



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating annexation/reorganization proceedings for Anagnos Addition

MEETING DATE: October 2, 1991

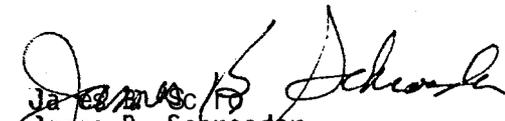
PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating annexation/reorganization proceedings for Anagnos Addition

BACKGROUND INFORMATION: The Anagnos Addition encompasses three parcels, 801 East State Route 12 (APN 027-040-30), 901 East State Route 12 (APN 027-040-29) and 1081 East State Route 12 (APN 027-040-14). It contains approximately 26.8 acres and is located at the northeast corner of Lower Sacramento Road and State Route 12 (Kettleman Lane).

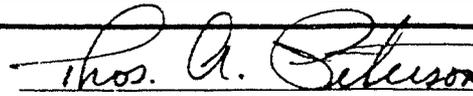
At its meeting of September 4, 1991 the City Council introduced Ordinance No. 1520 which rezoned 801 and 901 East State Route 12 to C-S, Commercial Shopping Center, as requested by A. and O. Anagnos, et al and Charles A. Wentland, and at its meeting of September 18, 1991 introduced Ordinance No. 1524 which rezoned 1081 East State Route 12 to C-S as requested by Browman Development Co. on behalf of Manuel A. and Jane Hughes. These rezonings are required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation process.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

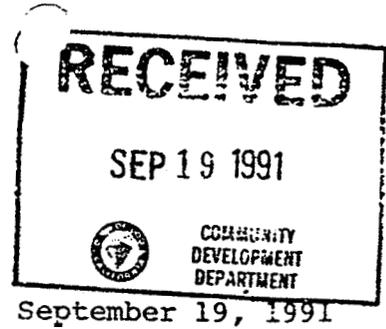
APPROVED: 

THOMAS A. PETERSON



recycled paper

ANAGNOS ADDITION



City of Lodi
Community Development Department
City Hall
Lodi, CA. 95240

Attn: Mr. Jim Schroeder
Community Development Director

Dear Mr. Schroeder:

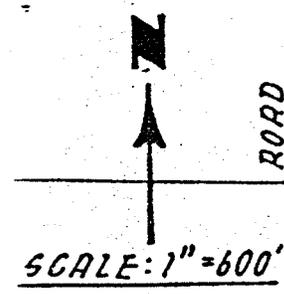
We, the undersigned owners or representatives of the property recently pre-zoned by the City of Lodi known as the Anagnos Addition, hereby respectfully request that the City of **Lodi** process our application for annexation at the earliest possible time.

Charles A. Wentland, agent for
Roman Catholic Dioesce
Stockton
APN 027-040-29

Angelo Anagnos, for
A' & O Anagnos, etal
APN 027-040-30

Jane Hughes
"APN 027-040-14"

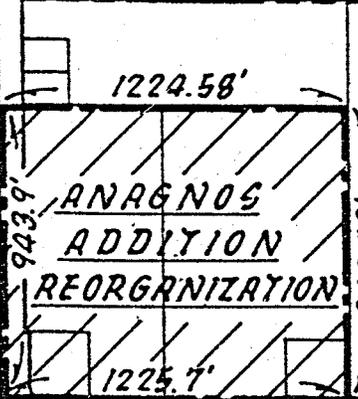
ANAGNOS ADDITION
REORGANIZATION
26.8 ACRES



