

CITY COUNCIL MEETING

June 14, 1975

CHURCH OF JESUS
CHRIST OF
LATTER-DAY SAINTS
REORGANIZATION
AND DETACHMENT

RES. NO. 81-75

Agenda item "n" - "Church of Jesus Christ of Latter-Day Saints (LDS) Reorganization and Detachment from the Woodbridge Rural Fire Protection District and the Woodbridge Irrigation District", was introduced by Community Development Director Schroeder who presented diagrams of the subject area.

Speaking on behalf of the proposed annexation was James O. Beus, Attorney, representing the Church of Jesus Christ of Latter-Day Saints, 311 E. Main Street, #520, Stockton, California.

A lengthy discussion followed, including the topic of who will bear the cost of utility extension including the eventual extension of Century Boulevard.

On motion of Councilman Katnich, Hughes second, Council certified the Negative Declaration for Church of Jesus Christ of Latter-Day Saints Reorganization.

On motion of Councilman Katnich, Hughes second, Council adopted Resolution No. 81-75 approving the application to LAFCO of the Church of Jesus Christ of Latter-Day Saints (LDS) reorganization and detachment from the Woodbridge Rural Fire Protection District and the Woodbridge Irrigation District with the understanding that utility extension costs, including streets, are to be borne by the developers. The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnich, and McCarty

Noes: Councilmen - None

Absent: Councilmen - Murphy and Pinkerton

CITY COUNCIL

JAMES A. McCARTY, Mayor
ROBERT G. MURPHY, Mayor Pro Tem
RICHARD L. HUGHES
WALTER KATNICH
JAMES W. PINKERTON, Jr

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
POST OFFICE BOX 320
LODI, CALIFORNIA 95241
(209) 334-5634

HENRY A. GRAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

June 19, 1981

Mr. Gerald F. Scott
Executive Officer
Local Agency Formation Commission
County Courthouse, Room 153
222 East Weber Avenue
Stockton, CA 95202

Re: "CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ADDITION" REORGANIZATION
TO THE CITY OF LODI AND DETACHMENT FROM THE WOODBRIDGE RURAL FIRE
PROTECTION DISTRICT AND WOODBRIDGE IRRIGATION DISTRICT

Gentlemen:

Enclosed please find the following documents pertaining to the aforementioned reorganization and detachment:

1. Three (3) copies of "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 (area and vicinity maps).
4. Filing fee of \$300.00.
5. Seven (7) copies of Resolution No. 81-75 - "Resolution of the Lodi City Council for the application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed "Church of Jesus Christ of Latter Day Saints Addition" reorganization, including the detachment of certain territory within the area proposed for annexation to the City of Lodi".

Also enclosed please find a copy of the Negative Declaration.

We have also enclosed herewith the subject Notice of Determination and the Environmental Documentation.

Please do not hesitate to call, should you need additional information regarding this matter.

Very truly yours,

Doreen L. Gaugel
Doreen L. Gaugel
Deputy City Clerk

Enc.

JUSTIFICATION OF PROPOSAL
for Reorganization or Change of Organization Affecting Local Agencies

Filed with Local Agency Formation Commission of San Joaquin County
c/b Dewey E. Mansfield, Executive Officer
County Courthouse, Room 153
222 East Weber Avenue Phone: (209) 944-2196 Date: 5/20/81
Stockton, California 95202

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 & 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.

JAMES B. SCHROEDER, Community Development Director, 221 W. Pine Street, Lodi, Ca 95240

(name) (address)

JAMES O. BEUS, Attorney, 311 E. Main Street #520, Stockton, CA 95202

(name) (address)

ALICE REIMCHE, City Clerk, 221 West Pine Street, Lodi, CA 95240

(name) (address)



(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:
Annexation of "CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS (LDS) ADDITION" to City of Lodi and detachment of this area from the Woodbridge Rural Fire Protection District, Woodbridge Irrigation District
2. Statutory provisions governing proceedings:
Title 6 Division (commencing with Section 56000) of California Government Code, DRA of 1965.

