"=100'
 Prepared by
DAVID L. BROWN ARCHITECTS
 1000 S. W. 10th St.
 JOPLIN, MO 64504-1000
 (417) 261-1000

DESIGNED BY
DAVID L. BROWN ARCHITECTS
 1000 S. W. 10th St.
 JOPLIN, MO 64504-1000
 (417) 261-1000

NOTE:
 1. THIS DEVELOPMENT CONTAINS 119 ACRES

PRIORITY OWNER: B. RICHARDS
 SITE ADDRESS: 21-1317 N. CHESTER ST.
 A. P. N. 11-041-190-15



PHASE 1 RESIDENTIAL

E Atterney Lane

DEVELOPMENT PLAN
 LAND USE

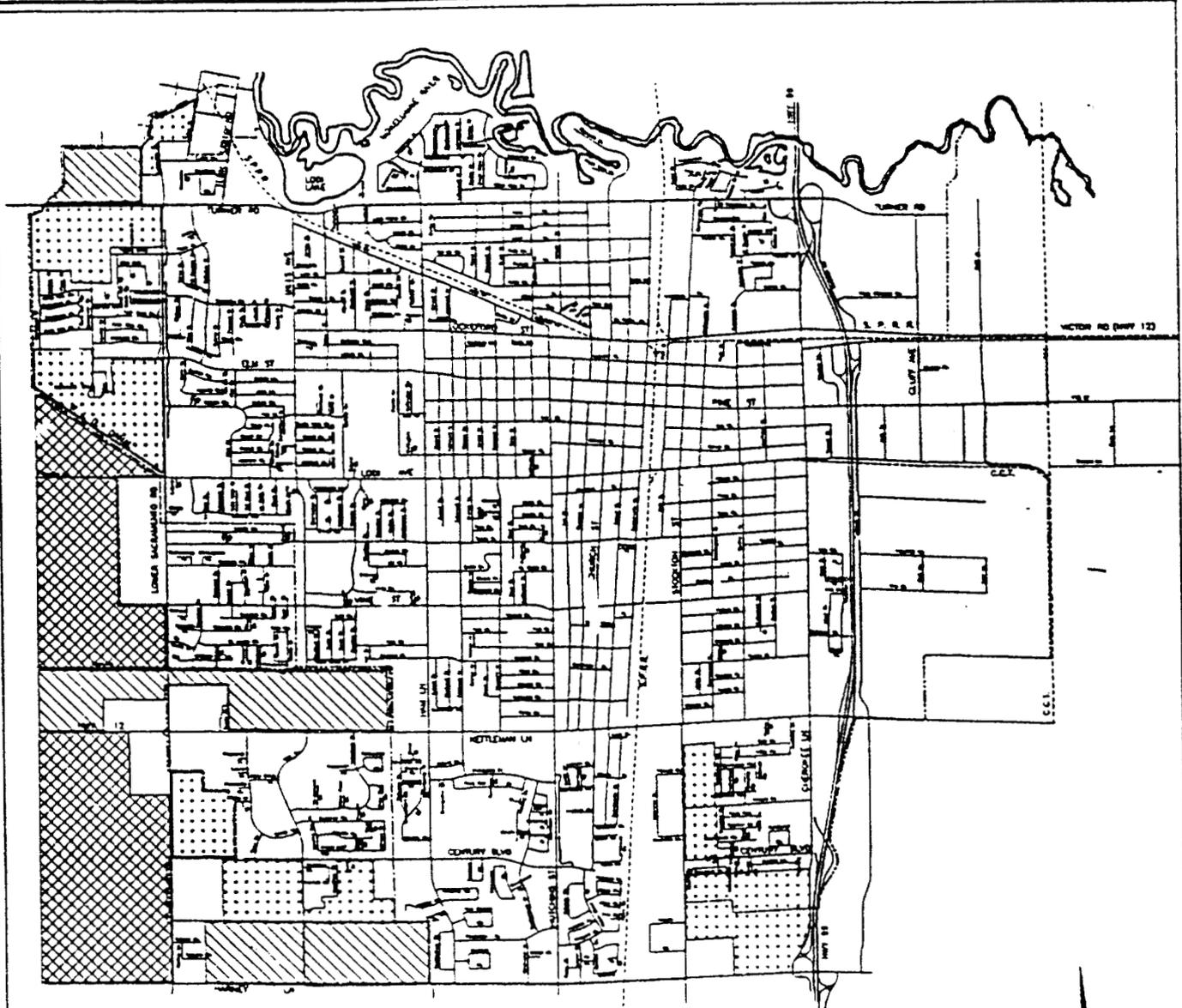
DAVID L. BROWN ARCHITECTS
 1000 S. W. 10th St.
 JOPLIN, MO 64504-1000
 (417) 261-1000

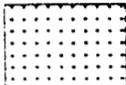
11-041-190-15
 21-1317 N. CHESTER ST.
 JOPLIN, MO 64504-1000
 (417) 261-1000



COMMUNITY DEVELOPMENT
DEPARTMENT

RESIDENTIAL PRIORITY
DEVELOPMENT AREAS



-  PRIORITY AREA 1
388 ACRES
-  PRIORITY AREA 2
349 ACRES
-  PRIORITY AREA 3
518 ACRES



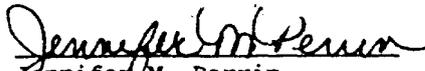
DECLARATION OF MAILING

On September 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

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

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

Executed on September 3, 1993, at Lodi, California.


Jennifer M. Perrin
City Clerk

Peggy Nicolini
Deputy City Clerk



CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 6, 1993

Time: 7:00 p.m.

For information regarding this Public Hearing
Please Contact:

Jennifer M. Perrin
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

October 6, 1993

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

- a) The Planning Commission's recommendation for the 1993 Growth Management Allocations

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

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

By Order Of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: September 1, 1993

Approved as to form:


Bobby W. McNatt
City Attorney

Public Hearing Mailing List for October 6, 1993: Regarding - The Planning Commission's
Recommendation for the 1993 Growth
Management Allocations.

James B. Schroeder, Community Development Director

Mr. Steven E. Pechin, % Baumbach & Piazza, Inc., Consulting Engineers
323 West Elm Street, Lodi, CA 95240

Louis Fugazi, 207 West Oak Street, Lodi, CA 95240

Delmar Batch 1817 W. Harney Lane, Lodi, CA 95242

Pacific Valley Housing Corp.
% Charles G. Oewel, 650 E. Blithedale Ave., Ste. 0
Mill Valley, CA 94941

Robert Batch 1819 S. Cherokee Lane #67, Lodi, CA 95240

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

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

Don Compton P.O. Box 1597, Lodi, CA 95241

City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 7% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
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TOTALS:				8,532	5,546	853	2,133

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89
Jan '89 and '90 population numbers and persons per household per State Department of Finance.

1993 Development Plan Scoring Summary

PROJECT	CRITERIA													TOTALS	
	A	B	C	D1	D2	D3	D4	E**	F	G	H**	I	J		
FUGAZI BROTHERS	10	10	200	10	10	10	10	10	0	10	0	0	20	10	300
LODI WEST	5	7	200	10	8	8	0	0	11	0	0	0	30	5	284
WOODHAVEN PARK	7	7	200	10	10	10	10	0	10	0	0	0	15	0	279
TOWNE RANCH	7	7	200	10	8	10	0	0	8	0	0	0	25	0	275
CENTURY MEADOWS 2	3	0	200	3	10	8	4	0	10	0	0	0	25	10	273
CENTURY MEADOWS 3	3	0	200	3	10	8	4	0	10	0	0	0	25	10	273
RICHARD'S RANCH	3	0	200	3	0	4	0	0	4	0	0	0	20	10	244

** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

**PLANNING COMMISSION RECOMMENDED BUILDING PERMIT
ALLOCATION SCHEDULE 1993**

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1993 = 401

SINGLE FAMILY 65% = 261 UNITS

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	283	472	614	204	204

MEDIUM DENSITY 10% = 40 + 52 = 92 UNITS *

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	52	0	132	132	132

* There are 52 allocations remaining from the '91 and '92 allocation years, giving the City a total of 92 medium density units to allocate for 1993.

** The Planning Commission recommends allocating 40 of the 1994 medium density allocations to Lodi West.

HIGH DENSITY 25% = 100 + 257 = 357 UNITS

No projects have requested any of the 100 allocations for high density units.

There are 56 allocations remaining from 1990, 101 allocations from 1991, and 100 from 1992, giving the City a total of 357 allocations for 1993.

SITUS ADDRESS 16891 N LOPER SACRAMENTO RD.
 LODI, CA 93248
 APN: 029-030-33

PROPOSED PRICING & LAND USE
 PREVIOUSLY ALLOCATED (1988, 1991) - 80 UNITS
 PREVIOUSLY ALLOCATED (1992) - 80 UNITS
 1993 REQUESTED ALLOCATION - 88 UNITS - LOW DENSITY RES.
 87 UNITS - MEDIUM DENSITY RES.