ROAD

SACRAMENTO ROAD

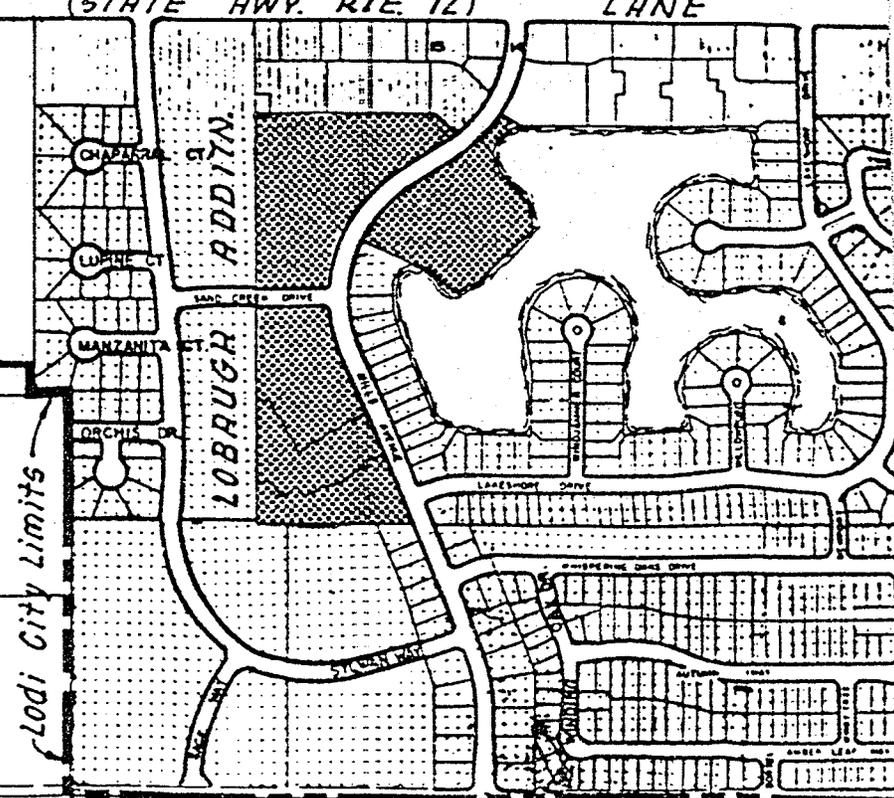
LOWER



Lodi City Limits
(STATE HWY. RTE. 12)

KETTLEMAN LANE

SUNWEST
PLAZA
REORGANIZATION



Lodi City Limits

civil engineers

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

REVISED AUGUST 13, 1991
JOB NU. 90118

ANAGNOS ADDITION REORGANIZATION
LEGAL DESCRIPTION

A portion of the South Half of Section 10, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, in the County of San Joaquin, State of California described as follows:

Commencing at the Southwest corner of the Southeast quarter of said Section 10 and run northerly 25 feet and westerly 40 feet to **the** intersection of the North line of Kettlernan Lane (State Highway Route 12) and the West line of Lower Sacramento Road and the True Point of Beginning; thence along said North line run easterly 1225.7 feet; thence along the **West** line of the East 1458 feet of said South **Half** run North $0^{\circ} 48' 30''$ West, **943.32** feet; thence North $89^{\circ} 58' 24''$ West, 1224.58 feet; thence along the West line of Lower Sacramento Road South $0^{\circ} 44' 30''$ East, 943.9 feet **more** or less to the True Point of Beginning and containing 26.8 acres more or less.

CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

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

10/2 FU
THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

October 3, 1991

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

Dear Mr. Scott:

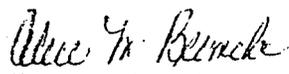
Enclosed herewith please find 4 certified copies of Resolution No. 91-180 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed 'Anagnos Addition' Including the Detachment of Certain Territory Within the 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 (\$1,225.00).

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

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp

Enclosures

ANNEX.05/TXTA.02J/ANNEX

RESOLUTION NO. 91-180

=====

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "ANAGNOS ADDITION"
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 of 1985, and;

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising 26.8 acres more or less, encompassing three parcels located at 801 East State Route 12 (APN 027-040-30), 901 East State Route 12 (APN 027-040-29) and 1081 East State Route 12 (APN 027-040-14), located at the northeast corner of Lower Sacramento Road and State Route 12 (Kettleman Lane); and withdrawal of said 26.8 acres from the Northern San Joaquin Water Conservation District and the Woodbridge Rural County Fire District, and located within the area to be annexed to the City of Lodi, 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 Northern San Joaquin Water Conservation District and the Woodbridge Rural County Fire 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;

- (5) 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;
- (6) 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 "Anagnos Addition" which includes annexation of a combined 26.8 acres, and detachment from the Northern San Joaquin Water Conservation District and the Woodbridge Rural County Fire District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: October 2, 1991

=====

I hereby certify that Resolution No. 91-180 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 2, 1991 by the following vote:

Ayes: Council Members - Pennino, Pinkerton, Sieglock and Hinchman (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain Council Members - Snider

