



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating the annexation/reorganization proceedings for the Century Meadows Addition located **south** of Century Boulevard, west of the W.I.D. canal, north of Harney Lane and east of Lower Sacramento Road.

MEETING DATE: December 4, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating the annexation/reorganization proceedings for Century Meadows Addition located south of Century Boulevard, west of the W.I.D. canal, north of Harney Lane, and east of Lower Sacramento Road.

BACKGROUND INFORMATION: Century Meadows was originally presented to the City Council as Century Meadows, Units I, II, III and IV. It was presented in this fashion because of multiple ownership and the desire of each unit to be developed without relying on adjacent parcels. However this area which contains 180.61 acres can be annexed as one unit which will save the City time and effort and the property owners money.

At its meeting of November 20, 1991 the City Council adopted Ordinance Nos. 1531, 1532, 1533 and 1554 which rezoned the area encompassed by the Century Meadows Addition R-1 or R-2, Single-Family Residential as requested by Baumbach and Piazza, Inc. on behalf of the property owners. The rezoning is required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation/reorganization process.

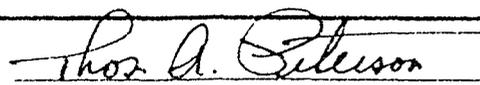
Since the annexation/reorganization did not have 100 percent owner consent and the staff published the necessary 20-day notice on November 14, 1991, the City Council can initiate the annexation if it so desires.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

CCCC91.44/TXTD.C10

LEGAL NOTICE

NOTICE OF INTENTION TO INITIATE ANNEXATION/REORGANIZATION PROCEEDINGS BY THE CITY COUNCIL OF THE CITY OF LODI FOR 14100 NORTH LOWER SACRAMENTO ROAD, AND 1601, 1767, 1831, 1865 and 2081 EAST HARNEY LANE

NOTICE IS HEREBY GIVEN that on Wednesday, the 4th day of December 1991, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, in the Carnegie Forum, 305 West Pine Street, the City Council of the City of Lodi intends to initiate Annexation/Reorganization proceedings for 14100 North Lower Sacramento Road (APN 058-230-02); 1601 East Harney Lane (APN 058-210-01); 1767 East Harney Lane (APN 058-210-02); 1831 East Harney Lane (APN 058-210-03); 1865 East Harney Lane (APN 058-210-04); and 2081 East Harney Lane (APN 058-210-09) .

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the Community Development Director at any time prior to the Hearing scheduled herein and oral statements may be made at said Hearing.

If you challenge the Annexation/Reorganization 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 Community Development Director at, or prior to, the Public Hearing.

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

Dated: November 11, 1991

Approved as to form:

Bobby W. McNatt

Bobby W. McNatt
City Attorney

8740 ■ #8741, #9090

LOWER SACRAMENTO ROAD LOWER

CITY OF LODI



SCALE: 1" = 600'

City Limits

1320.11'

Lodi City Limits

1650.23'

CENTURY MEADOWS ADDITION

1650.21'

CENTURY

CENTURY MEADOWS ADDITION
REORGANIZATION
174.7 ± ACRES

1346.12'

REORGANIZATION

1443.24'

2630.3 ±

780.0'

Lodi City Limits

280.27'

WOODBIDGE IRRIGATION DISTRICT

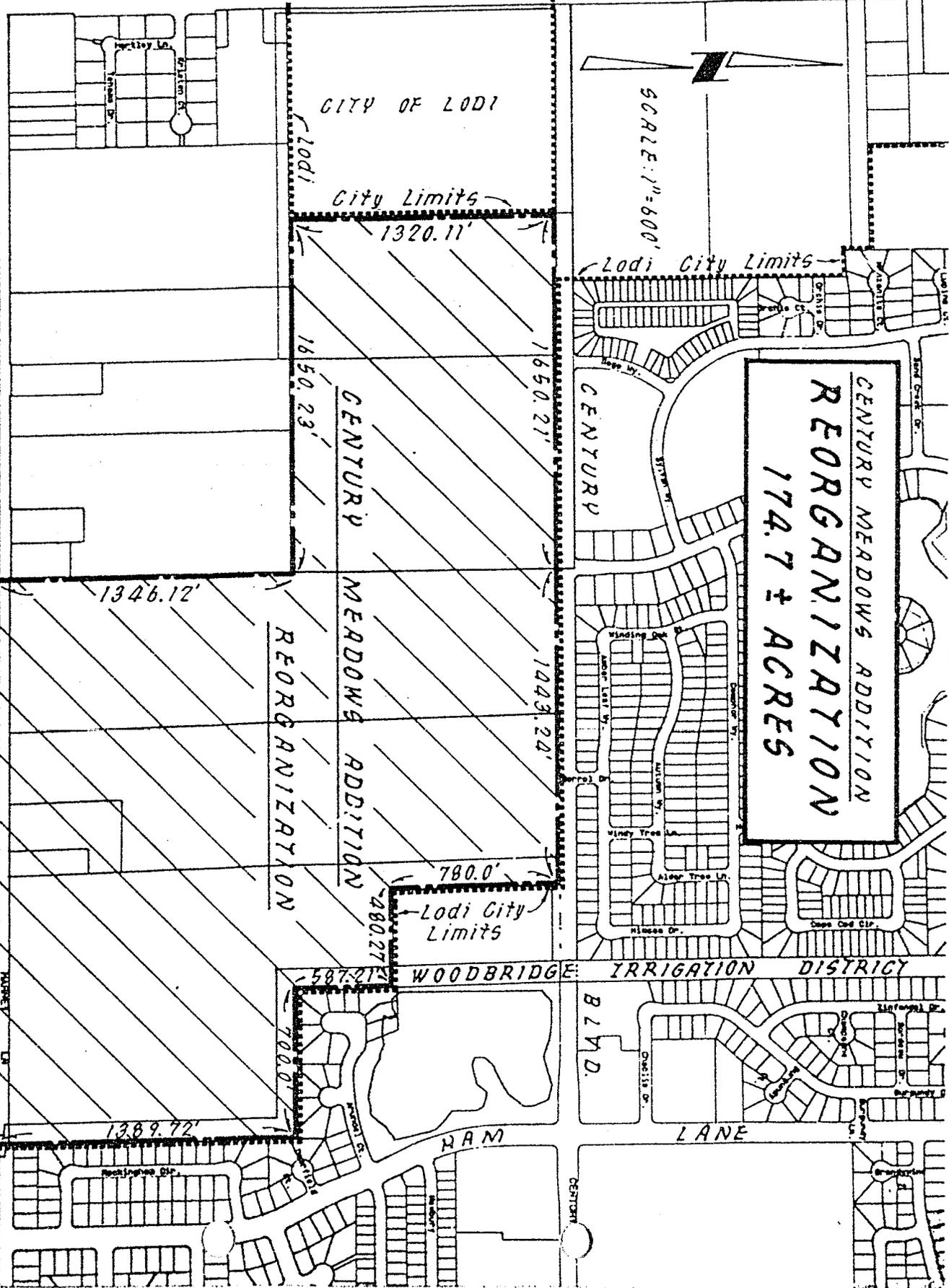
700.0'