3. Do proposed boundaries create an island or corridor of unincorporated territory?
NO
4. Do proposed boundaries split lines of assessment or ownership?
NO
5. Land area affected: square miles _____ acres 10±
6. Population in subject area: 0 7. Number of registered voters: 0
8. Registered voter density (per acre): 0 9. Number of dwelling units: 0
10. Estimate of population increase in next 10 years: 0 - If developed for church;
County map condition states no residential development for 10 years.
11. Present land use of subject area:
Vineyard.
12. What is the intended development of this area:
Future church.
13. Present zoning:
GA-40
14. Describe proposed zoning changes:
U-H
15. Assessed value of land: \$ Unknown at this time. Currently included by Assessor as a
part of 52± acre parcel 057-130-94, and 8.46 acre parcel 057-130-95.
16. Assessed value of improvements: \$ n/a
17. Value of publicly owned land in area: \$ 3,000 + WID right of way.
18. Governmental services required by this proposal which are not presently available:
When developed will require sewer, water, drainage, and street access.
19. What alternative measures would provide services listed in Item 18 above?
Sewer line in ground other service may be installed in conjunction with
development of adjoining properties.
20. What modifications must be made to existing utility and governmental facilities to
provide services initiated by this proposal?
None at this time.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?
None at this time.
22. How will such costs be met? By developer(s)
(See No. 19)
23. Will provisions of this proposal impose greater than normal burden on servicing agency
or affected property?
NO
24. Check here if you are submitting further comments and evaluations on additional pages.

Negative Declaration

**CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS**

Reorganization

A portion of the Southeast Quarter of Section 14, Township 3 North Range 6 East, Mount Diablo Base and Meridian being more particularly described as follows:

Beginning at the Southwest corner of LOBAUGH SOUTH ANNEXATION as annexed to the City of Lodi May 16, 1981 by Resolution No. 81-50, said point being also in the North line of said Southwest Quarter; thence North $89^{\circ} 12' 00''$ West, along said North line and existing City Limit line, 453.17 feet; thence leaving said City Limit line, South $00^{\circ} 05' 52''$ West, 780.00 feet; thence South $89^{\circ} 12' 00''$ East, 453.17 feet to a point in the East line of J.C. BECKMAN ADDITION as annexed to the City of Lodi August 21, 1969 by Ordinance No. 901, said point being also in the East line of the WOODBRIDGE IRRIGATION DISTRICT right of way; thence North $00^{\circ} 05' 52''$ East, along said East line and existing City Limit line, 780.00 feet to the POINT OF BEGINNING.

Containing 8.1 acres.



CITY OF LODI
**CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
REORGANIZATION**