1994 PROPOSED ALLOCATION REQUEST 80 LOW DENSITY UNITS

NOTES

1. THIS DEVELOPMENT CONTAINS 180.1 ACRES (TOTAL)
 1993 REQUESTED ALLOCATION CONTAINS 18.6 ACRES
2. ALL TREES ARE PALMUT, AND ARE NOT
 SUITABLE TO BE SAVED DURING DEVELOPMENT

DEVELOPMENT PLAN - 1993 ALLOCATION

L O D I W E S T

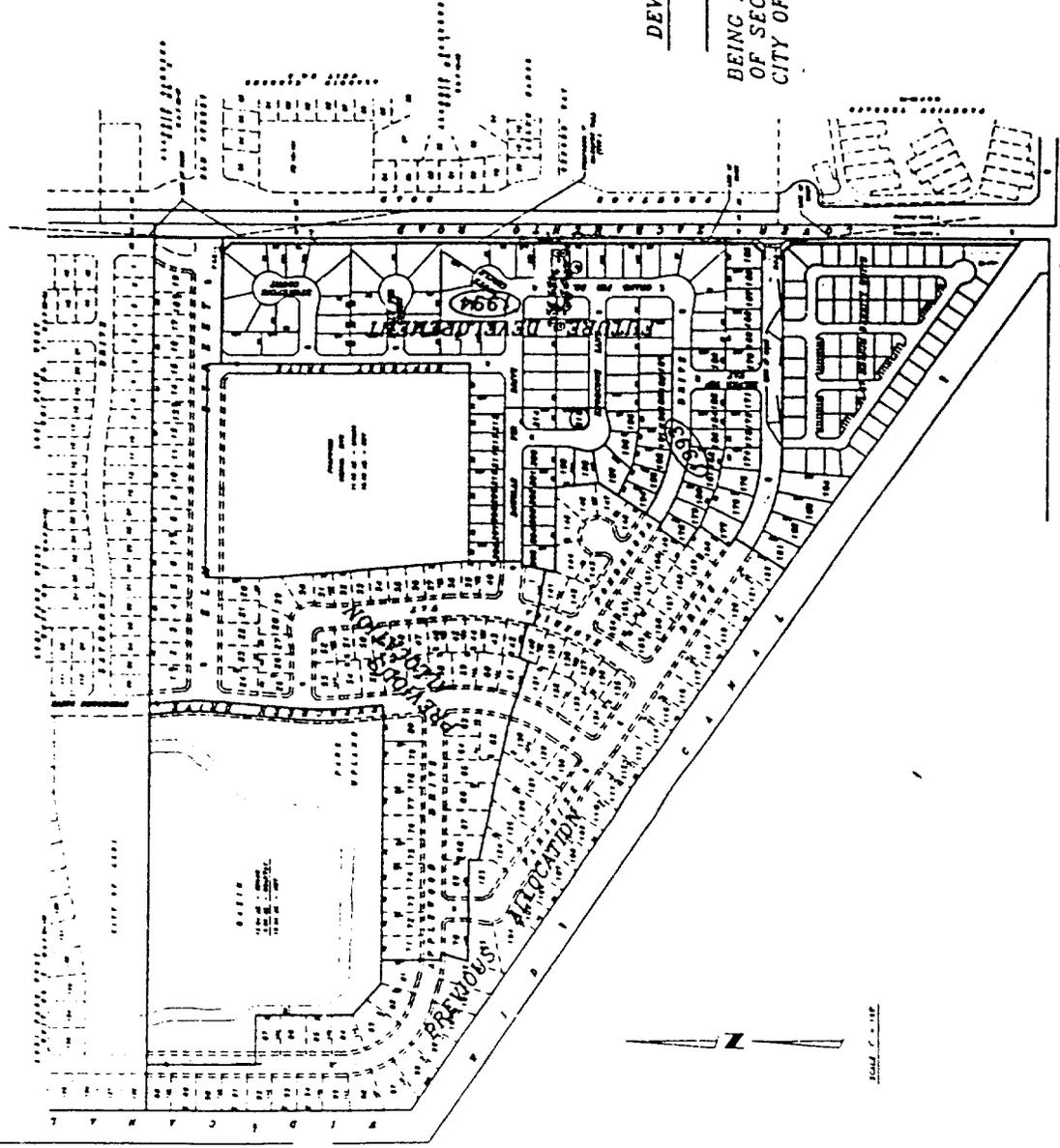
BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 3, T. 3 N., R. 6 E., M. D. B. & M.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1993

SCALE: 1" = 150'

Prepared for:
 ROBERT MAYER
 1418 SOUTH CHANDLER AVE
 LODI, CALIFORNIA
 (805) 544-2128

Prepared by:
 BAUMBACH & PIAZZA
 241 WEST 4TH STREET
 LODI, CALIFORNIA
 (805) 544-2818



DATE: 5/11/93

NO.	DATE	DESCRIPTION

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 241 WEST 4TH STREET
 LODI, CALIFORNIA 93248
 (805) 544-2818

DATE: 5/11/93
 SCALE: 1" = 150'
 SHEET NO. 6-996

1993 ALLOCATION
PRELIMINARY DEVELOPMENT PLAN

WOODHAVEN PARK

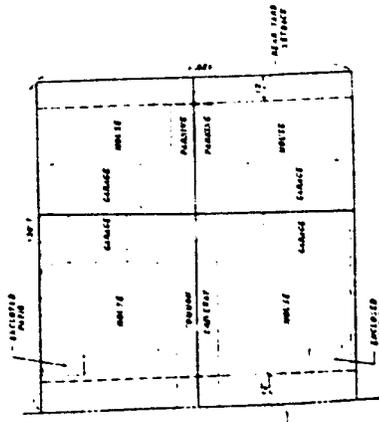
BEING A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 14, T. 2 N. R. 8 E. N. D. 3 S. W.
CITY OF LOS ANGELES COUNTY,
CALIFORNIA

MAY 1993 SCALE: 1" = 50'

DESIGNED BY
BAUMBACH & PIZZAZZ
1000 W. 10TH STREET
LOS ANGELES, CA 90057
(213) 248-0810

NOTES:
1. THIS DEVELOPMENT CONTAINS 48.1 NET ACRES.
2. NET DEVELOPABLE AREA (EXCLUDING PROPOSED LANE) = 38 ACRES.

- 3. PROPOSED DENSITY = 75 UNITS PER 3.23 ACRES
- 4. GENERAL PLAN DESIGNATION = MEDIUM DENSITY RES
- 5. ZONING DESIGNATION = PD (PLANNED DEVELOPMENT)
- 6. NEIGHBORHOOD PLAN DESIGNATION = PD (PLANNED DEVELOPMENT)
- 7. NEIGHBORHOOD PLAN DESIGNATION = PD (PLANNED DEVELOPMENT)
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- 10. NEIGHBORHOOD PLAN DESIGNATION = PD (PLANNED DEVELOPMENT)



TYPICAL LAYOUT - 4 LOT GROUP



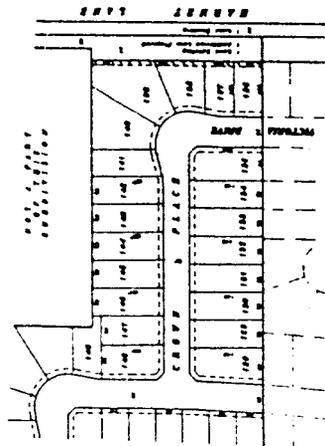
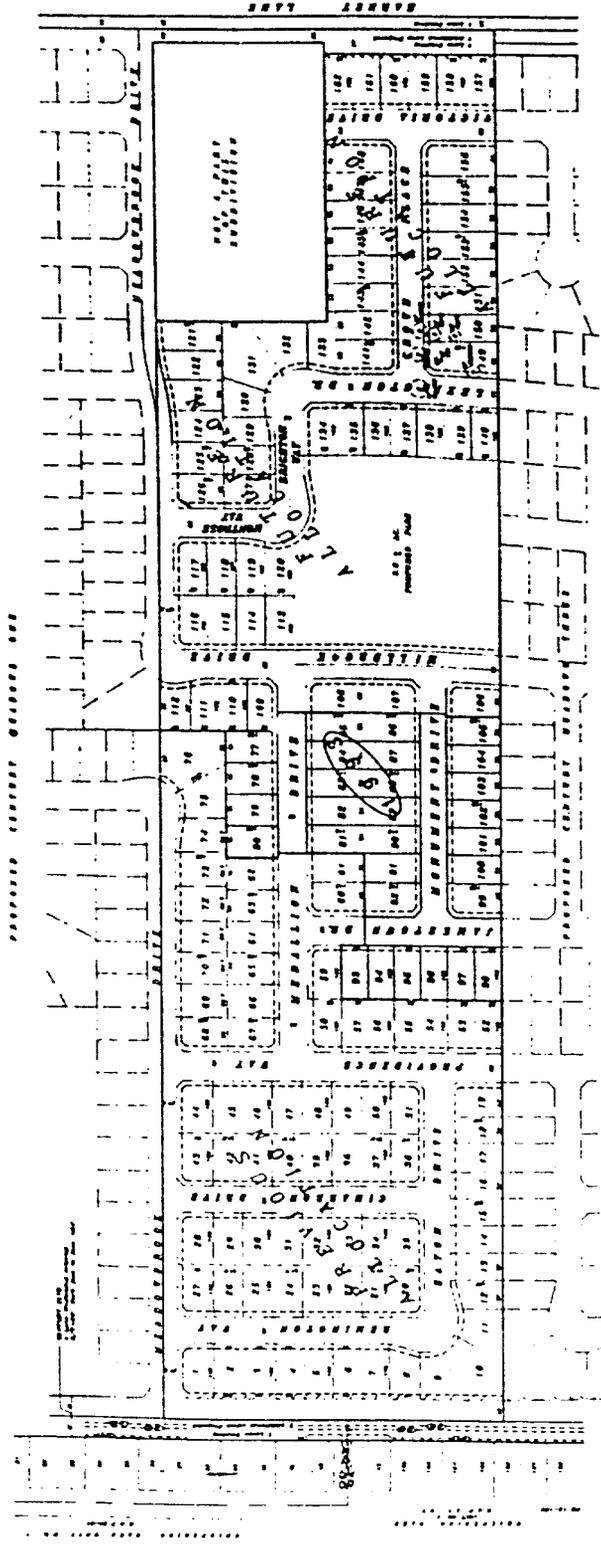
PHASING AND ALLOCATIONS