1389.72'

RAM

BLVD.

LANE



RESOLUTION NO. 91-221

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "CENTURY MEADOWS ADDITION",
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 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 180.61 acres more or less adjacent to the City limits located south of Century Boulevard, west of the Woodbridge Irrigation District canal, north of Harney Lane and east of Lower Sacramento Road, and withdrawal of said 180.61 acres from the Woodbridge Fire District and Woodbridge Irrigation and Conservation District, located within the area to be annexed to the City of Lodi, 2081 East Harney Lane, APN 058-210-09, 1767 East Harney Lane, APN 058-210-02, 1831 East Harney Lane, APN 058-210-03, 1865 East Harney Lane, APN 058-210-04, 1601 East Harney Lane, APN 058-210-01, and 14100 North Lower Sacramento Road, APN 058-230-02, 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 Fire District and Woodbridge Irrigation and 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 "Century Meadows Addition" which includes annexation of a combined 180.61 acres, and detachment from the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: December 4, 1991

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I hereby certify that Resolution No. 91-221 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 4, 1991 by the following vote:

- Ryes:** Council Members - Hinchman, Pennino, Sieglock, Snider and Pinkerton (Mayor)
- Noes:** Council Members - None
- Absent:** Council Members - None

Annifer M. Reimche
for **dice M. Reimche**
City Clerk

RES91221/TXTA.02J

91-221

civil engineers

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

OCTOBER 22, 1991
JOB NO. 8740
JOB NO. 8741
JOB NO. 9090

LEGAL DESCRIPTION FOR CENTURY MEADOWS ANNEXATION

A portion of the Southwest quarter of Section 14 and a portion of the Southeast quarter of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California described as follows:

Commencing at the Northwest corner of the Southeast quarter of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian and run along the North line of said Southeast quarter, South 89° 12' 15" East, 999.54 feet to the Northeast corner of the "G-South Basin/Park Annexation" to the City of Lodi described in City of Lodi Resolution No. 85-090, and the True Point of Beginning: thence continue along the North line of the Southeast quarter of Section 15, and the South line of the "Lobaugh South Annexation" to the City of Lodi, as described in City of Lodi Resolution No. 81-050, South 89° 12' 15" East, 1650.21 feet to the Northwest corner of the Southwest quarter of Section 14; thence along said quarter section line, South 89° 12' 45" East, 1443.24 feet to the Northwest corner of the "Latter-Day Saints Annexation" to the City of Lodi, described in City of Lodi Resolution No. 81-111, thence along the westerly and southerly boundary of Latter-Day Saints Annexation, South 0° 06' 38" East, 780.00 feet, South 89° 12' 45" East, 480.27 feet to a point *on* the East right of way of the Woodbridge Irrigation District Canal and also a point on the West line of the "J. C. Beckman Annexation" to the City of Lodi, described in City of Lodi Resolution No. 3259: thence along the "J. C. Beckman Annexation" and the W. I. D. Canal right of way, run South 1° 03' 35" East, 486.61 feet, South 89° 20' 15" East, 700.00 feet, South 0° 05' 39" East, 1369.72 feet to a point being 25 feet South of the Southeast corner of the Southwest quarter of Section 14, Township 3 North, Range 6 East, and also being the South line of Harney Lane; thence along the South line of Harney Lane parallel to and 25 feet South of the South line of the Southwest quarter of Section 14, North 89° 28' 30" West, 2630.30 feet to the section line between Sections 22 and 25, Township 3 North, Range 6 East: thence North, 25.00 feet to the section corner common to Sections 14, 15, 22 and 23 of Township 3 North, Range 6 East; thence along the East line of the Southeast quarter of Section 15, North 0° 08' West, 1321.12 feet: thence North 89° 10' 09" West, 1650.23 feet to the Southeast corner of the G-South Basin Annexation"; thence along the East line of said annexation, North 0° 08' West, 1320.11 feet to the Point of Beginning and containing 182.12 acres more or less.

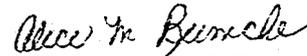
LEGAL NOTICE

NOTICE OF INTENTION TO INITIATE ANNEXATION/REORGANIZATION PROCEEDINGS BY THE CITY COUNCIL OF THE CITY OF LODI FOR 14100 NORTH LOWER SACRAMENTO ROAD, AND 1601, 1767, 1831, 1865 and 2081 EAST HARNEY LANE

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Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the Community Development Director at any time prior to the Hearing scheduled herein and oral statements may be made at said Hearing.

