



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating annexation/reorganization proceedings for Towne Ranch Addition

MEETING DATE: November 20, 1991

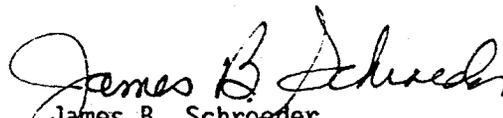
PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating annexation/reorganization proceedings for Towne Ranch Addition.

BACKGROUND INFORMATION: The Towne Ranch Addition encompasses two parcels, 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42). It contains 81.29 acres and is located at the southwest corner of Turner Road and Lower Sacramento Road.

At its meeting of November 6, 1991 the City Council introduced Ordinance No. 1529 which rezoned 150 East Turner Road and 398 East Turner Road to R-2, Single-Family Residential as requested by Baumbach and Piazza, Inc. on behalf of Bruce Towne. The rezoning is required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation/reorganization process.

FUNDING: Application Fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

THOMAS A. PETERSON



civil engineers

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

August 7, 1991

JOB NU. 89113

Mr. Jim Schroeder, Director
City of Lodi
Community Development Department
221 West Pine Street
Lodi, CA 95240

Re: GENERAL PLAN AMENDMENT
REZONING APPLICATION
ENVIRONMENTAL ASSESSMENT
ANNEXATION TO CITY OF LODI

Dear Jim:

We are requesting a General Plan Amendment, Rezoning, Environmental Assessment, and Annexation to the City of Lodi for the enclosed property. I am enclosing the various applications along with vicinity maps of the area, preliminary tentative maps and checks in the amount of \$250.00 for each parcel.

I am preparing legal descriptions for each parcel, and will submit prior to your application to LAFCO.

Please review and process this application as soon as you can. If you need any additional information or whatever, please call me.

Please note that the enclosed tentative maps are only preliminary at this stage, but should give you and LAFCO a review of our proposed development.