057-130-94,95, & 96

KETTLEMAN LANE

TAMBA RANCH

Lakeshore Village Subdivision

LOBAUGH SOUTH REORGANIZATION

LAFCO Approval 4/17/81
Council Approval 5/6/81

CENTURY BLVD

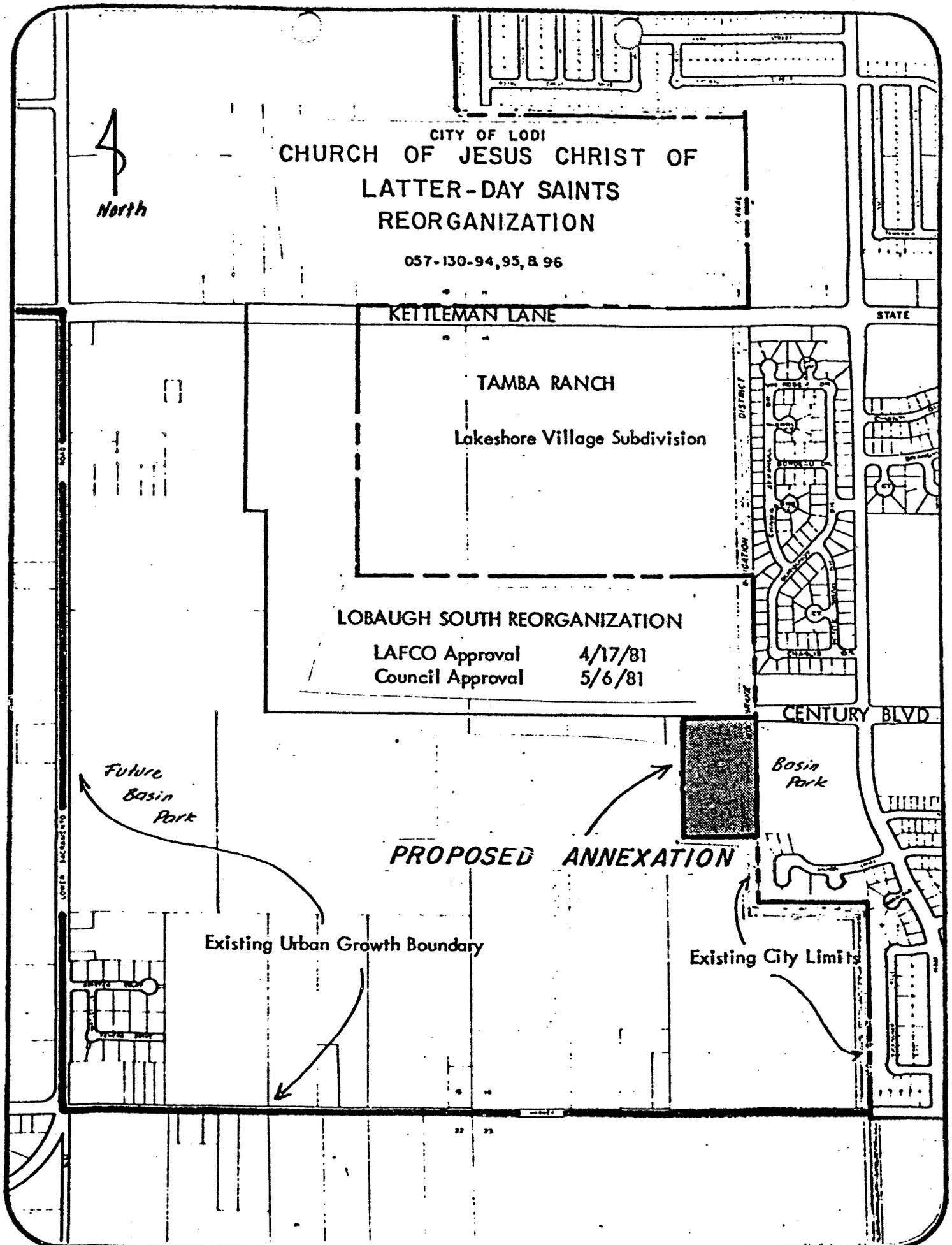
Basin Park

PROPOSED ANNEXATION

Existing Urban Growth Boundary

Existing City Limits

Future Basin Park



JAMES O. BEUS
ATTORNEY AT LAW
311 EAST MAIN STREET, NO. 520
STOCKTON, CALIFORNIA 95202
(202) 948-1906

DATE	REFERENCE	DESCRIPTION	AMOUNT OF CHECK
06/22/81	518	CHURCH/LDS	300.00***

PLEASE DETACH BEFORE DEPOSITING

JAMES O. BEUS
ATTORNEY AT LAW
311 EAST MAIN STREET, NO. 520
STOCKTON, CALIFORNIA 95202
(202) 948-1906

UNION SAFE DEPOSIT BANK
Stockton, California
90-108
1211

00434

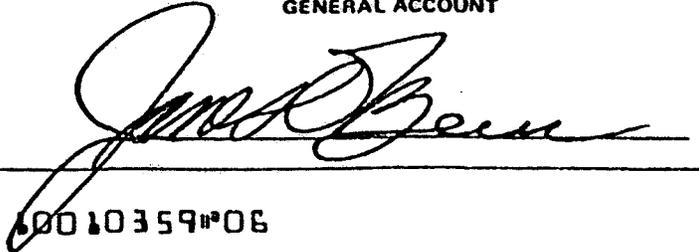
THREE HUNDRED and 00/100**

DATE	AMOUNT
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06/22/81	\$300.00*****
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GENERAL ACCOUNT

LAPCO
DER



⑆000434⑆ ⑆121101082⑆

⑆0010359⑆06

Speed Letter.

From JAMES O. BEUS, Attorney at Law

SUITE 520, 311 EAST MAIN STREET

STOCKTON, CALIFORNIA 95202

Telephone: (209) 948-1906

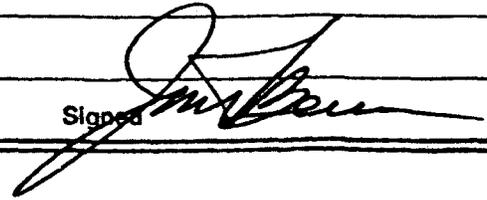
*Barbara -
Fodi City Planning Dept.
HIS County Application*

-No. 98 WFOLE
MESSAGE

*Attached is our check covering fees for
434 \$300.00*

Date

Signed



REPLY

Date

Signed

Wilson Jones
PRINTED IN U.S.A.