If you challenge the Annexation/Reorganization 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 Community Development Director at, or prior to, the Public Hearing.


ALICE M. REIMCHE
City Clerk

Dated: November 11, 1991

Approved as to form:



Bobby W. McNatt
City Attorney

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
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
BOB McNATT
City Attorney

December 6, 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. 91-221 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the 'Century Meadows 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 (\$1,525.00).

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

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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

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	

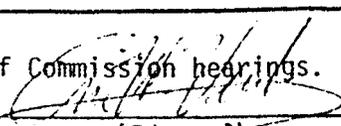
To further deliberations by the Commission, we submit the following:

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.

* Camray Development Co.	7919 Folsom Blvd., Ste. 150, Sacramento, CA 95826	(916) 383-8500
* Delmar Batch	1767 W. Harney Lane, Lodi, CA 95242	209 368-1140
* Hawaii San Francisco c/o Rob	PP 2200 Power St Ste 1025 Emeryville CA	415 420-1727
(Name)	(Address)	(Phone)
* Alice M. Reimcne	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)

* Mail copy of the Executive Officer's Report and Notice of Commission hearings.



(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: CENTURY MEADOWS I, II, III & IV ADDITION Withdraw From the Woodbridge Fire District and the Woodbridge Irrigation and Conservation District.
2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985

3. Do proposed boundaries create an island or corrido. of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .27 Acres 174.8
6. Population in subject area: 8 Number of registered voters: 8
7. Registered voter density (per acre): Number of dwelling units: 3
8. Estimate of population increase in next 10 years: 1704 persons.
9. Present land use of **subject area**: Agriculture.
10. What is the intended development of this area: Low Density Residential.
11. Present zoning: General Agriculture.
12. Describe proposed zoning changes: R-1 and R-2, Single-Family Residential.
13. Assessed value of **land**: \$ 3,285,961
14. Assessed value of improvements \$ 102,743
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

DAVID H. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNING
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JOHN R. (Randy) SNIDER

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BOB McNATT
City Attorney

CITY SERVICE PLAN AND AGRICULTURAL CONVERSION STATEMENT CENTURY MEADOWS I

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 42" main sewer line in Century Blvd. to the north of the site. An existing 10" water main in Century Blvd. at the northern boundary of the property will provide service. There is a 48" storm drainage line in Century Blvd. along the northern boundary that will tie into G-basin and 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 42" sewer lines south to serve the project.
2. Water- extend existing 10" water line in Century Blvd. south into property and loop 8" internal lines throughout.
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 Century Meadows I property will result in the conversion of approximately 45 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 Century Meadows I 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.

CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
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CITY OF LODI

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THOMAS A. PETERSON
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BOB McNATT
City Attorney

CITY SERVICE PLAN AND AGRICULTURAL CONVERSION STATEMENT CENTURY MEADOWS II

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 42" main sewer line in Century Blvd. to the north of the site. An existing 10" water main in Century Blvd. at the northern boundary of the property will provide service. There is a 48" storm drainage line in Century Blvd. along the northern boundary that will tie into G-basin and 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 42" sewer lines south to serve the project.
2. Water- extend existing 10" water line in Century Blvd. south into property and loop 8" internal lines throughout.
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 Century Meadows II property will result in the conversion of approximately 39.8 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 Century Meadows II 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.

CITY COUNCIL

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

CITY OF LODI

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THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
ROB McNATT
City Attorney

CITY SERVICE PLAN AND AGRICULTURAL CONVERSION STATEMENT CENTURY MEADOWS III

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 42' main sewer line in Century Blvd. to the north of the site. An existing 10' water main in Century Blvd. at the northern boundary of the property will provide service. There is a 48' storm drainage line in Century Blvd. along the northern boundary that will tie into Gbasin and 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 42" sewer lines south to serve the project.
2. Water- extend existing 10" water line in Century Blvd. south into property and loop 8' internal lines throughout.
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 Century Meadows III property will result in the conversion of approximately 39.9 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 Century Meadows III 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.

CITY COUNCIL

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

CITY OF LODI

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LODI, CALIFORNIA 95241-1910
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THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BCB McNATT
City Attorney

CITY SERVICE PLAN AND AGRICULTURAL CONVERSION STATEMENT CENTURY MEADOWS IV

Enumeration of Services

The City of Lodi provides sanitary sewer, water, **stow** 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 42' main sewer line in Century Blvd. to the north of the sire. In order to serve this project, Century Blvd. will need to be extended to connect with South Lower Sacramento road. The 10" water main in Century Lane will likewise be extended to serve the property. There is a 48' storm drainage line in Century blvd. along the northern boundary that will tie into G-basin and 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 42" sewer lines south to serve the project.
2. Water- extend existing 10" water line in Century Blvd. south into property and loop 8" internal lines throughout.
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 Century Meadows IV property will result in the conversion of approximately 50 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 Century Meadows IV 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.