PREVIOUS ALLOCATION OF 17
MID DENSITY UNITS PER APPROX. 37
TENTATIVE MAP NO. 113002

THIS REQUESTED ALLOCATION
23 MEDIUM DENSITY UNITS

WOODHAVEN PARK PRELIMINARY DEVELOPMENT PLAN	
BAUMBACH & PIZZAZZ 1000 W. 10TH STREET LOS ANGELES, CA 90057 (213) 248-0810	
DATE: MAY 1993	SCALE: 1" = 50'
PROJECT NO. 93-001	DATE: MAY 1993
BY: [Signature]	CHECKED: [Signature]
DATE: MAY 1993	DATE: MAY 1993

SCALE: 1" = 100'



DEVELOPMENT PLAN - 1983 ALLOCATION
CENTURY MEADOWS TWO
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 14, T.3 N. R.3 E., M.D.R. 4,
 CITY OF LOS ANGELES, CALIFORNIA

MAY, 1983
 SCALE: 1" = 100'
 Prepared by:
 BAUMBACH & PIERCE
 CIVIL ENGINEERS
 1200 S. GARDEN STREET
 LOS ANGELES, CALIF. 90015
 (213) 546-0818

PROPOSED PARCELS:
 1. 100' WIDE ALLOCATION - 10' WIDE, 1-2' DEPTH

NOTE:
 1. 100' WIDE ALLOCATION CONTAINS 100' WIDE
 2. 100' WIDE ALLOCATION CONTAINS 100' WIDE
 3. 100' WIDE ALLOCATION CONTAINS 100' WIDE
 4. 100' WIDE ALLOCATION CONTAINS 100' WIDE

ALTERNATE BEING
 RETURNED TO THE CITY

DATE: _____		PROJECT: 1983 Development Plan	
DRAWN BY: _____		SCALE: 1" = 100'	
CHECKED BY: _____		DATE: MAY 1983	
APPROVED BY: _____		PROJECT NO.: 1983-012	
DATE: _____		DRAWING NO.: 1983-012-01	
PROJECT: 1983 Development Plan		SCALE: 1" = 100'	
DRAWN BY: _____		DATE: MAY 1983	
CHECKED BY: _____		PROJECT NO.: 1983-012	
APPROVED BY: _____		DRAWING NO.: 1983-012-01	
DATE: _____		SCALE: 1" = 100'	

BAUMBACH & PIERCE
 CIVIL ENGINEERS
 SURVEYORS
 1200 S. GARDEN STREET
 LOS ANGELES, CALIF. 90015
 (213) 546-0818

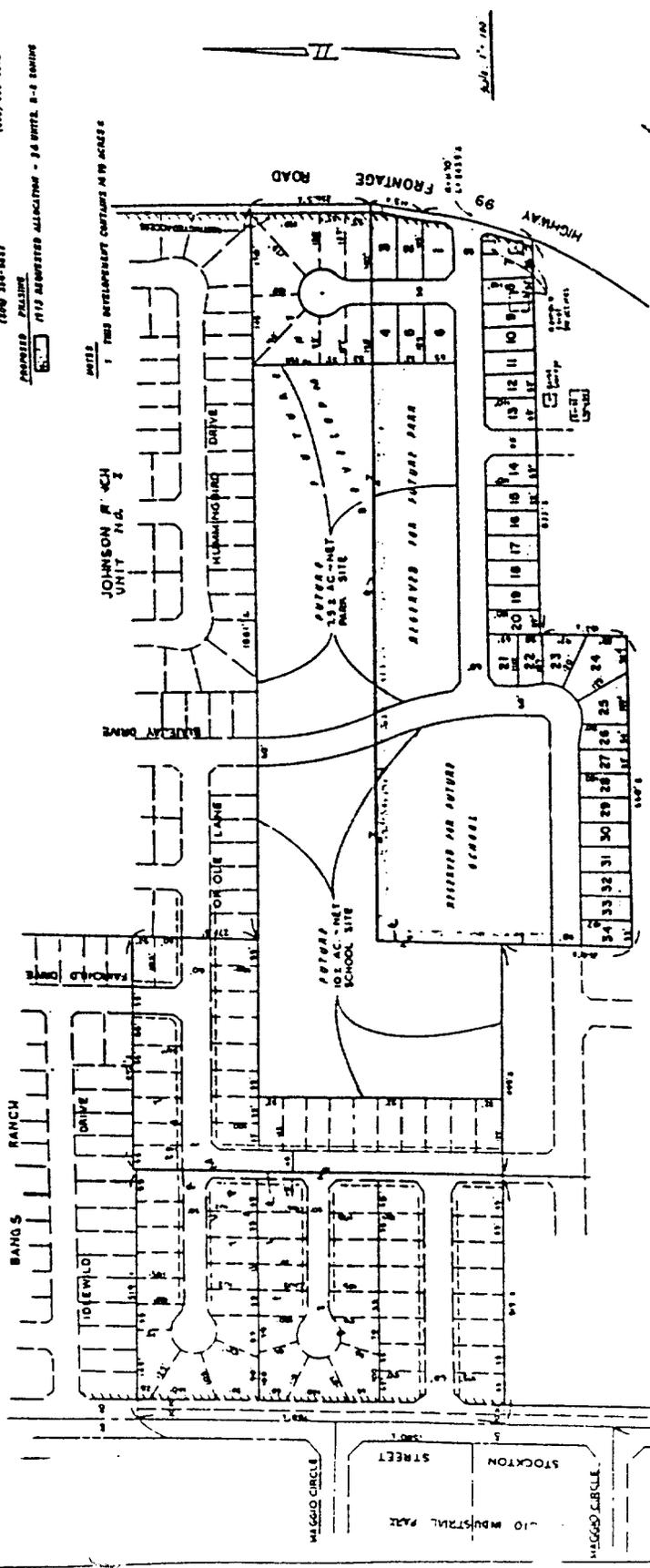
1993 DEVELOPMENT PLAN
RICHARDS RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,
 T.3 S. R. 10 E. J. 10 W. MARQUIN COUNTY, ILLINOIS

APR, 1993 SCALE: 1"=100'
 Prepared by
 RICHARDS RANCH PARTNERSHIP
 315 WEST 4TH STREET
 MARQUIN, ILLINOIS 62451
 (618) 310-0010

APPROVED PLANS
 1712 REGISTERED ALLOCATION - 24 UNITS, 8-3 UNITS

PROPERTY OWNER: II RICHARDS
 11-11375 - CHESTER LN
 P. O. BOX 13042 - 62418



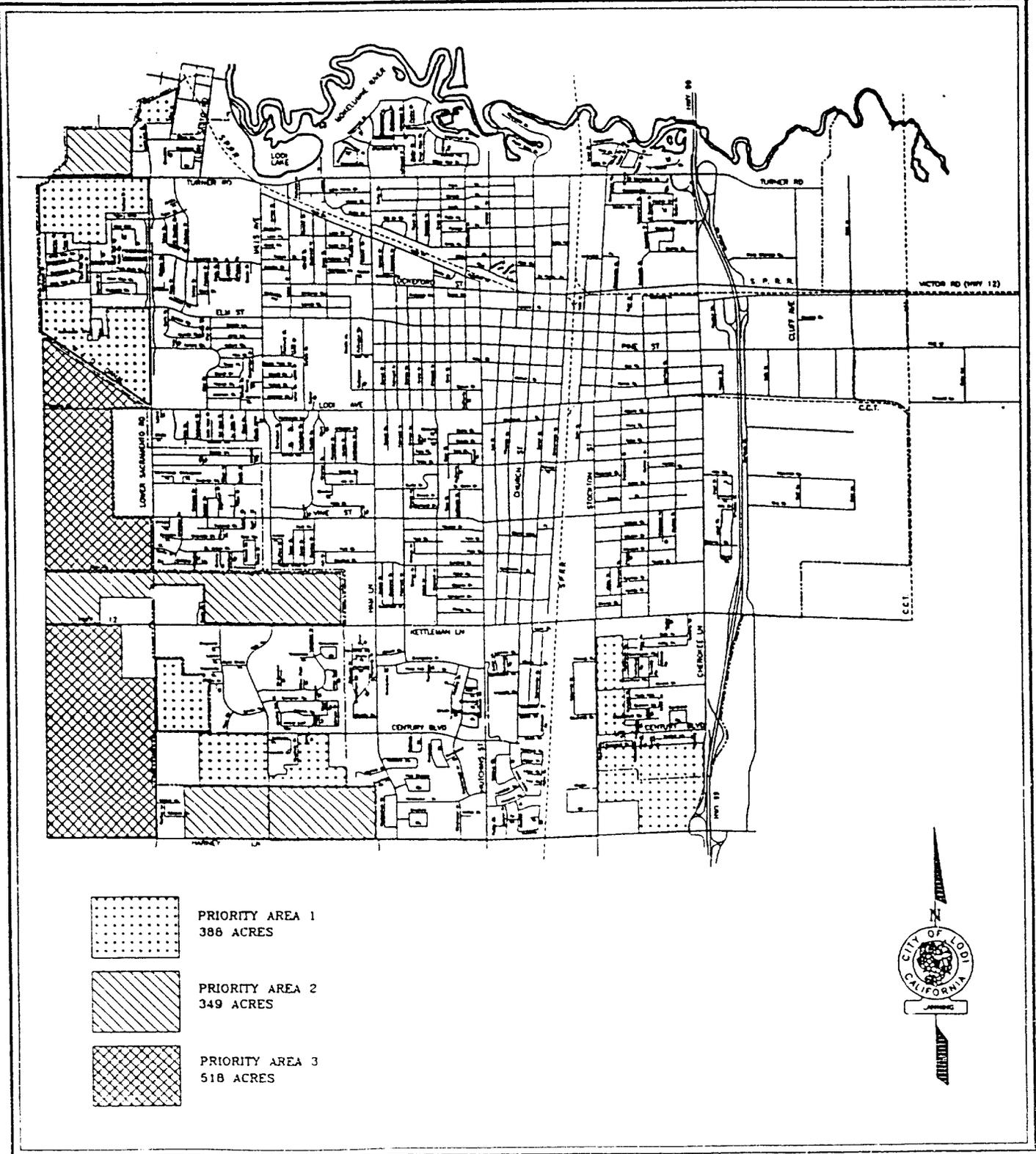
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COMMUNITY DEVELOPMENT
DEPARTMENT