RETAIN WHITE COPY, RETURN PINK COPY

RESOLUTION NO. 81-75

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED "CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ADDITION" REORGANIZATION INCLUDING DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

WHEREAS, this proposal is made pursuant to the District Reorganization Act of 1965 contained in Division 1 of Title 6 (commencing with Section 56000) of the California Government Code, and;

WHEREAS, the nature of the proposed change of organization is the annexation of the City of Lodi of an area comprising 20 acres, more or less, and the withdrawal of said 20 acres from the Woodbridge Rural Fire Protection District and Woodbridge Irrigation District and described and depicted in Exhibit "A".

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 Fire Protection District and Woodbridge Irrigation District is uninhabited;

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.
- (6) Future inhabitants of a City residential subdivision 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 City Council of the City of Lodi that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Church of Jesus Christ of Latter Day Saints" reorganization which includes annexation of 20 acres from the Woodbridge Rural Fire Protection District and Woodbridge Irrigation District as described and depicted in Exhibit "A" attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: June 17, 1981

I hereby certify that Resolution No. 81-75 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 17, 1981 by the following vote:

Ayes: Councilmen - Hughes, Katnich, and McCarty

Noes: Councilmen - None

Absent: Councilmen - Murphy and Pinkerton

Doreen L. Gaugel
DOREEN L. GAUGEL
Deputy City Clerk

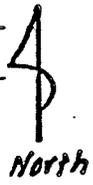
CHURCH OF JESUS CHRIST
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Containing 8.1 acres.



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CHURCH OF JESUS CHRIST OF
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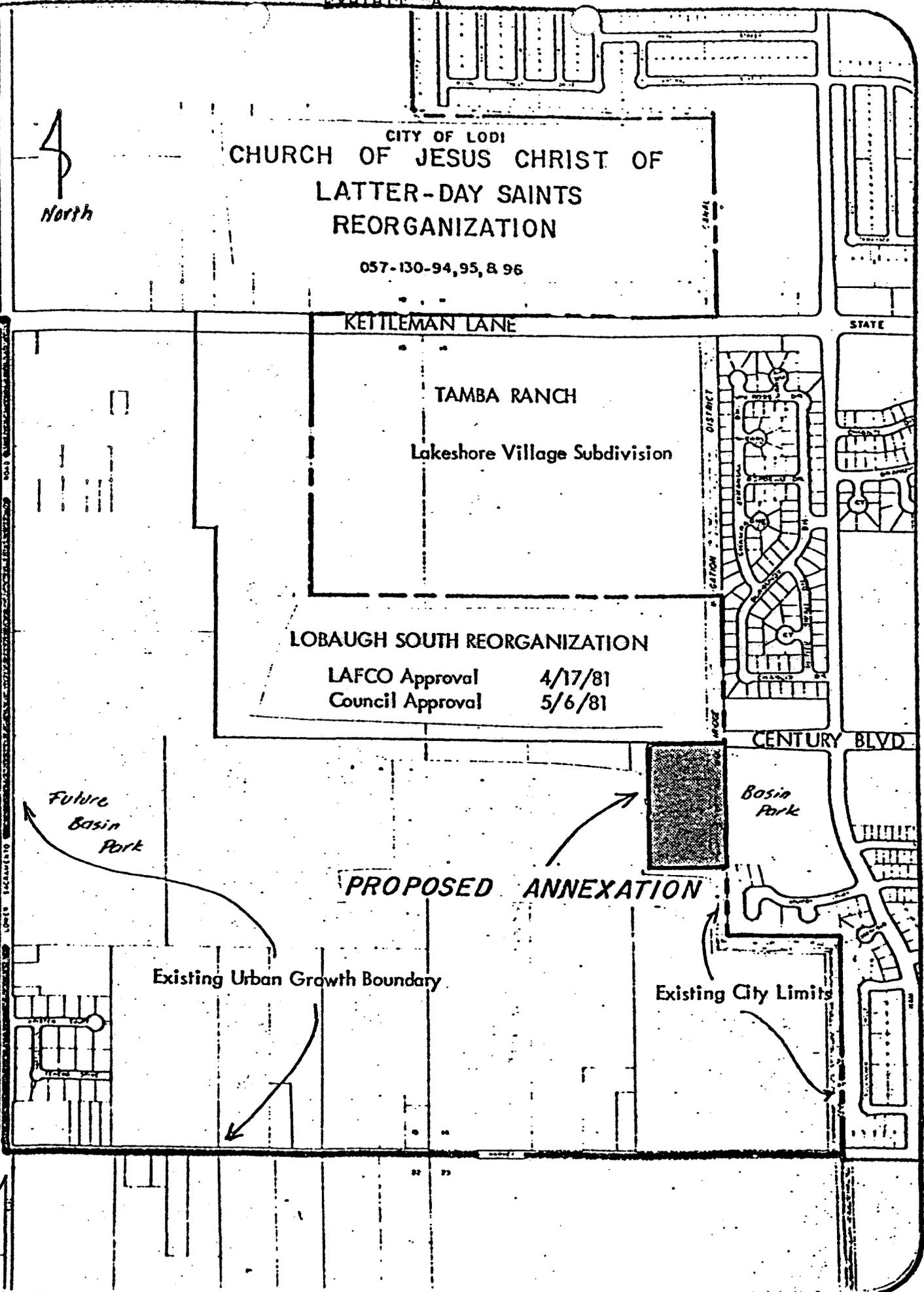
Future
Basin
Park