OCTOBER 22, 1991

JOB NO. 8740

JOB NO. 8741

JOB NO. 9090

LEGAL DESCRIPTION FOR CENTURY MEADOWS ANNEXATION

A portion of the Southwest quarter of Section 14 and a portion of the Southeast quarter of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California described as follows:

Commencing at the Northwest corner of the Southeast quarter of Section 15, Township 3 North, Range 6 East, Mount Diablo Base and Meridian and run along the North line of said Southeast quarter, South $89^{\circ} 12' 15''$ East, 999.54 feet to the Northeast corner of the "G-South Basin/Park Annexation" to the City of Lodi described in City of Lodi Resolution No. 85-090, and the True Point of Beginning: thence continue along the North line of the Southeast quarter of Section 15, and the South line of the "Lobaugh South Annexation" to the City of Lodi, as described in City of Lodi Resolution No. 81-050, South $89^{\circ} 12' 15''$ East, 1650.21 feet to the Northwest corner of the Southwest quarter of Section 14; thence along said quarter section line, South $89^{\circ} 12' 45''$ East, 1443.24 feet to the Northwest corner of the "Latter-Day Saints Annexation" to the City of Lodi, described in City of Lodi Resolution No. 81-111, thence along the westerly and southerly boundary of Latter-Day Saints Annexation, South $0^{\circ} 06' 38''$ East, 780.00 feet, South $89^{\circ} 12' 45''$ East, 480.27 feet to a point on the East right of way of the Woodbridge Irrigation District Canal and also a point on the West line of the "J. C. Beckman Annexation" to the City of Lodi, described in City of Lodi Resolution No. 3259; thence along the "J. C. Beckman Annexation" and the W. I. D. Canal right of way, run South $1^{\circ} 03' 35''$ East, 486.61 feet, South $89^{\circ} 20' 15''$ East, 700.00 feet, South $0^{\circ} 05' 39''$ East, 1389.72 feet to a point being 25 feet South of the Southeast corner of the Southwest quarter of Section 14, Township 3 North, Range 6 East, and also being the South line of Harney Lane: thence along the South line of Harney Lane parallel to and 25 feet South of the South line of the Southwest quarter of Section 14, North $89^{\circ} 28' 30''$ West, 2630.30 feet to the section line between Sections 22 and 23, Township 3 North, Range 6 East: thence North, 25.00 feet to the section corner common to Sections 14, 15, 22 and 23 of Township 3 North, Range 6 East: thence along the East line of the Southeast quarter of Section 15, North $0^{\circ} 08'$ West, 1321.12 feet: thence North $89^{\circ} 10' 07''$ West, 1650.23 feet to the Southeast corner of the "F-South Basin Annexation"; thence along the East line of said annexation, North $0^{\circ} 08'$ West, 1320.11 feet to the Point of Beginning and containing 182.12 acres more or less.

3700, #8701, #9090

LOWER SACRAMENTO ROAD

COPY

CITY OF LODI

City Limits

1320.11'

SCALE: 1"=600'

Lodi City Limits

CENTURY MEADOWS ADDITION

REORGANIZATION

CENTURY MEADOWS ADDITION
REORGANIZATION
174.7 ± ACRES

1346.12'

1650.23'

1550.21'

1003.20'

780.0'

Lodi City Limits

587.21'

2630.3' ±

1389.72'

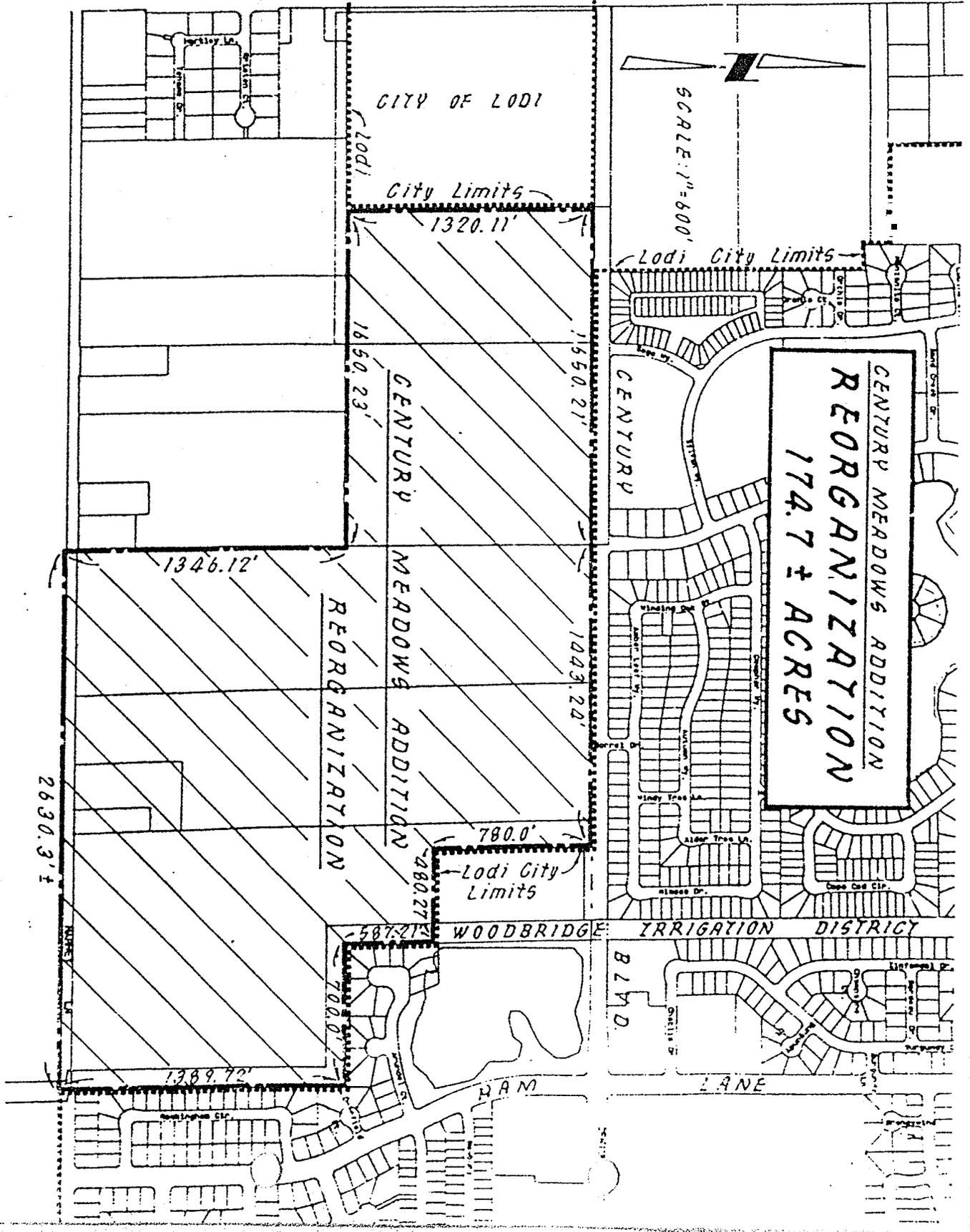
700.0'