RESIDENTIAL PRIORITY DEVELOPMENT AREAS



City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population @ 2% growth	Pop. to be added in year	Persons/ Household	Total units per year	Single Fam. @ 65%	Mod density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
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** CRITERIA DOES NOT APPLY TO SINGLE-FAMILY PROJECTS

**PLANNING COMMISSION RECOMMENDED BUILDING PERMIT
ALLOCATION SCHEDULE 1993**

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1993 = 401

SINGLE FAMILY 65% = 261 UNITS

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There are 56 allocations remaining from 1990, 101 allocations from 1991, and 100 from 1992, giving the City a total of 357 allocations for 1993.

TABLE NO. 1: PLUMBING SCHEDULE

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	PIPE 1/2" DIA. GALV.	LINEAL FT.	100	0.15	15.00
2	PIPE 3/4" DIA. GALV.	LINEAL FT.	50	0.20	10.00
3	PIPE 1" DIA. GALV.	LINEAL FT.	20	0.25	5.00
4	PIPE 1 1/2" DIA. GALV.	LINEAL FT.	10	0.30	3.00
5	PIPE 2" DIA. GALV.	LINEAL FT.	5	0.40	2.00
6	PIPE 2 1/2" DIA. GALV.	LINEAL FT.	2	0.50	1.00
7	PIPE 3" DIA. GALV.	LINEAL FT.	1	0.60	0.60
8	PIPE 3 1/2" DIA. GALV.	LINEAL FT.	1	0.70	0.70
9	PIPE 4" DIA. GALV.	LINEAL FT.	1	0.80	0.80
10	PIPE 4 1/2" DIA. GALV.	LINEAL FT.	1	0.90	0.90
11	PIPE 5" DIA. GALV.	LINEAL FT.	1	1.00	1.00
12	PIPE 6" DIA. GALV.	LINEAL FT.	1	1.20	1.20
13	PIPE 8" DIA. GALV.	LINEAL FT.	1	1.50	1.50
14	PIPE 10" DIA. GALV.	LINEAL FT.	1	2.00	2.00
15	PIPE 12" DIA. GALV.	LINEAL FT.	1	2.50	2.50
16	PIPE 14" DIA. GALV.	LINEAL FT.	1	3.00	3.00
17	PIPE 16" DIA. GALV.	LINEAL FT.	1	3.50	3.50
18	PIPE 18" DIA. GALV.	LINEAL FT.	1	4.00	4.00
19	PIPE 20" DIA. GALV.	LINEAL FT.	1	4.50	4.50
20	PIPE 24" DIA. GALV.	LINEAL FT.	1	5.50	5.50
21	PIPE 30" DIA. GALV.	LINEAL FT.	1	7.00	7.00
22	PIPE 36" DIA. GALV.	LINEAL FT.	1	8.50	8.50
23	PIPE 42" DIA. GALV.	LINEAL FT.	1	10.00	10.00
24	PIPE 48" DIA. GALV.	LINEAL FT.	1	11.50	11.50
25	PIPE 54" DIA. GALV.	LINEAL FT.	1	13.00	13.00
26	PIPE 60" DIA. GALV.	LINEAL FT.	1	14.50	14.50
27	PIPE 72" DIA. GALV.	LINEAL FT.	1	17.00	17.00
28	PIPE 84" DIA. GALV.	LINEAL FT.	1	19.50	19.50
29	PIPE 96" DIA. GALV.	LINEAL FT.	1	22.00	22.00
30	PIPE 108" DIA. GALV.	LINEAL FT.	1	24.50	24.50
31	PIPE 120" DIA. GALV.	LINEAL FT.	1	27.00	27.00
32	PIPE 144" DIA. GALV.	LINEAL FT.	1	32.00	32.00
33	PIPE 168" DIA. GALV.	LINEAL FT.	1	37.00	37.00
34	PIPE 192" DIA. GALV.	LINEAL FT.	1	42.00	42.00
35	PIPE 216" DIA. GALV.	LINEAL FT.	1	47.00	47.00
36	PIPE 240" DIA. GALV.	LINEAL FT.	1	52.00	52.00
37	PIPE 270" DIA. GALV.	LINEAL FT.	1	59.50	59.50
38	PIPE 300" DIA. GALV.	LINEAL FT.	1	67.00	67.00
39	PIPE 360" DIA. GALV.	LINEAL FT.	1	81.00	81.00
40	PIPE 420" DIA. GALV.	LINEAL FT.	1	95.00	95.00
41	PIPE 480" DIA. GALV.	LINEAL FT.	1	109.00	109.00
42	PIPE 540" DIA. GALV.	LINEAL FT.	1	123.00	123.00
43	PIPE 600" DIA. GALV.	LINEAL FT.	1	137.00	137.00
44	PIPE 660" DIA. GALV.	LINEAL FT.	1	151.00	151.00
45	PIPE 720" DIA. GALV.	LINEAL FT.	1	165.00	165.00
46	PIPE 780" DIA. GALV.	LINEAL FT.	1	179.00	179.00
47	PIPE 840" DIA. GALV.	LINEAL FT.	1	193.00	193.00
48	PIPE 900" DIA. GALV.	LINEAL FT.	1	207.00	207.00
49	PIPE 960" DIA. GALV.	LINEAL FT.	1	221.00	221.00
50	PIPE 1020" DIA. GALV.	LINEAL FT.	1	235.00	235.00
51	PIPE 1080" DIA. GALV.	LINEAL FT.	1	249.00	249.00
52	PIPE 1140" DIA. GALV.	LINEAL FT.	1	263.00	263.00
53	PIPE 1200" DIA. GALV.	LINEAL FT.	1	277.00	277.00
54	PIPE 1260" DIA. GALV.	LINEAL FT.	1	291.00	291.00
55	PIPE 1320" DIA. GALV.	LINEAL FT.	1	305.00	305.00
56	PIPE 1380" DIA. GALV.	LINEAL FT.	1	319.00	319.00
57	PIPE 1440" DIA. GALV.	LINEAL FT.	1	333.00	333.00
58	PIPE 1500" DIA. GALV.	LINEAL FT.	1	347.00	347.00
59	PIPE 1560" DIA. GALV.	LINEAL FT.	1	361.00	361.00
60	PIPE 1620" DIA. GALV.	LINEAL FT.	1	375.00	375.00
61	PIPE 1680" DIA. GALV.	LINEAL FT.	1	389.00	389.00
62	PIPE 1740" DIA. GALV.	LINEAL FT.	1	403.00	403.00
63	PIPE 1800" DIA. GALV.	LINEAL FT.	1	417.00	417.00
64	PIPE 1860" DIA. GALV.	LINEAL FT.	1	431.00	431.00
65	PIPE 1920" DIA. GALV.	LINEAL FT.	1	445.00	445.00
66	PIPE 1980" DIA. GALV.	LINEAL FT.	1	459.00	459.00
67	PIPE 2040" DIA. GALV.	LINEAL FT.	1	473.00	473.00
68	PIPE 2100" DIA. GALV.	LINEAL FT.	1	487.00	487.00
69	PIPE 2160" DIA. GALV.	LINEAL FT.	1	501.00	501.00
70	PIPE 2220" DIA. GALV.	LINEAL FT.	1	515.00	515.00
71	PIPE 2280" DIA. GALV.	LINEAL FT.	1	529.00	529.00
72	PIPE 2340" DIA. GALV.	LINEAL FT.	1	543.00	543.00
73	PIPE 2400" DIA. GALV.	LINEAL FT.	1	557.00	557.00
74	PIPE 2460" DIA. GALV.	LINEAL FT.	1	571.00	571.00
75	PIPE 2520" DIA. GALV.	LINEAL FT.	1	585.00	585.00
76	PIPE 2580" DIA. GALV.	LINEAL FT.	1	599.00	599.00
77	PIPE 2640" DIA. GALV.	LINEAL FT.	1	613.00	613.00
78	PIPE 2700" DIA. GALV.	LINEAL FT.	1	627.00	627.00
79	PIPE 2760" DIA. GALV.	LINEAL FT.	1	641.00	641.00
80	PIPE 2820" DIA. GALV.	LINEAL FT.	1	655.00	655.00
81	PIPE 2880" DIA. GALV.	LINEAL FT.	1	669.00	669.00
82	PIPE 2940" DIA. GALV.	LINEAL FT.	1	683.00	683.00
83	PIPE 3000" DIA. GALV.	LINEAL FT.	1	697.00	697.00
84	PIPE 3060" DIA. GALV.	LINEAL FT.	1	711.00	711.00
85	PIPE 3120" DIA. GALV.	LINEAL FT.	1	725.00	725.00
86	PIPE 3180" DIA. GALV.	LINEAL FT.	1	739.00	739.00
87	PIPE 3240" DIA. GALV.	LINEAL FT.	1	753.00	753.00
88	PIPE 3300" DIA. GALV.	LINEAL FT.	1	767.00	767.00
89	PIPE 3360" DIA. GALV.	LINEAL FT.	1	781.00	781.00
90	PIPE 3420" DIA. GALV.	LINEAL FT.	1	795.00	795.00
91	PIPE 3480" DIA. GALV.	LINEAL FT.	1	809.00	809.00
92	PIPE 3540" DIA. GALV.	LINEAL FT.	1	823.00	823.00
93	PIPE 3600" DIA. GALV.	LINEAL FT.	1	837.00	837.00
94	PIPE 3660" DIA. GALV.	LINEAL FT.	1	851.00	851.00
95	PIPE 3720" DIA. GALV.	LINEAL FT.	1	865.00	865.00
96	PIPE 3780" DIA. GALV.	LINEAL FT.	1	879.00	879.00
97	PIPE 3840" DIA. GALV.	LINEAL FT.	1	893.00	893.00
98	PIPE 3900" DIA. GALV.	LINEAL FT.	1	907.00	907.00
99	PIPE 3960" DIA. GALV.	LINEAL FT.	1	921.00	921.00
100	PIPE 4020" DIA. GALV.	LINEAL FT.	1	935.00	935.00

