

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	COUNCIL MEETING DATE	NO.
FROM: THE CITY MANAGER'S OFFICE	July 1, 1987	
SUBJECT: REQUEST FOR MEASURE "A" ELECTIONS - NOVEMBER 3, 1987		

RECOMMENDED ACTION: The City Council adopt the necessary measures to place the following requests on the November 3, 1987 Special Election Ballot.

BACKGROUND: Measure "A", The Greenbelt Initiative, as adopted by the electorate on August 25, 1981 requires that any additional area to be placed on the Land Use Element of the General Plan be approved by a vote of the people.

The City Staff has received the following requests for Measure "A" elections:

1. Lodi Park West Estates (formerly the Batch Property) is a one hundred acre project bounded by Lodi Park West Subdivision on the north, Lower Sacramento Road on the east, and the Woodbridge Irrigation District Canal on the south and west.

The project contains 316 single-family lots, a 9.4 acre site for 141 senior citizen housing units; a 10 acre elementary school site and a 14 acre addition to Westgate Park-Storm Drainage Basin.

Jones and Stokes Associates, Inc. is presently preparing the Environmental Impact Report for this project.

As th Batch Property, this project has been defeated at the last three Measure "A" elections.

2. Taves Park is a 24.03 acre project located at the southeast corner of Lower Sacramento Road and Kettleman Lane (State Route 12).

The project contains 71 single-family lots, 12 duplex lots, a shopping center site of approximately 10.5 acres at the major street intersection, and some R-C-P, deveiopment along a portion of the Kettleman Lane frontage to match Lakeshore Village and The Meadows.

The project was defeated in the November, 1985; and 1986 elections.

3. Johnson Ranch II is a 30.6 acre project located south of the Johnson-Tandy Ranch developments and west of South Cherokee Lane.

As proposed, the project contains 145 single-family lots. The Environmental Impact Report has been completed and certified for this project.

Johnson Ranch II was defeated in the November, 1986 election.

4. Towne Ranch is a 78.3 acre project bounded by West Turner Road on the north, Lower Sacramento Road on the east, Park West Subdivision on the South, and the Woodbridge Irrigation District Canal on the west.

The project contains 397 single-family lots. When Towne Ranch was defeated at the November, 1986 election it contained 248 single-family lots and 499 multiple-family units on 27.7 acres. It has been modified to meet what the developer believes are the voters' wishes.

The Environmental Impact Report, which was certified last year, will be amended to reflect the changes.

5. Bridgetowne Estates and the Addition to Wine and Roses Country Inn is a 61.6 acre project bounded by the Woodbridge Irrigation Canal on the west and north, Lilac Street and Woodhaven Drive on the east, and West Turner Road on the south.

The project contains 225 single-family lots; acreage for the expansion of the Wine and Roses Country Inn; and the bridge crossing of the Canal.

Jones and Stokes Associates, Inc., is preparing the Environmental Impact Report for this project.

6. Century Meadows, Unit No. 1 is bounded on the north by Century Boulevard, on the west by the Woodbridge Irrigation District Canal, on the south by Harney Lane and a line 480.67 feet west of the W.I.D. measure along Century Boulevard on the east.

The project contains 43.3 acres and 221 single-family lots.

Jones and Stokes Associates, Inc. is preparing the Environmental Impact Report for this project.,

7. Century Meadows, Unit No. 2 is bounded on the north by Century Boulevard, Harney Lane on the south and is located between 480.67 feet and 1139.47 feet west of the W.I.D. Canal as measured along Century Boulevard.

The project contains 35.5 acres and 186 single-family lots.

Jones and Stokes Associates, Inc., is preparing the Environmental Impact Report on this project.

8. Century Meadows, Unit No. 3 is bounded on the north by Century Boulevard, Harney Lane on the south and is located between 1139.47 feet and 1798.27 feet west of the W.I.D. Canal as measured along Century Boulevard.

The property contains 39.5 acres and 198 single-family lots.

Jones and Stokes Associates, Inc. is preparing the Environmental Impact Report for this project.