WOODBIDGE IRRIGATION DISTRICT

BLVD

LANE

RAM



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

X County Clerk
 County of San Joaquin

From: (Public Agency) City of Lodi
P.O. Box 3906
 (Address)
Lodi, CA 95241-1910

NOV 26 1991 3:53
 David Morimoto


Subject:

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

CENTURY MEADOWS ADDITION I, II, III and IV

Project Title

--

David Morimoto (209) 333-6711

State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension
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1601, 1767, 1831, 1865 and 2081 East Harney Lane and 14100 Lower Sacramento Rd., Lodi
Project location (include county) San Joaquin County

Project Description:

Annex 175 acres to the City of Lodi. Designate a portion of the land for low density residential development. A portion of the land will be dedicated for a school site and additional park land.

This is to advise that the City of Lodi has approved the above described project on

Lead Agency Responsible Agency

November 20, 1991 and has made the following determinations regarding the above described project:

(Date)

1. The project will 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.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was was not adopted for this project.
5. Findings were 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:

David Morimoto November 26, 1991 Sr. Planner
 Signature (Public Agency) Date Title

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 September 16, 1991 Project Title: CENTURY MEADOWS I, 11, III & IV ADDITION AND PREZONING

Responsible Agency: Lodi Plannina Dept. Contact Person: Mark Meissner

NAME OF PERSON; FIRM, OR AGENCY UNDERTAKING PROJECT:
BAUMBACH & PIAZZA INC. representing Delmar Batch, Camray Development Co. & Hawaii San Francisco

Address : City: County :
323 W. Elm St. Lodi San Joaquin

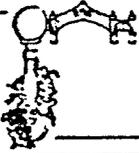
Area Code: Phone;
(209) 368-6618

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annexation to the City of Lodi and Prezoning of 175 acres of vineyards and row crops, including four single-family residences. The land will be used for residential purposes as designated in the Lodi General Plan. A portion of the land will be used for a park and school site. The properties to be annexed are located at 2081, 1865, 1831, 1767 and 1601 East Harney Lane and 14100 Lower Sacramento Road.

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

Last Date to Appeal: October 7, 1991 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 CENTURY MEADOWS I, II, III & IV ADDITION AND PREZONING
2. LOCATION 2081, 1865, 1831, 1767, 1601 East Harney Lane & 14100 Lower Sacramento Road
3. PROJECT DESCRIPTION APN's 058-210-01, 02, 03, 04 & 09, and 058-320-02
Annex to the City of Lodi 6 parcels of land totaling 175 acres and prezone the properties to R-1, Single-Family Residential, and R-2, Single-Family Residential allowing duplex units on corner properties.(See attached)
4. General Plan Designation (A) Existing (city), (B) Proposed (A) PR, Planned Residential; (B) LDR, Low Density Residential.
5. site description and surrounding land use The area to be annexed consists of vineyards and row crops with 4 single-family homes. There are residential uses to the north, Harney Lane and agricultural uses to the south, the Woodbridge Irrigation District canal, and residential uses to the east, & a park/drainage basin to the west
6. Zoning (A) Existing, (B) Proposed (A) GA-40 (San Joaquin County); (B) R-1 and 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. Substantiatly 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	—	X	—
l. Result in the disruption or alteration of an archeological, historical or paleontological site	—	X	—
m. Cause or allow substantial increase in consumption in any natural resources.....	—	X	—
n. Results in the use or waste of substantial amounts of fuel or energy.. ..	—	X	—
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads... ..	X	—	—
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.	X	—	—
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.. ..	X	—	—
r. induce substantial growth, concentration or displacement of population	—	—	X
s. Result in an alteration or conflict with existing or planned land uses.....	—	X	—
t. Conflict with adopted plans, goals or policies of the City of Lodi	—	X	—

Adverse impacts of project and their magnitude: 7-i, 7-o, 7-p, 7-q, 7-r See attached - Adverse Impacts

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: See attached.

RECOMMENDATION

X Negative Declaration — EIR Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By A. J. Schroeder Date 8-6-91

CENTURY MEADOWS I, II, III, & IV ADDITION AND PREZONING
Environmental Assessment - Initial Study

Project Description

APNs 058-210-01, 02, 03, 04, & 09 and 058-230-02. At the request of the property owners, the City of Lodi is proposing to annex **six** contiguous parcels of land totaling approximately 175 acres. The City will **also be** rezoning the six parcels as **R-1**, Single Family Residential and **R-2**, Single Family Residential which allows duplex units on corner properties. A portion of the land will be rezoned **PUB**, Public, to provide additional land to the existing park/drainage basin at the west and for a future school site. These zoning designations are consistent with the City's adopted General Plan and its existing land use designations.