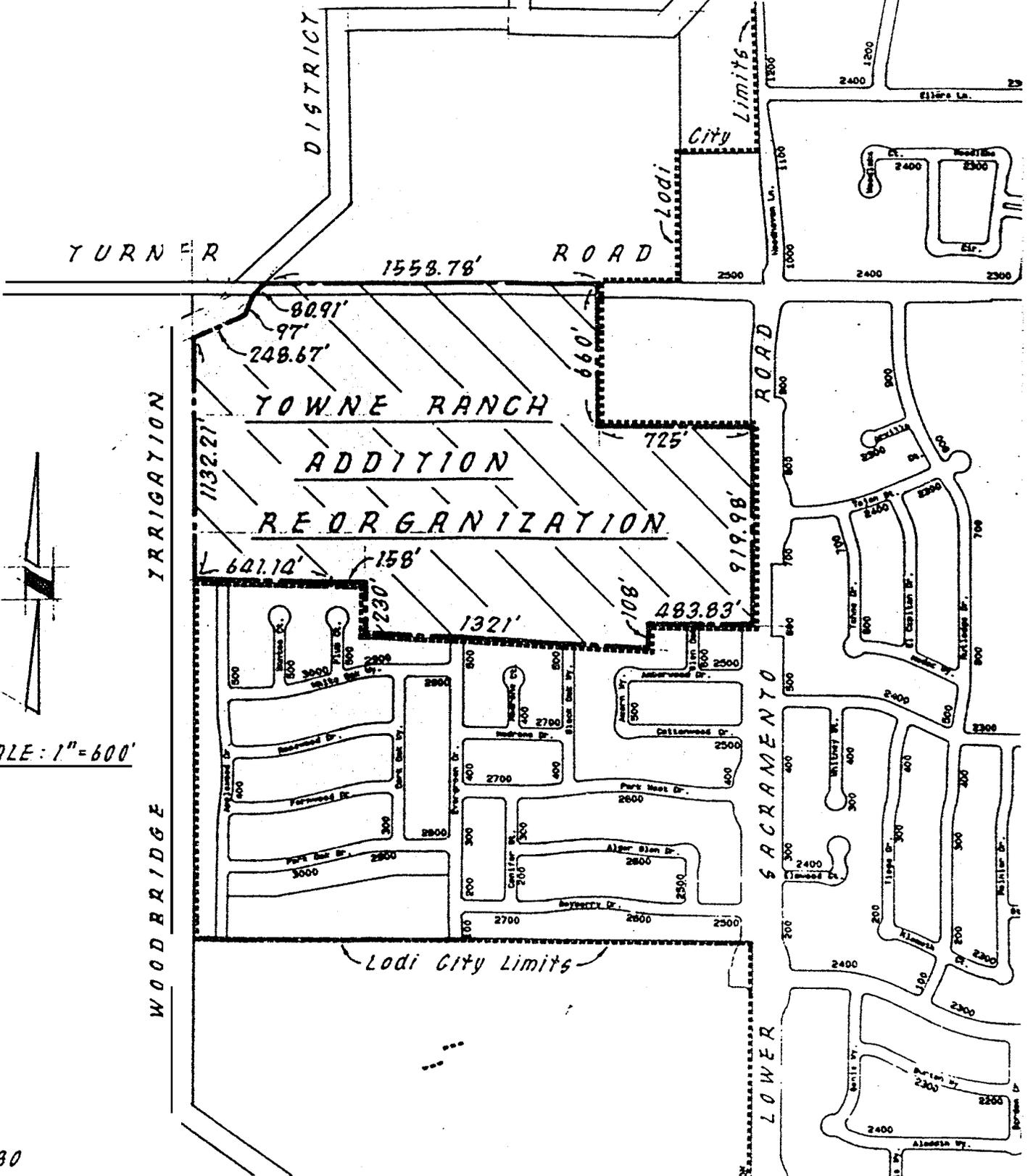
Sincerely,

GLEN I. BAUMBACH

GIB:jc

Enclosures

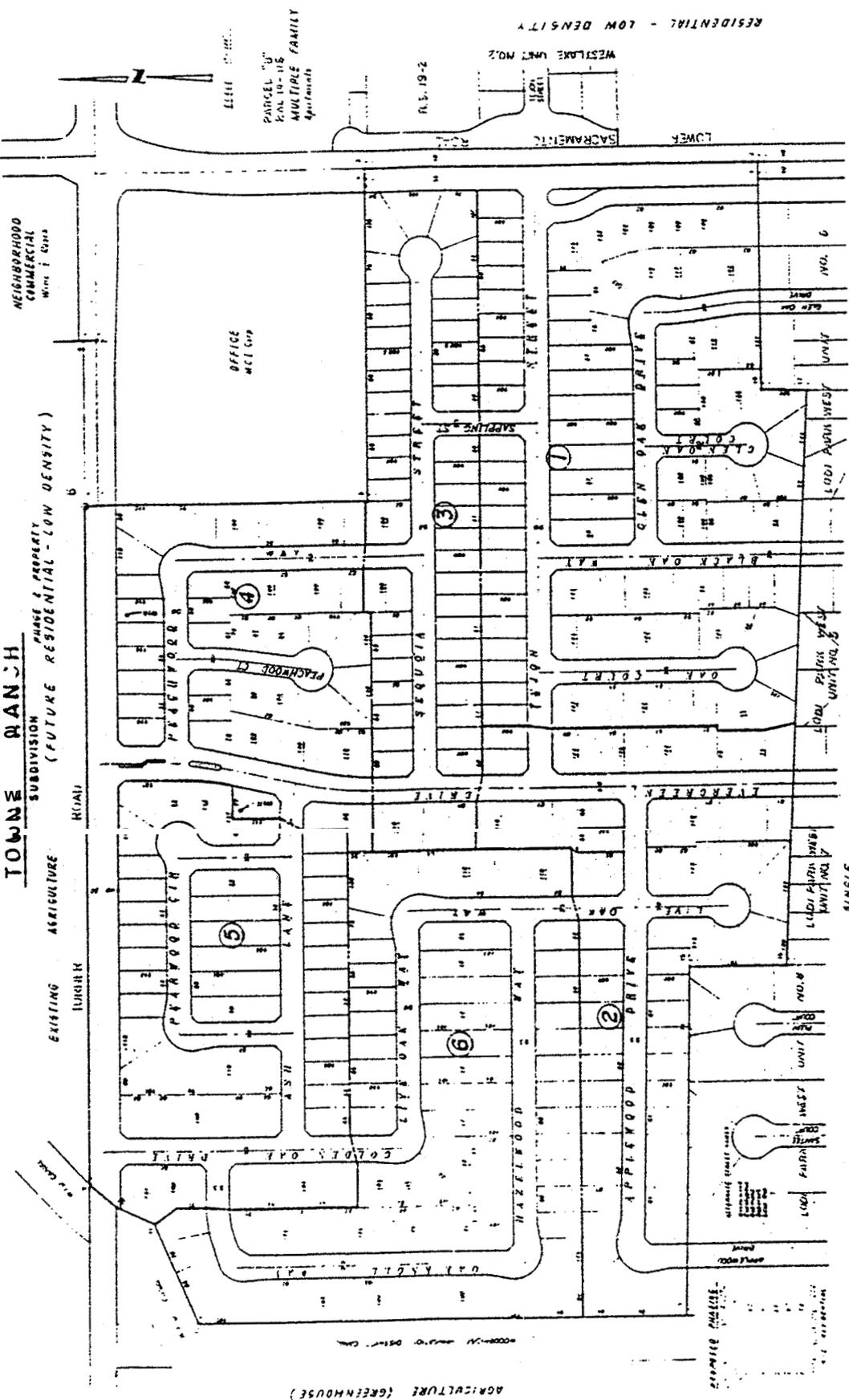
TOWNE RANCH ADDITION
REORGANIZATION
81.3 ± ACRES