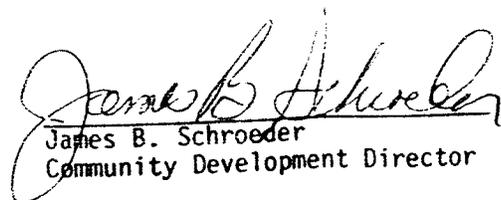
9. Century Meadows, Unit No. 4 is bounded by Century Boulevard on the north, a line 2609.48 east of Lower Sacramento Road on the east, a line 1320 feet south of Century Boulevard on the south and Park-Basin G on the west.

The project is 41.7 acres in size and contains 201 single-family lots, an 8.3 acre addition to Park-Basin G and a 2.4 acre institutional site.

Jones and Stokes Associates, Inc., is preparing the Environmental Impact Report for this project.

10. Woods School is an existing Kindergarten - 8th Grade facility bounded by Academy Street (Woodbridge) on the north, the SPRR right-of-way and Lower Sacramento Road on the east, the Woodhaven North Subdivision on the south, and Lilac Street on the west.

The Lodi Unified School District Board of Trustees has requested the inclusion of the 11.38 acre school site so that the district can obtain City services.


James B. Schroeder
Community Development Director

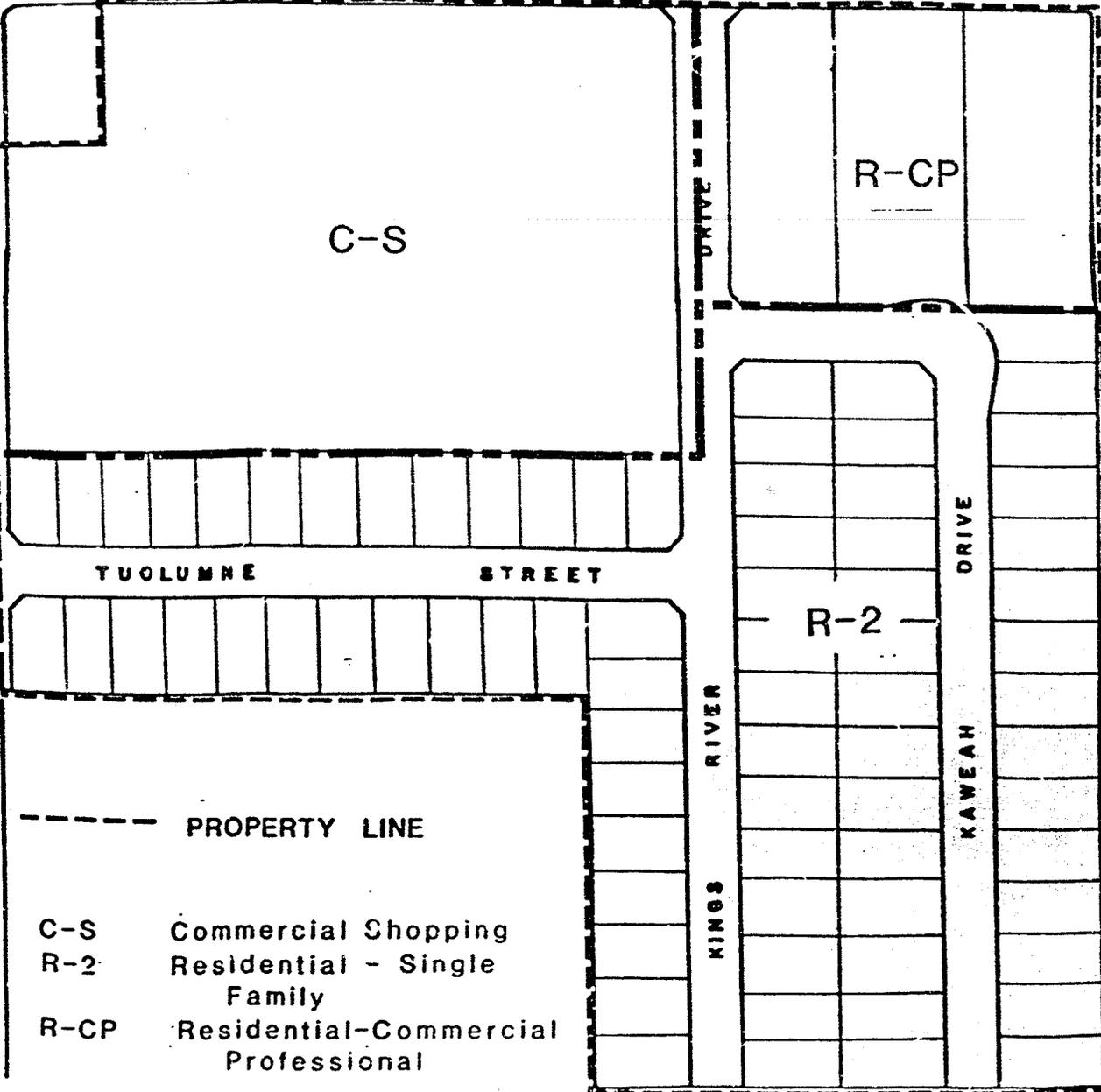
Attachments

F/C/1
TXTD.01B

EXHIBIT 5
 TAVES PARK
 ALTERNATIVE B

KETTLEMAN LANE (STATE RT. 12)