TABLE NO. 2: PLUMBING SCHEDULE

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	PIPE 1/2" DIA. GALV.	LINEAL FT.	100	0.15	15.00
2	PIPE 3/4" DIA. GALV.	LINEAL FT.	50	0.20	10.00
3	PIPE 1" DIA. GALV.	LINEAL FT.	20	0.25	5.00
4	PIPE 1 1/2" DIA. GALV.	LINEAL FT.	10	0.30	3.00
5	PIPE 2" DIA. GALV.	LINEAL FT.	5	0.40	2.00
6	PIPE 2 1/2" DIA. GALV.	LINEAL FT.	2	0.50	1.00
7	PIPE 3" DIA. GALV.	LINEAL FT.	1	0.60	0.60
8	PIPE 3 1/2" DIA. GALV.	LINEAL FT.	1	0.70	0.70
9	PIPE 4" DIA. GALV.	LINEAL FT.	1	0.80	0.80
10	PIPE 4 1/2" DIA. GALV.	LINEAL FT.	1	0.90	0.90
11	PIPE 5" DIA. GALV.	LINEAL FT.	1	1.00	1.00
12	PIPE 6" DIA. GALV.	LINEAL FT.	1	1.20	1.20
13	PIPE 8" DIA. GALV.	LINEAL FT.	1	1.50	1.50
14	PIPE 10" DIA. GALV.	LINEAL FT.	1	2.00	2.00
15	PIPE 12" DIA. GALV.	LINEAL FT.	1	2.50	2.50
16	PIPE 14" DIA. GALV.	LINEAL FT.	1	3.00	3.00
17	PIPE 16" DIA. GALV.	LINEAL FT.	1	3.50	3.50
18	PIPE 18" DIA. GALV.	LINEAL FT.	1	4.00	4.00
19	PIPE 20" DIA. GALV.	LINEAL FT.	1	4.50	4.50
20	PIPE 24" DIA. GALV.	LINEAL FT.	1	5.50	5.50
21	PIPE 30" DIA. GALV.	LINEAL FT.	1	7.00	7.00
22	PIPE 36" DIA. GALV.	LINEAL FT.	1	8.50	8.50
23	PIPE 42" DIA. GALV.	LINEAL FT.	1	10.00	10.00
24	PIPE 48" DIA. GALV.	LINEAL FT.	1	11.50	11.50
25	PIPE 54" DIA. GALV.	LINEAL FT.	1	13.00	13.00
26	PIPE 60" DIA. GALV.	LINEAL FT.	1	14.50	14.50
27	PIPE 72" DIA. GALV.	LINEAL FT.	1	17.00	17.00
28	PIPE 84" DIA. GALV.	LINEAL FT.	1	19.50	19.50
29	PIPE 96" DIA. GALV.	LINEAL FT.	1	22.00	22.00
30	PIPE 108" DIA. GALV.	LINEAL FT.	1	24.50	24.50
31	PIPE 120" DIA. GALV.	LINEAL FT.	1	27.00	27.00
32	PIPE 144" DIA. GALV.	LINEAL FT.	1	32.00	32.00
33	PIPE 168" DIA. GALV.	LINEAL FT.	1	37.00	37.00
34	PIPE 192" DIA. GALV.	LINEAL FT.	1	42.00	42.00
35	PIPE 216" DIA. GALV.	LINEAL FT.	1	47.00	47.00
36	PIPE 240" DIA. GALV.	LINEAL FT.	1	52.00	52.00
37	PIPE 270" DIA. GALV.	LINEAL FT.	1	59.50	59.50
38	PIPE 300" DIA. GALV.	LINEAL FT.	1	67.00	67.00
39	PIPE 360" DIA. GALV.	LINEAL FT.	1	81.00	81.00
40	PIPE 420" DIA. GALV.	LINEAL FT.	1	95.00	95.00
41	PIPE 480" DIA. GALV.	LINEAL FT.	1	109.00	109.00
42	PIPE 540" DIA. GALV.	LINEAL FT.	1	123.00	123.00
43	PIPE 600" DIA. GALV.	LINEAL FT.	1	137.00	137.00
44	PIPE 660" DIA. GALV.	LINEAL FT.	1	151.00	151.00
45	PIPE 720" DIA. GALV.	LINEAL FT.	1	165.00	165.00
46	PIPE 780" DIA. GALV.	LINEAL FT.	1	179.00	179.00
47	PIPE 840" DIA. GALV.	LINEAL FT.	1	193.00	193.00
48	PIPE 900" DIA. GALV.	LINEAL FT.	1	207.00	207.00
49	PIPE 960" DIA. GALV.	LINEAL FT.	1	221.00	221.00
50	PIPE 1020" DIA. GALV.	LINEAL FT.	1	235.00	235.00
51	PIPE 1080" DIA. GALV.	LINEAL FT.	1	249.00	249.00
52	PIPE 1140" DIA. GALV.	LINEAL FT.	1	263.00	263.00
53	PIPE 1200" DIA. GALV.	LINEAL FT.	1	277.00	277.00
54	PIPE 1260" DIA. GALV.	LINEAL FT.	1	291.00	291.00
55	PIPE 1320" DIA. GALV.	LINEAL FT.	1	305.00	305.00
56	PIPE 1380" DIA. GALV.	LINEAL FT.	1	319.00	319.00
57	PIPE 1440" DIA. GALV.	LINEAL FT.	1	333.00	333.00
58	PIPE 1500" DIA. GALV.	LINEAL FT.	1	347.00	347.00
59	PIPE 1560" DIA. GALV.	LINEAL FT.	1	361.00	361.00
60	PIPE 1620" DIA. GALV.	LINEAL FT.	1	375.00	375.00
61	PIPE 1680" DIA. GALV.	LINEAL FT.	1	389.00	389.00
62	PIPE 1740" DIA. GALV.	LINEAL FT.	1	403.00	403.00
63	PIPE 1800" DIA. GALV.	LINEAL FT.	1	417.00	417.00
64	PIPE 1860" DIA. GALV.	LINEAL FT.	1	431.00	431.00
65	PIPE 1920" DIA. GALV.	LINEAL FT.	1	445.00	445.00
66	PIPE 1980" DIA. GALV.	LINEAL FT.	1	459.00	459.00
67	PIPE 2040" DIA. GALV.	LINEAL FT.	1	473.00	473.00
68	PIPE 2100" DIA. GALV.	LINEAL FT.	1	487.00	487.00
69	PIPE 2160" DIA. GALV.	LINEAL FT.	1	501.00	501.00
70	PIPE 2220" DIA. GALV.	LINEAL FT.	1	515.00	515.00
71	PIPE 2280" DIA. GALV.	LINEAL FT.	1	529.00	529.00
72	PIPE 2340" DIA. GALV.	LINEAL FT.	1	543.00	543.00
73	PIPE 2400" DIA. GALV.				