Site Description and Surrounding Land Uses

The six properties are located at the south-west corner of the City, bordered by Century Boulevard to the north and Harney Lane to the south. Each parcel of the area to be annexed is currently planted in either vineyards or row crops with four single family farm homes along Harney Lane. The surrounding land uses are apartments to the north, a park/drainage basin to the west, agricultural uses to the south, and the Woodbridge Irrigation District Canal and single family homes to the east. (see Map)

Adverse Impacts of the Project

Annexation and subsequent development of the six properties may cause a substantial reduction of croplands. Annexation and subsequent development will necessitate major improvements to water, sewer, storm drain, electrical lines and public roads. The annexation would change transportation patterns related to existing traffic loads and street capacity. The annexation will increase the demand for or utilization of public services such as schools. The annexation and future development of homes in the area to be annexed may also induce substantial growth of population.

Mitigation Measures to Reduce Adverse Impacts

7-i In order to mitigate the impacts caused by the conversion of prime agricultural land to housing the City has adopted general plan policies in its land use, Growth Management and Conservation Elements. Some of these policies include the establishment of buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the City. The City is also in the process of creating a "right-to-farm" ordinance by which agricultural land shall be protected from nuisance suits brought by surrounding landowners.

7-o In order to mitigate the financial impacts of the provision and installation of public utilities necessary for new development of this annexation and future annexations all on-site improvements such as streets, curbs, gutters, sidewalks, sewer lines, water lines, storm drainage lines and electrical lines are currently, and will continue to be, provided by the subdivider/developer prior to construction.

In addition to the developer's provision of all on site services, the developer will also be required to pay development impact

mitigation fees for capital improvements of existing and proposed water, sewer, storm drainage, police, fire, parks and recreation, and general city facilities. At present all major utilities have sufficient capacity to serve the project area with all required services.

7-p Residential projects of this size will produce a significant amount of additional school-age children. These students would attend the LUSD which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the applicant will be required to pay any school impact fees that may be in effect at the time of approval. Payment of the fees will reduce this impact to a less than significant level. Additional public services such as police and fire will also be needed to meet the increased demand. Police and fire will benefit from the development impact mitigation fees mentioned in the previous paragraph.

7-q In order to mitigate the impacts from traffic related problems resulting from new development of this annexation and future annexations, the City of Lodi has adopted a general plan policy and implementation program in its Circulation Element.

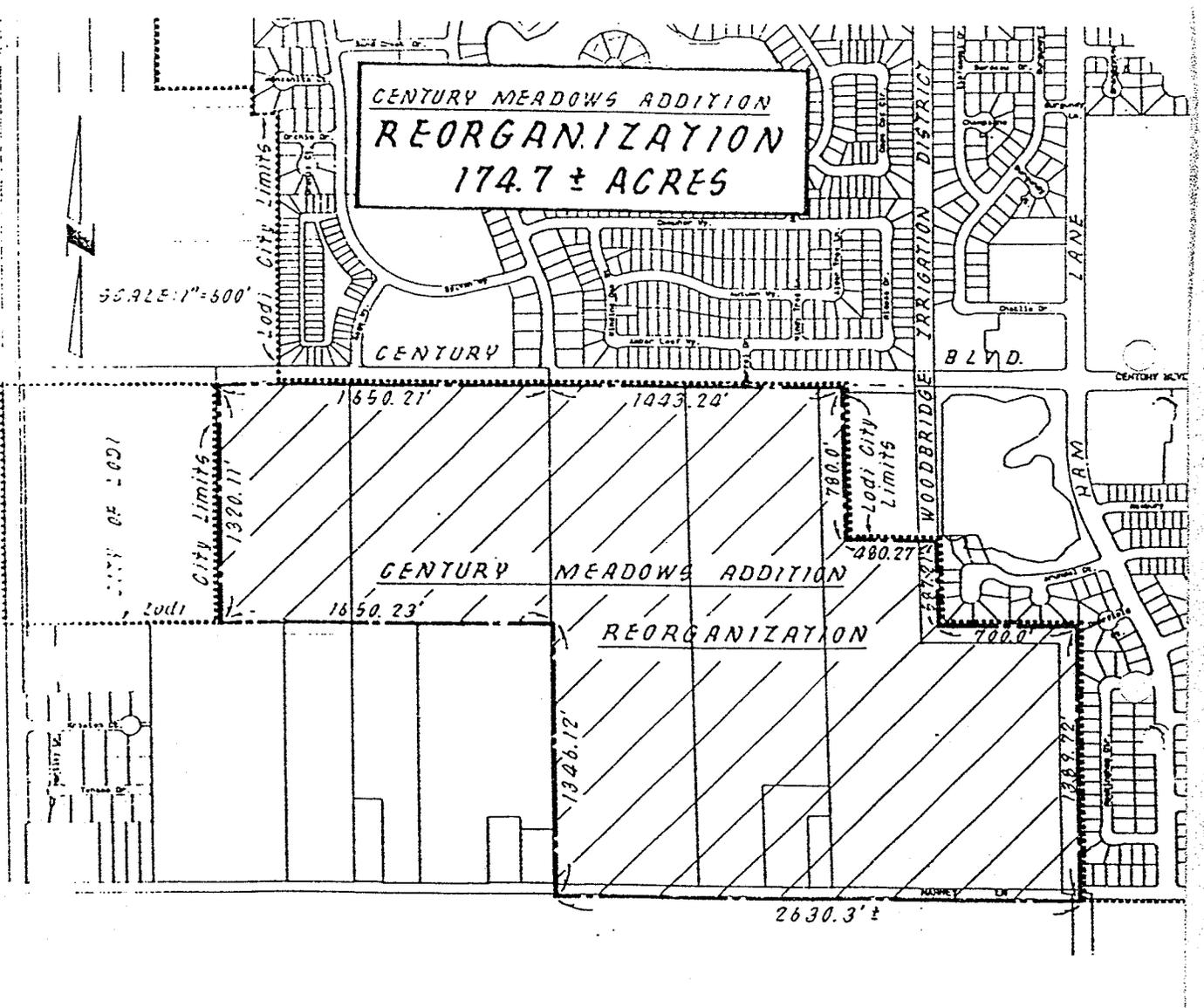
Policy: "The City shall review new developments for consistency with the GP Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees and/or charges. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fee and/or charges."