SCALE: 1" = 600'

TOWNE BLANCH

SUBDIVISION PHASE 2 PROPERTY
(FUTURE RESIDENTIAL - LOW DENSITY)



SHEET 1 OF 2 DATE 11/1/77 BY J. J. JONES	LAND USE RESIDENTIAL	DEVELOPMENT PLAN	BAUMGARDNER & ASSOCIATES 2125 W. 10TH AVENUE DENVER, COLORADO 80202	PROJECT NO. 77-111 TOWNE BLANCH
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RESOLUTION NO. 91-207

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "TOWNE RANCH 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 81.29 acres more or less adjacent to the City limits located at the southwest corner of Turner Road and Lower Sacramento Road, and withdrawal of said 81.29 acres from the Woodbridge Rural County Fire District and the San Joaquin County Resource Conservation District, located within the area to be annexed to the City of Lodi, APN 029-030-01, 150 East Turner Road and APN 029-030-42, 398 East Turner Road, 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 District and the San Joaquin County Resource Conservation District is uninhabited, and;

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;
- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and

politically part of the same urban area of which the City of Lodi is also a part;

- (5) The subject area is within the Lodi Sphere of Influence;
- (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 "Towne Ranch Addition" which includes annexation of a combined 81.29 acres, and detachment from the Woodbridge Rural County Fire District and the San Joaquin County Resource Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: November 20, 1991

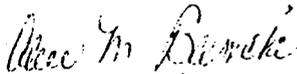
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I hereby certify that Resolution No. 91-207 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 1991 by the following vote:

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

Noes: Council Members - None

Absent: Council Members - None


Alice M. Reimche
City Clerk

RES91207/TXTA.02J

91-207

civil engineers

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

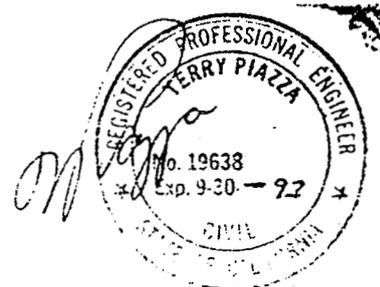
Phone (209) 368-6618

JOB NO. 9180
JULY 30, 1991

LEGAL DESCRIPTION FOR TOWNE RANCH ANNEXATION

A portion of the Northwest quarter of Section 3, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California, more particularly described as follows:

Beginning at a point on the West line of said Northwest quarter bearing North $0^{\circ} 02' 45''$ West, 1643.73 feet from the Southwest corner of said Northwest quarter, said point also being the Northwest corner of the "Kennedy-Taylor Addition" to the City of Lodi as described in City of Lodi Resolution No. 7866 and the Northwest corner of that parcel delineated in Book 28 of Surveys, page 109, San Joaquin County Records; thence along the North and West lines of the "Kennedy-Taylor Addition" the following seven (7) courses (1) South $88^{\circ} 31'$ East, 641.14 feet; (2) South $88^{\circ} 46'$ East, 158.0 feet; (3) South $0^{\circ} 02'$ West, 230.0 feet; (4) South $86^{\circ} 58'$ East, 1321.0 feet; (5) North $1^{\circ} 22'$ East, 108.0 feet; (6) thence East, 483.83 feet to a point 40 feet East of, as measured at right angles to, the East line of said Northwest quarter; (7) North 919.98 feet along the East line of Lower Sacramento Road to a point on the South line of the "Towne Addition" to the City of Lodi as described in City of Lodi Resolution No. 3629; thence along the South and West lines of said "Towne Addition" North $89^{\circ} 40'$ West, 725.0 feet; thence North 660.0 feet to the North line of Turner Road; thence along said North line last described North $83^{\circ} 40'$ West, 1558.78 feet to the intersection of the East line of the Woodbridge Irrigation District right-of-way and the North line of Turner Road; thence South $42^{\circ} 28' 07''$ West, 80.91 feet to the intersection of the South line of Turner Road and the East line of Woodbridge Irrigation District right-of-way; thence along said East line South $24^{\circ} 04'$ West, 77.00 feet; South $66^{\circ} 04'$ West, 248.67 feet to the West line of Section 3; thence South $0^{\circ} 02' 45''$ East, 1132.21 feet to the Point of Beginning and containing 81.288 acres more or less.



CITY COUNCIL

DAVID WINCHMAN, Mayor
JAMES L. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIEGLOCK
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
ALICE M. REIMCHE
City Clerk
BOD McNATT
City Attorney

November 21, 1991

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

Dear Mr. Scott:

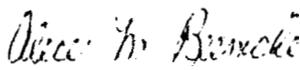
Enclosed herewith please find 4 certified copies of Resolution No. 91-207 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the 'Towne Ranch Addition' Including the Detachment of Certain Territory Within the Area 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 (\$1,325.00).