Alice M. Reimche
 Alice M. Reimche
 City Clerk

EXHIBIT A

civil engineers

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

REVISED **AUGUST** 13, 1991
JOB NO. 90118

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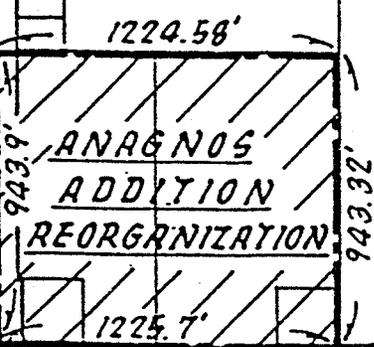
ANAGNOS ADDITION
REORGANIZATION
26.8 ACRES

FS



SCALE: 1" = 600'

ROAD



Lodi City Limits

RETTELMAN (STATE HWY. RTE. 12) LANE

SACRAMENTO ROAD

SUNWEST PLAZA REORGANIZATION

LOWER

Lodi City Limits

LOBRUGH ADDITION

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, Sxecutive Officer
1810 E. Hazelton
Stockton, CA 95205

Phone: (209) 468-3198

Date: October 4, 1991

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

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

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

1. Three (3) copies of *this completed* "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing and processing fees in accordance with LAFCO fee schedule.

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

Charles A. Wentland	301 S. Hm Lane, Suite A, Lodi , CA 95242	(209) 333-0900
(Name)	(Address)	(Phone)
James B. Schroeder	P.O. Box 3006, Lodi , CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)
Alice M. Reimche	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(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 annexations by nams: ~Anagnos Addition.

Withdrawal from the Northern San Joaquin Water Conservation District and the Woodbridge Rural County Fire District.

2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985



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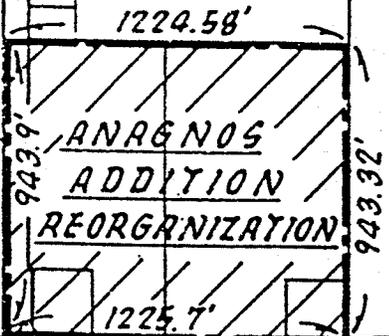
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ANAGNOS ADDITION
REORGANIZATION
26.8 ACRES

SCALE: 1" = 600'