SITUS ADDRESS: 16891 N. LOWER SACRAMENTO RD.
 LODI, CA 95242

APN: 019-050-33

PROPOSED PHASING & LAND USE
 PREVIOUSLY ALLOCATED (1987 90-91) - 80 UNITS
 PREVIOUSLY ALLOCATED (1-78) - 80 UNITS
 1993 REQUESTED ALLOCATION - 58 UNITS - LOW DENSITY RES
 1993 REQUESTED ALLOCATION - 57 UNITS - MEDIUM DENSITY RES

1993 PROPOSED ALLOCATION REQUEST 65 LOW DENSITY UNITS

NOTES

1. THIS DEVELOPMENT CONTAINS 108.1 ACRES (TOTAL)
 1993 REQUESTED ALLOCATION CONTAINS 18.6 ACRES
2. ALL TREES ARE WALNUT, AND ARE NOT
 SUITABLE TO BE SAVED DURING DEVELOPMENT

DEVELOPMENT PLAN - 1993 ALLOCATION

LODI WEST

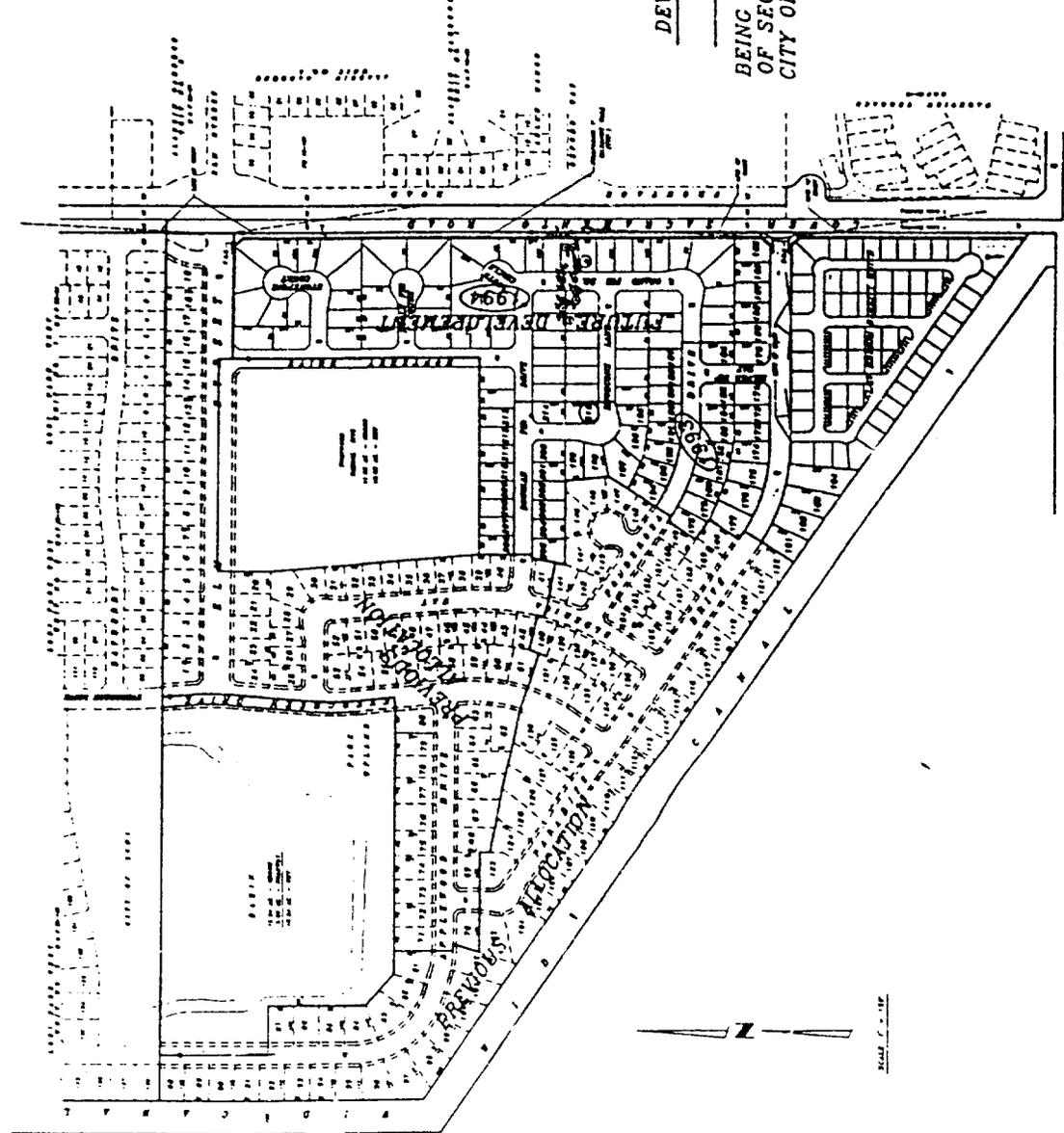
BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 3, T. 3 N., R. 6 E., M. D. B. & M.,
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

MAY, 1993

SCALE 1" = 150'

Prepared by:
 ROBERT BAUGH
 1818 SOUTH CHAMBERS AVE
 LODI, CALIFORNIA
 (209) 961-0010

Prepared by:
 BAUMBACH & PIAZZA
 541 WEST 4TH STREET
 LODI, CALIFORNIA
 (209) 961-0010



16891 N. LOWER SACRAMENTO RD. 16891 N. LOWER SACRAMENTO RD.

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 541 WEST 4TH STREET
 LODI, CALIFORNIA 95242
 (209) 961-0010

DATE: 5/1/93

NO.	DATE	DESCRIPTION

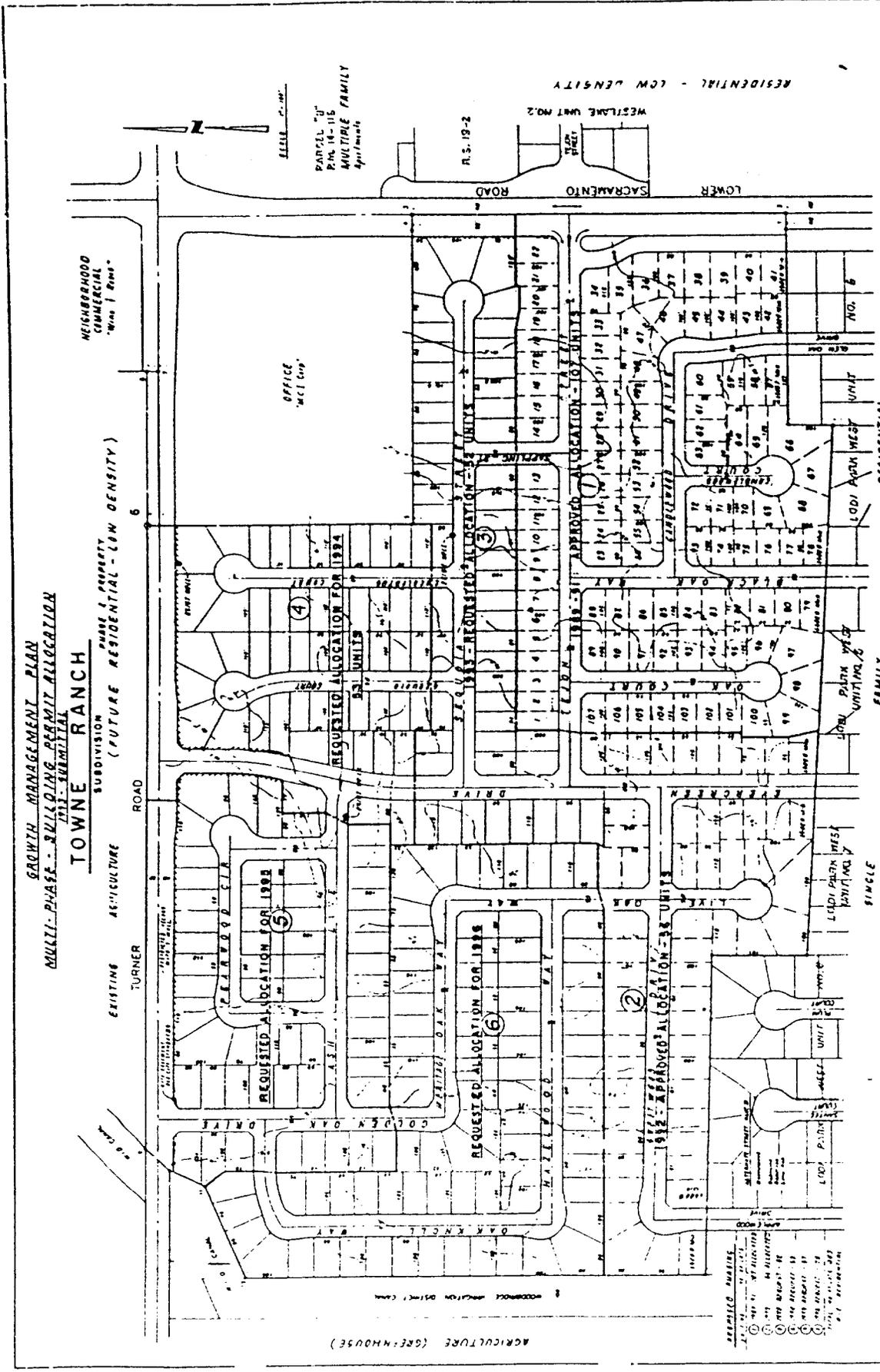
DATE: 5/1/93
 SHEET NO. 1 OF 1
 PLAN NO. G-296

GROWTH MANAGEMENT PLAN
MULTI-PHASE - BUILDING PERMIT ALLOCATION
1993 - SUBMITTAL

TOWNE RANCH

SUBDIVISION (FUTURE RESIDENTIAL - LOW DENSITY)
 PHASE 2 PROPERTY

NEIGHBORHOOD COMMERCIAL "West 1 Street"