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

JUSTIFICATION OF PROPOSAL
F03 REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

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

Phone: (209) 468-3198

Date: Nov. 5, 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 checked="" type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

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

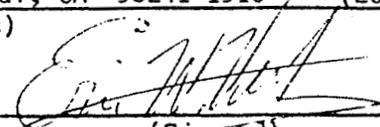
1. Three (3) copies of this completed "Justification of Proposal",
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps 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.

~~Bruce Towne et al~~ ~~122 N. Church St., Lodi, CA 95240~~ ~~(209) 368-5311~~
(Name) (Address) (Phone)

~~Alice M. Reinche~~ ~~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 annexations by name: TOWNE RANCH ADDITION
Withdraw from the Woodbridge Fire District and the San Joaquin County Resource Conservation District.
2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985

Do proposed boundaries create an island or corridor : unincorporated territory? No.

4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .13 Acres 81.2
6. Population in subject area: 0 Number of registered voters: 0
7. Registered voter density (per acre): 0 Number of dwelling units: 0
8. Estimate of population increase in next 10 years: 1062 persons.
9. Present **land** use of subject area: Agriculture.
10. What **is** the intended development of this area: **Low Density Residential**
11. Present zoning: IPA Interim Protected Agriculture.
12. Describe proposed zoning changes: The property will be zoned R-2 Single-Family Residential
13. Assessed value of **land**: \$ 71,800
14. Assessed value of improvements \$ 102,244
15. Value of publicly **owned** land in area: \$ None
16. Governmental services required by this proposal which are not **presently** available: Municipal sewer, water, storm drainage, City police and fire protection.
17. What **alternative** measures would provide services listed in Item 16 above? Private well and septic tank; Woodbridge Rural County Fire District and County Sheriff.
18. What **modifications** must be made to existing utility and governmental facilities to provide services initiated by this **proposal**? Extensions of sewer, water, storm drainage and electrical lines; extensions of streets, **curbs, gutters** and sidewalks.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Exact costs have not been determined.
20. How will such **costs** be met? Developers will be required to provide all street and utility extensions prior to the construction of any buildings.
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.

CITY COUNCIL

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City Service Plan and Agricultural Conversion Statement Towne Ranch

Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage, and electrical power, as well as police and fire protection to all parcels within the City limits. Natural gas is provided by P. G. & E., and Pacific Bell provides telephone service.

Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. The project will be served by a 12" sewer main in Evergreen Drive to the south as well as a 15" main running along the eastern boundary of the property in Lower Sacramento road. There is a 10" water main in Turner Road that will be extended to serve the property and also main lines terminating in the residential streets directly to the south that will provide service. A 48" storm drainage main in Evergreen Drive and a 30" main in Turner Road will provide service. Electricity, natural gas and telephone service are available to the property.

Availability of Service

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

Improvements Required

When the property is improved, the developer will be required to make any necessary utility extensions. This will include the following:

1. Sanitary Sewer- extend existing 12' line in Evergreen Drive northward and 15" line in Lower Sacramento road west to serve the property.
2. Water- extend existing 10" water main in Turner Road west to serve the project. Loop 8" lines through the property from there and also from the lines in the existing subdivision directly south.
3. Storm Drainage- no extensions required.
4. Streets- full improvements will be required including, curbs, gutter, sidewalk, pavement, signal upgrades, and signage.

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.

Statement on the Conversion of Prime Agricultural Land

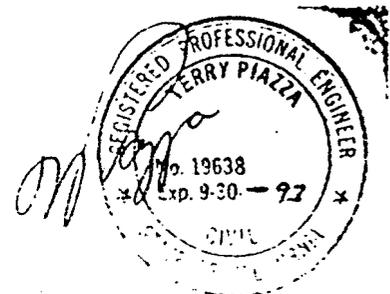
Development of the Towne Ranch property will result in the conversion of approximately 81.5 acres of prime agricultural land. Unfortunately, in Lodi the conversion of prime agricultural land is unavoidable. All the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct development toward non-prime agricultural land. The Towne Ranch property is a reasonable extension of the existing City limits. The property abuts existing City limits and can be easily served by City utilities. The property is within the General Plan boundaries of the City and the City's utility system has been designed to serve the project area.

JOB NO. 9180
JULY 30, 1991

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EXPLANATION	AMOUNT

90-844
1211



THE SUM I 325 DOLS 00 CTS

DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER	AMOUNT
11/22/77	S.J. LAFCO	Twomey Ranch	451	\$ 1,325.00

BENNETT & COMPTON DEVELOPMENT, INC.

[Handwritten Signature]