ROAD



Lodi City Limits

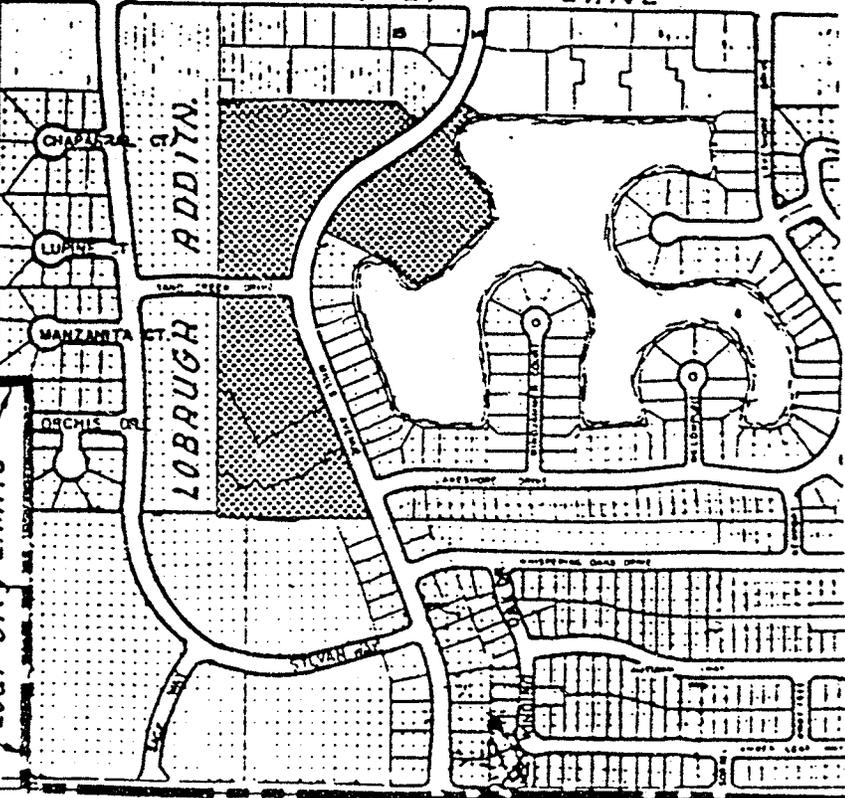
KETTLEMAN (STATE HWY. RTE. 12) LANE

SACRAMENTO ROAD

SUNWEST PLAZA REORGANIZATION

LOWER

Lodi City Limits



WENTLAND FAMILY INVESTMENT GROUP 7-89
301 S. HAM LANE. SUITE A 209-333-0900
LODI. CA 85242

1030

90-3962/1211

10-1-91

PAY
TO THE
ORDER OF

LAFCO

\$ 1225⁰⁰

—one thousand - two hundred - twenty - five - and - no/100

DOLLARS



Bank Of Lodi, N.A.
701 South Ham Lane - Lodi, CA 95240

FOR

Angus Amusement

Charles A. Entwistle

⑈001030⑈ ⑆121139627⑆ 0101019025⑈

3. Do **proposed** boundaries create an **island** or corridor . unincorporated territory? **Yes.**
4. Do proposed boundaries split lines of assessment or ownership? **No.**
5. Land area affected: Square miles .04 **Acres** 24.72
6. Population in subject area: 2 Number of registered voters: 2
7. **Registered** voter density (per acre) : .1 Number of dwelling **units**:
8. Estimate of population increase in **next 10 years**: **0.**
9. Present **land** use of subject area: **Agriculture**
10. What **is** the intended development of this **area**: **Commercial Shopping Center.**
11. Present zoning: **GA-40.**
12. Describe proposed zoning changes: **The entire parcel will be zoned C-S, Commercial Shopping.**
13. Assessed value of **land**: \$ 317,809
14. Assessed value of improvements \$ 432,624
15. Value of publicly owned land in area: \$ No public land
16. **Governmental** services required by this **proposal** which are not presently available: **City services including water, sewer, storm drainage, police and fire protection.**
17. **What** alternative measures would provide services listed in Item 16 above? **County services: Woodbridge Rural Fire District, Private well and septic system.**
18. **What** modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? **Existing street and intersection will be upgraded. Some extension of existing water, sewer and storm drain lines.**
19. **What** approximate costs will be incurred in accomplishing requirements of Item 18 above? **No cost estimate.**
20. How will such costs be met? **Most of the work will be done by the developer at his expense. Some costs will be paid through payment of development impact 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**,

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1810 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/468-3198

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

HAROLD L. NELSON, CHAIRMAN
PUBLIC MEMBER

DAVID C. ENNIS, VICE-CHAIRMAN
ESCALON CITY COUNCIL MEMBER

GEORGE L. BARBER
4TH DISTRICT SUPERVISOR

EVELYN M. OLSON
LODI CITY COUNCIL MEMBER

DOUGLASS W. WILHOIT
2ND DISTRICT SUPERVISOR

W. RONALD COALE, ALTERNATE
STOCKTON CITY COUNCIL MEMBER

EDWARD A. SIMAS, ALTERNATE
3RD DISTRICT SUPERVISOR

STANLEY MORTENSEN, ALTERNATE
PUBLIC MEMBER

IMPORTANT NOTICE REGARDING DISCLOSURE OF CAMPAIGN
CONTRIBUTIONS TO LAFCO COMMISSIONERS

Government Code Section 84308 requires that a LAFCO Commissioner **disqualify** himself and not participate in a proceeding involving an "entitlement for use" if, within the last 12 months, the Commissioner has received **\$250** or more in campaign contributions from an applicant, an agent of an applicant, or any financially interested person who actively **supports** or **opposes** a decision on the matter. A LAFCO decision **approving** a proposal (e.g., for an annexation) will often be an entitlement for use within the meaning of Section 84308. A sphere of influence amendment can also be an entitlement for use within the meaning of Section 84308. If you are an applicant or an agent of an applicant on such a matter to be heard by the Commission and **if** you have made campaign contributions totalling **\$250** or more to any Commissioner in the **past** 12 months, Section 84308(d) requires that you disclose that fact for **the** official record of **the** proceeding.

The disclosure of any such contribution (including the **amount** of the contribution **and** the name **of** the recipient Commissioner) must be **made** either:

- 1) In writing and delivered to the clerk of the Commission prior to the hearing on the matter,
or
- 2) By oral declaration made at the time the hearing on the matter is opened.