The traffic impact fee will be used to finance future improvements, such as traffic signals and street widening projects for older intersections and streets recently congested by new development.

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

CENTURY MEADOWS ADDITION
REORGANIZATION
174.7 ± ACRES

SCALE: 1"=600'



CITY OF LODI

CITY Limits

Lodi City Limits

CENTURY MEADOWS ADDITION
REORGANIZATION

IRRIGATION DISTRICT

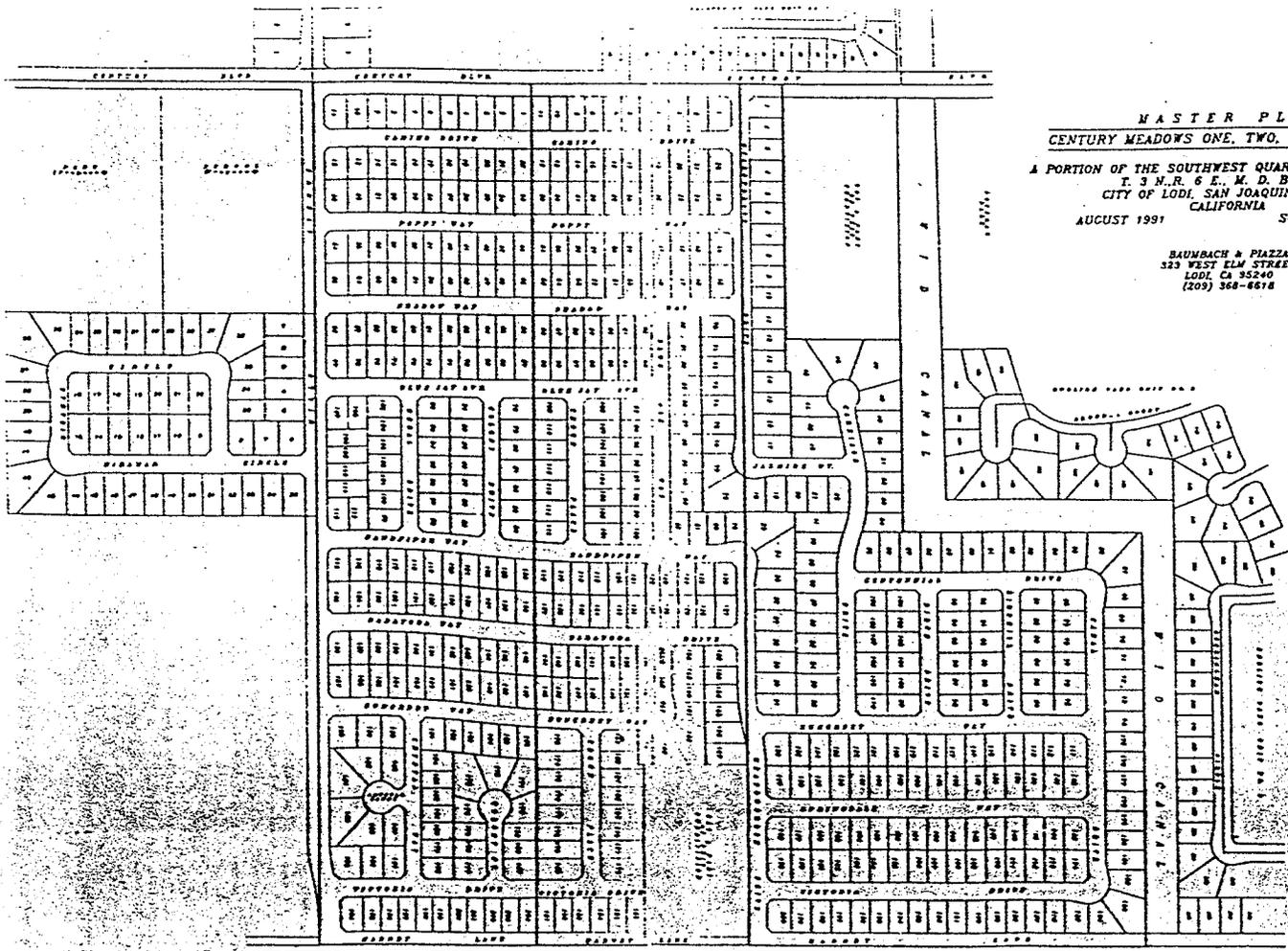
WOODBRIDGE

LANE

BLVD.

P.A.M.