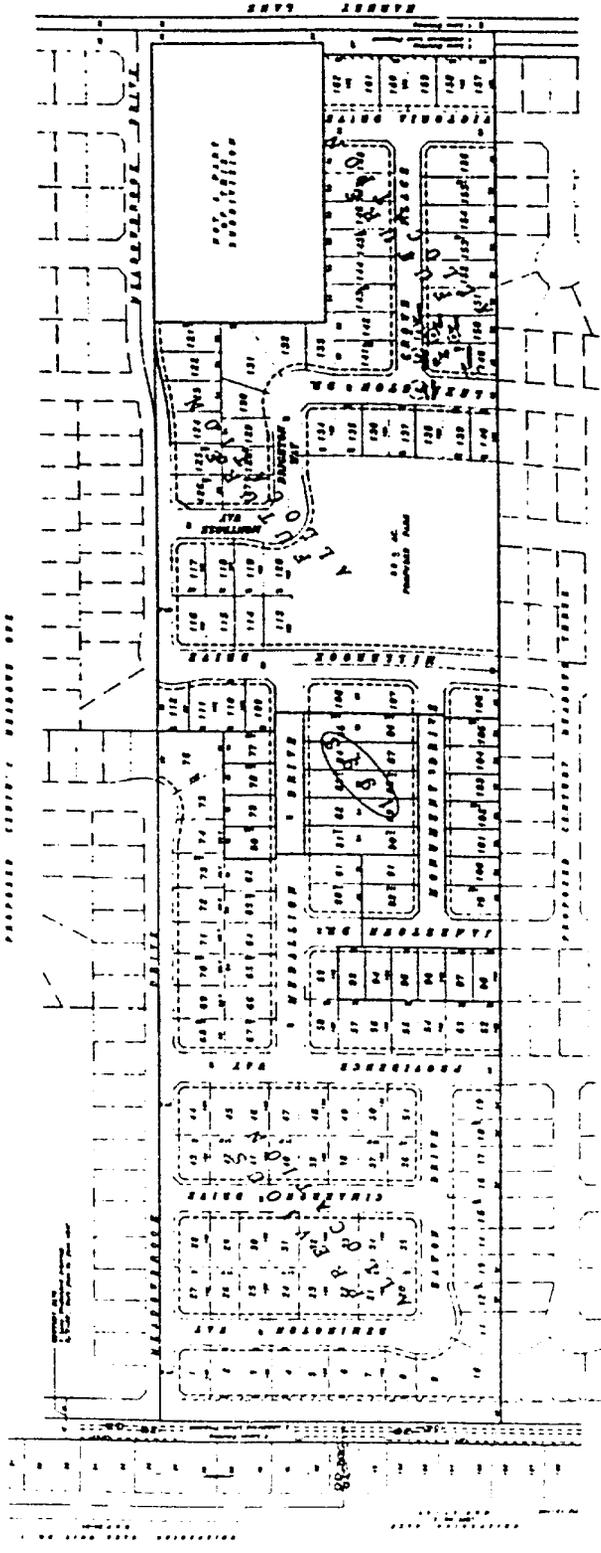


AGRICULTURE (GREENHOUSE)

- NEIGHBORHOOD COMMERCIAL**
- 1. 1001 PARK WEST UNIT
 - 2. 1002 PARK WEST UNIT
 - 3. 1003 PARK WEST UNIT
 - 4. 1004 PARK WEST UNIT
 - 5. 1005 PARK WEST UNIT
 - 6. 1006 PARK WEST UNIT
 - 7. 1007 PARK WEST UNIT
 - 8. 1008 PARK WEST UNIT
 - 9. 1009 PARK WEST UNIT
 - 10. 1010 PARK WEST UNIT
 - 11. 1011 PARK WEST UNIT
 - 12. 1012 PARK WEST UNIT
 - 13. 1013 PARK WEST UNIT
 - 14. 1014 PARK WEST UNIT
 - 15. 1015 PARK WEST UNIT
 - 16. 1016 PARK WEST UNIT
 - 17. 1017 PARK WEST UNIT
 - 18. 1018 PARK WEST UNIT
 - 19. 1019 PARK WEST UNIT
 - 20. 1020 PARK WEST UNIT

<p>1 - 2</p> <p>NO. 1111</p> <p>NO. 1112</p>	<p>LAND USE</p>
<p>DEVELOPMENT PLAN</p> <p>1993 SUBMITTAL</p>	<p>RESIDENTIAL</p>
<p>BAUMBACH & PIAZZA</p> <p>CIVIL ENGINEERS</p> <p>2222 S. 21ST AVENUE</p> <p>PHOENIX, AZ 85024</p>	<p>RESIDENTIAL</p>

SCALE: 1" = 100'



DEVELOPMENT PLAN - 1995 ALLOCATION
CENTURY MEADOWS TWO
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 14, T.3 N., R.9 E., M.D.B.M.,
 CITY OF LOS ANGELES, CALIFORNIA

Prepared for:
 BELLAIR PARTNERS
 1400 WEST CENTRAL AVENUE
 LOS ANGELES, CALIFORNIA 90024-1108
 (213) 264-1108

Prepared by:
 BAUMBACH & PIERCE
 1000 WEST CENTRAL AVENUE
 LOS ANGELES, CALIFORNIA 90024-1108
 (213) 264-1108

PROPOSED PLAZA
 100' WIDE ALLOCATION - IN WEST, S-2 BLOCK

NOTE: UNDEVELOPED ALLOCATION OUTLINE AND LOTS
 4, 47A, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



ULTIMATE BEING
 INITIAL PART OF CENTRAL PLAZA

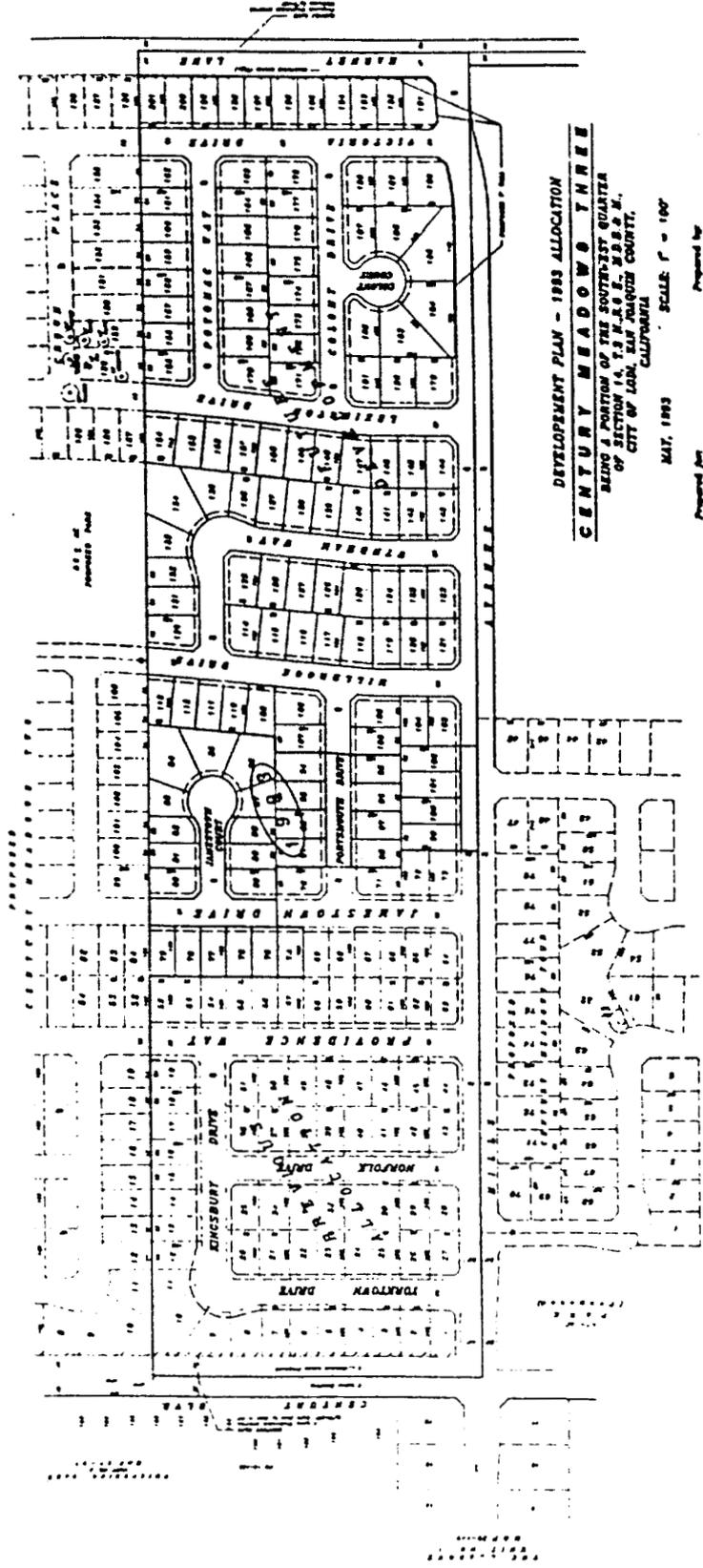
DATE: 05/19/95

PROJECT: 1995 Development Plan SHEET: 1 OF 1 DRAWING NO: 1995-1111 DATE: 5-19-95	
PREPARED BY: BAUMBACH & PIERCE 1000 WEST CENTRAL AVENUE LOS ANGELES, CALIFORNIA 90024-1108 (213) 264-1108	
CHECKED BY: [Signature] DATE: 5/19/95	
APPROVED BY: [Signature] DATE: 5/19/95	

NOTES:
 1. 1987 ALLOCATION QUANTITIES: 6.4 ACRES
 2. 1987 - 1990 - 1991 - 1992
 3. 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000
 4. 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010

PROPOSED PLAN:
 1993 ALLOCATION - 6.4 ACRES

SCALE 1" = 100'



DEVELOPMENT PLAN - 1993 ALLOCATION
CENTURY MEADOWS THREE
 BEING A PORTION OF THE SOUTHWEST QUARTER
 OF SECTION 14, T.2 N. R.2 E. S.22 N. W.
 CITY OF LOS ANGELES COUNTY,
 CALIFORNIA

MAY, 1993 SCALE 1" = 100'

Prepared by:
 JAMES S. LAW
 COUNTY OF LOS ANGELES
 PLANNING DEPARTMENT
 1000
 (818) 478-1177

1993 Development Plan

BAUMSBACH & PIAZZA
 ARCHITECTS
 1111 W. 11TH STREET
 LOS ANGELES, CALIF. 90057
 (213) 481-1177

DATE	BY	REVISION

INDEX TO LOTS

DATE: 5/11/93

BY: J.S.L.