Basin
Park

PROPOSED ANNEXATION

Existing Urban Growth Boundary

Existing City Limits



NEGATIVE DECLARATION

ND-81-9

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 May 20, 1981 Project Title: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS (LDS)

Responsible Agency: Lodi Planning Dept. Contact Person: M. STARR

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:
Church of Jesus Christ of Latter Day Saints (LDS)

Address: c/o James O. Beus City: Stockton County: San Joaquin
311 E. Main Street #520 95202

Area Code: (209) Phone: 948-1906

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

ANNEXATION TO CITY OF LODI OF 8.1 ACRES AT SOUTHWEST CORNER OF WOODBRIDGE

IRRIGATION CANAL AND FUTURE EXTENSION OF CENTURY BOULEVARD FOR FUTURE

CHURCH CONSTRUCTION AND DETACHMENT FROM WOODBRIDGE RURAL FIRE PROTECTION

DISTRICT, WOODBRIDGE IRRIGATION DISTRICT

Project Location City
LODI

Project Location County
SAN JOAQUIN COUNTY

Last Date to Appeal:
JUNE 1, 1981

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

NOTICE OF DETERMINATION

LEAD AGENCY: City of Lodi Community Development Department
221 West Pine Street
Lodi, CA 95240

TO: Secretary for Resources FROM: CITY OF LODI
1416 Ninth Street, Room 1311
Sacramento, CA 95814

County Clerk
County of San Joaquin

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

PROJECT TITLE: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS (LDS) (ND-81-9)

STATE CLEARINGHOUSE NUMBER: ---

The City of Lodi has made the following determinations regarding this project:

1. The project has been approved by the Lead Agency.
 disapproved
2. The project will have a significant effect on the environment.
 will not
3. An Environmental Impact Report has been prepared for this project.
4. A statement of overriding considerations is attached.
5. A Negative Declaration has been prepared for this project and a copy is attached.

DATE: June 19, 1981

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - LDS ANNEXATION
2. LOCATION West side of WID - south of future extension of Century Blvd.
3. PROJECT DESCRIPTION Annexation of uninhabited territory for future development as a church. Includes portion of WID Canal (approximately 1.7 acres) and parcel previously dedicated to City for extension of Century Boulevard (.32 acres) Total acres 8.1.
4. General Plan Designation (A) Existing (city), (B) Proposed Low Density Residential; (B) No change proposed.
5. Site description and surrounding land use Site - vineyard - vineyard to west, north and south; canal and Beckman Park to east; in-process residential subdivision to north.
6. Zoning (A) Existing, (B) Proposed (A) County GA-40; (B) City - Unclassified Holding (UH)

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>minor alteration</u>	___	X	___
b. Substantially degrade surface or groundwater quality..	___	X	___
c. Substantially deplete surface or groundwater resources.....	___	X	___
d. Substantially interfere with groundwater flow or recharge.....	___	X	___
e. Cause a significant affect related to flood, erosion or siltation.....	___	X	___
f. Substantial interference with the habitat of any species of fish, wildlife or plant.....	___	X	___
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors.....	___	X	___
h. Substantially increase ambient noise or glare level for adjoining areas.....	___	X	___
i. Substantial reduction of existing cropland.....	___	X	___
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards.....	___	X	___

	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..... (Not until ready to build)	___	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: Potential 6-acre decrease in use of land for agriculture. Property development will require major street extension and extension of water and electric lines.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: Is within urban growth area of City. Condition on parcel map prohibits development of parcel, except for church purposes for 10 years. Utility extensions (including street and bridge) at developer expense. Portions of utilities may be extended to serve land developing to the north. Temporary on-site pond may be possible if parcel develops before drainage system complete. Must have Council approval.

RECOMMENDATION

Negative Declaration EIR Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By Maryjoan Hunt Date 5/20/81