2630.3' ±



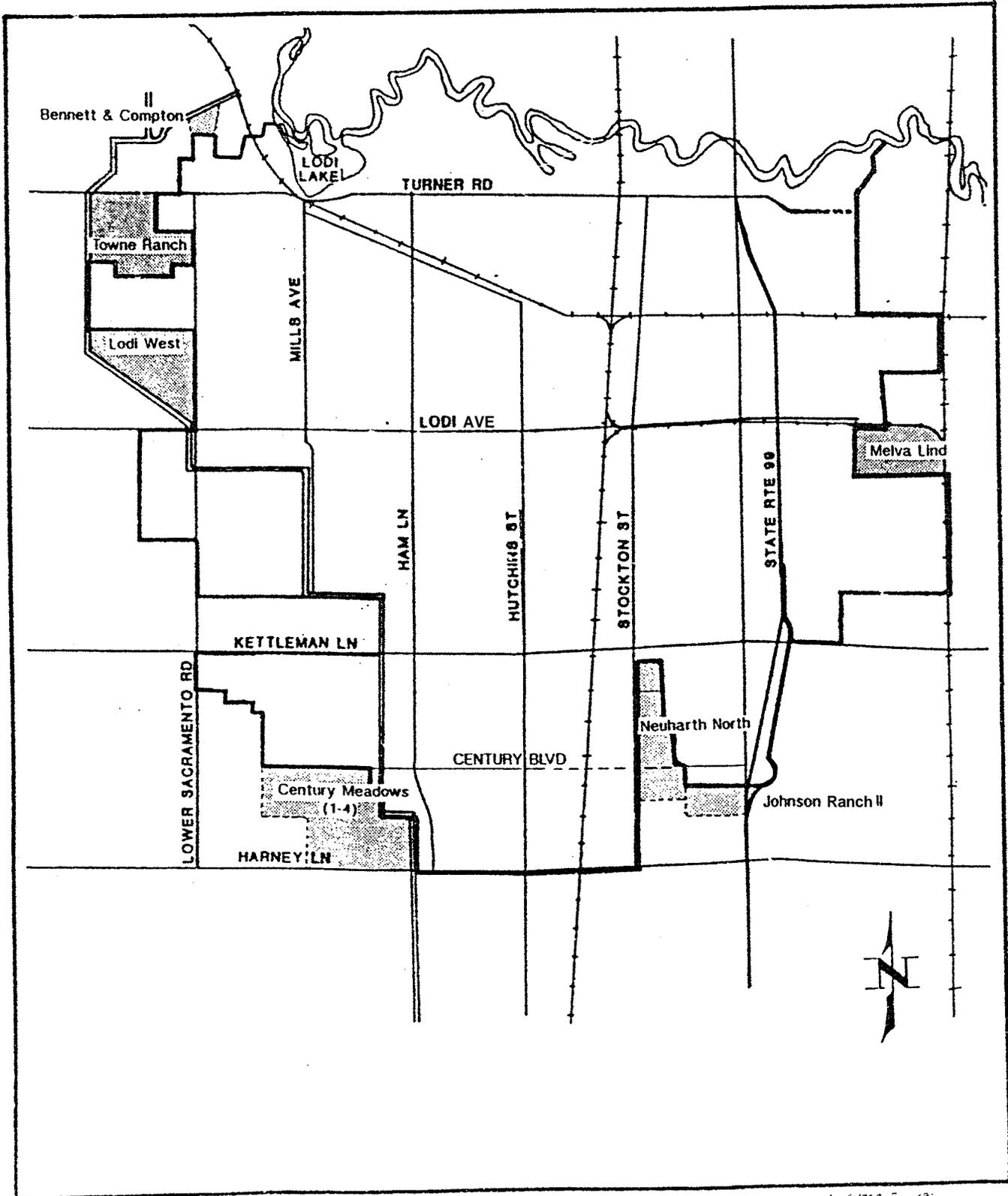
MASTER PLAN
CENTURY MEADOWS ONE, TWO, THREE & FOUR
 A PORTION OF THE SOUTHWEST QUARTER OF SECT 1
 T. 3 N., R. 6 E., M. D. B. & M.
 CITY OF LODI, SAN JOAQUIN COUNTY
 CALIFORNIA
 AUGUST 1991 SCALE: 1"=200'

BAURBACH & PIAZZA
 533 WEST ELM STREET
 LODI, CA 95240
 (209) 368-6618



COMMUNITY DEVELOPMENT
DEPARTMENT

REQUESTED
ANNEXATIONS



Lodi Land Investment

7919 FOLSOM BLVD • SL 50
SACRAMENTO, CA 95826
PHONE (916) 361-1225

BANK OF AMERICA
SACRAMENTO MAIN OFFICE 0148
900 8TH STREET
SACRAMENTO, CA 95814

90-35
1210

PAY Three hundred eighty one ²⁵/₁₀₀ DATE 12-11-91 \$ 381.25

TO THE
ORDER
OF

• LAFCO

CAMRAY DEVELOPMENT - TRUST ACCOUNT

John C. Walker



DELMAR BATCH FARMS
 DELMAR BATCH
 DORIS BATCH

REMITTANCE ADVICE					

11-57/711
1210



PAY

Seven Hundred Sixty two & 50/100

DOLLARS

TO THE ORDER OF	DATE	CHECK NO.	CHECK AMOUNT
<i>Local Agency Formation Com</i>	<i>12/9/91</i>	<i>for annex fees</i>	<i>762.50</i>

% Brumback & Piaggio
323 W. Elm St
Lodi CA 95240

DELMAR BATCH FARMS

Doris Batch

 **FIRST INTERSTATE BANK of California**
 LODI OFFICE LODI, CA 95240



R. L. LEE BUILDING ACCOUNT

00511

INVOICE NO.	DATE	GL ACCT. #	DESCRIPTION	NET CHECK AMOUNT
Fees	12-6-91		La ^{co} Fees Century Meadows	\$381.25

R. L. LEE BUILDING ACCOUNT

P O BOX 485
SAN PABLO, CA 94806
(415) 233-7120

CHECK NO. 00511

SECURITY PACIFIC NATIONAL BANK
SAN FRANCISCO MAIN BRANCH
291 CALIFORNIA STREET
SAN FRANCISCO, CA 94111

11-4
12to

Three Hundred and Eighty One and .25/100's

DATE
12-6-91

CHECK AMOUNT
\$381.25

BY
OTHER
ORDER OF

L A F C O

Handwritten signature