REVISION: 1

SCALE: 1" = 100'

PROJECT: 1993 ALLOCATION

SHEET NO. 1 OF 1

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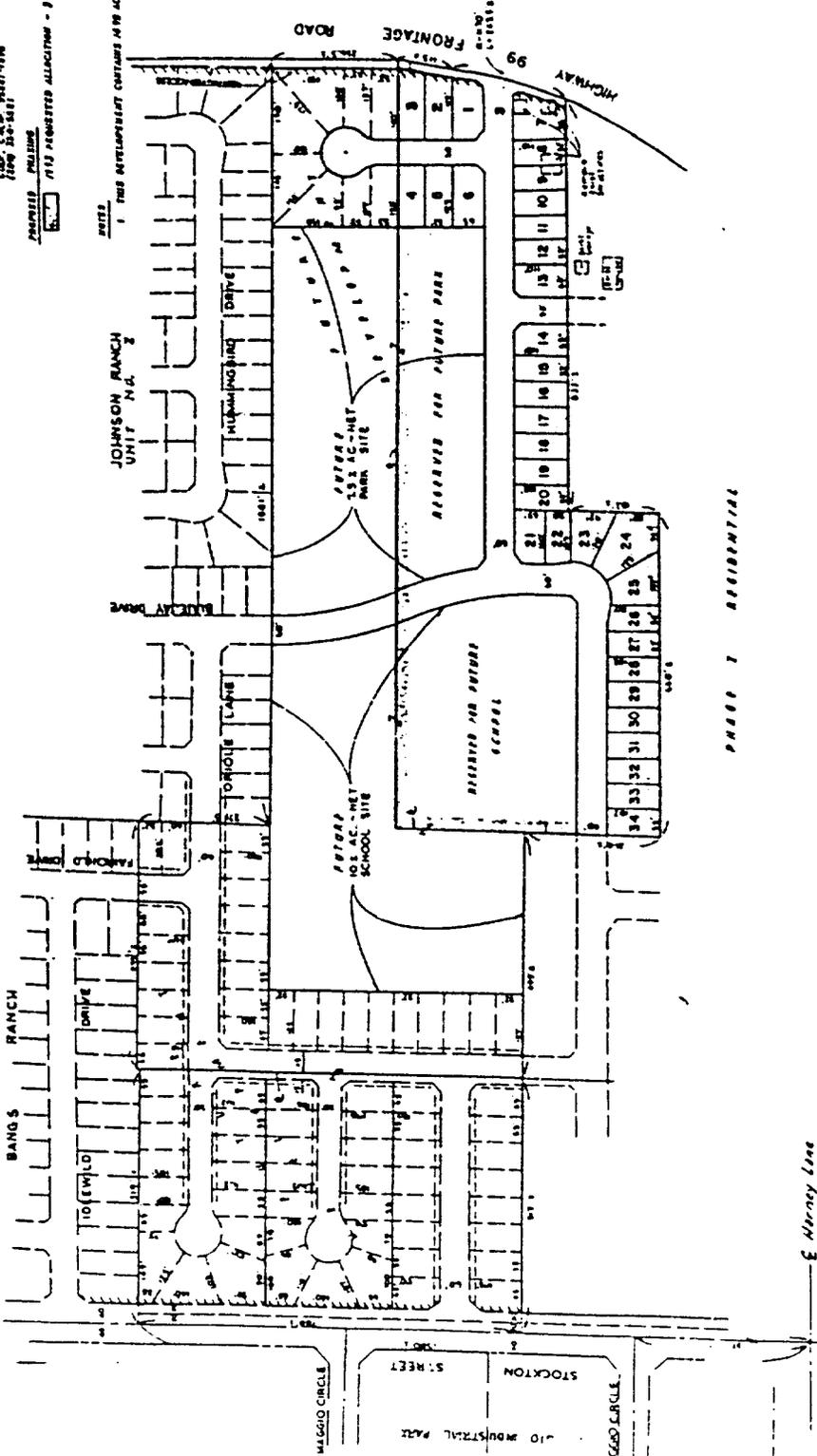
PROPERTY OWNER: J. RICHARDS
 SITUS ADDRESS: 211571 KEMPERBLEN
 A.P.N.: 211067-180-16

1983
 DEVELOPMENT PLAN
RICHARDS RANCH
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,
 T. 2 S., R. 12 E., S. 1/4, SAN JOAQUIN COUNTY, CALIFORNIA

MAP, 1983 SCALE: 1"=100'
 Prepared by
 JAMES H. BAUMBACH
 211 WEST 4TH STREET
 LOS ANGELES, CALIF. 90012
 (213) 281-1511
 (213) 281-0878

PROPOSED PAVING
 1/12 REQUESTED ALLOCATION - 2.8 DWTS. 8-1 SWING

NOTE: THIS DEVELOPMENT CONTAINS 419 ACRES



PART 1 RESIDENTIAL

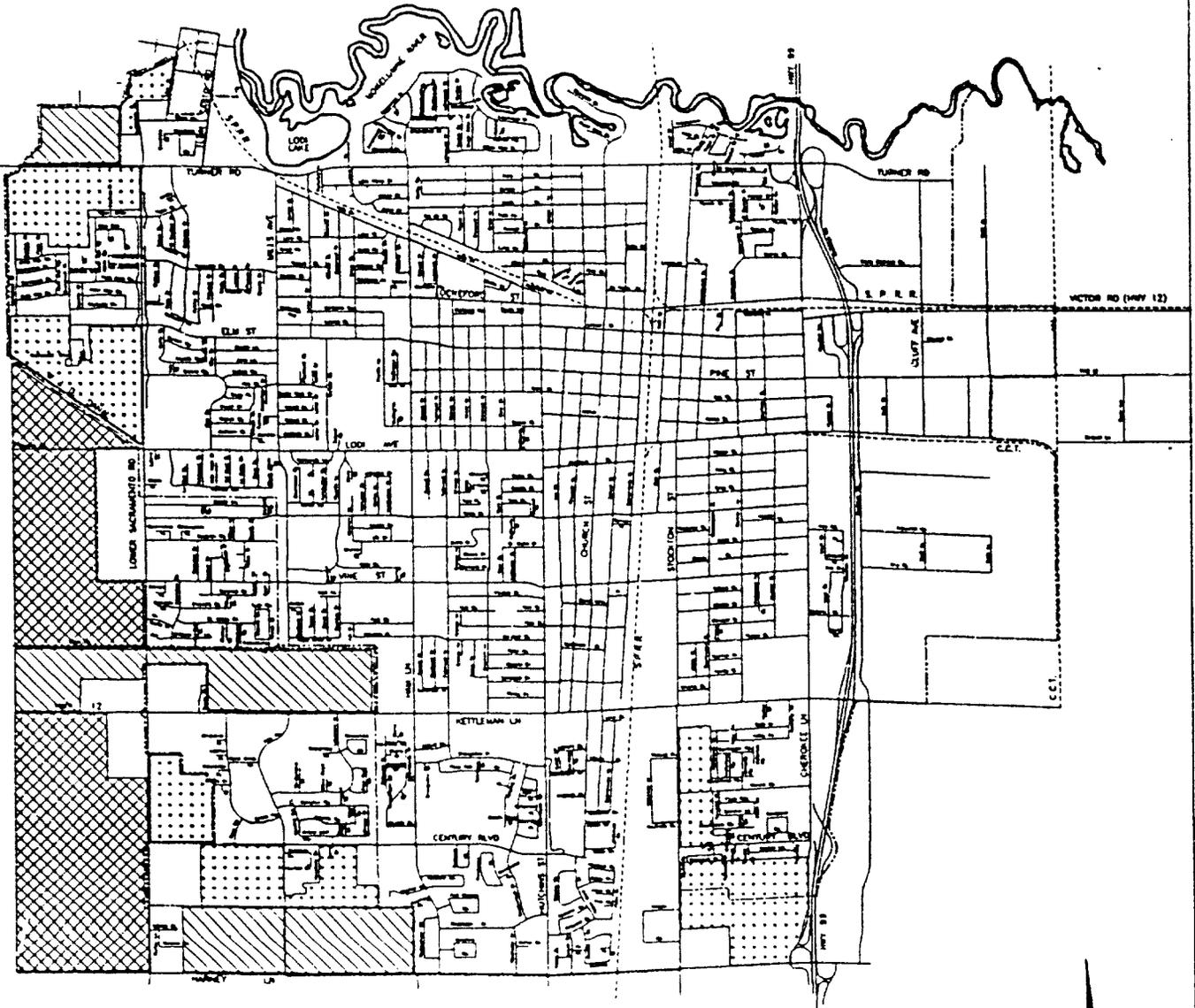
E. Hervey Lane

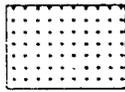
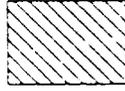
BAUMBACH & PIAZZA SUBDIVISION ENGINEERS 211 WEST 4TH STREET LOS ANGELES, CALIF. 90012 (213) 281-1511	DEVELOPMENT PLAN	1-1-1 2-2-1 3-3-1 4-4-1 5-5-1 6-6-1
	LAND USE	G-10-1



COMMUNITY DEVELOPMENT
DEPARTMENT

RESIDENTIAL PRIORITY
DEVELOPMENT AREAS



- 
 PRIORITY AREA 1
388 ACRES
- 
 PRIORITY AREA 2
349 ACRES
- 
 PRIORITY AREA 3
518 ACRES