LOWER SACRAMENTO ROAD

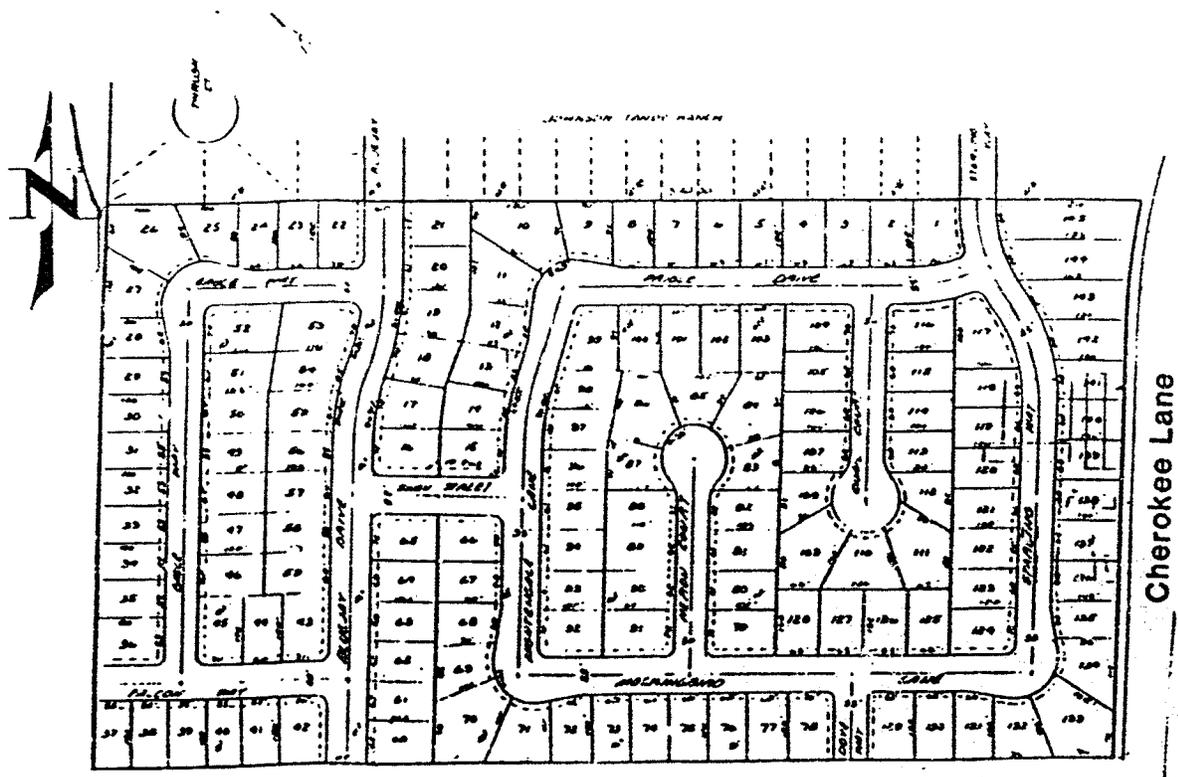


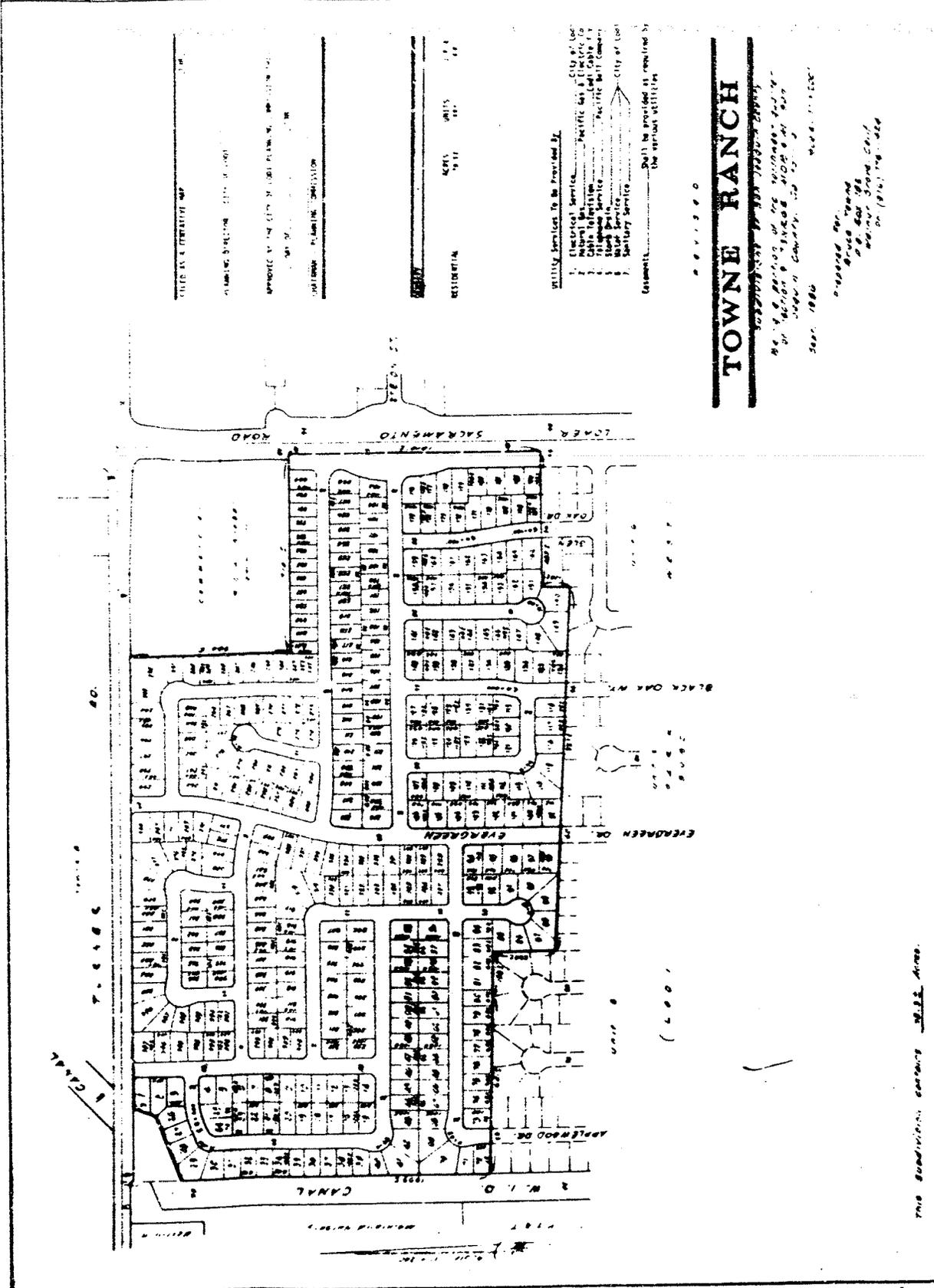
PROPERTY LINE

C-S Commercial Shopping
 R-2 Residential - Single Family
 R-CP Residential-Commercial Professional

EXHIBIT 2

JOHNSON RANCH II
TENTATIVE SUBDIVISION MAP





TOWNE RANCH
 SACRAMENTO COUNTY PLANNING DEPARTMENT
 CIVIL ENGINEER
 2000 J STREET, SACRAMENTO, CALIF. 95811

RESIDENTIAL

AREA	1.11	1.11
UNITS	111	111

UTILITY SERVICES TO BE PROVIDED BY:
 1. Electrical Service - City of Los
 2. Water Service - Pacific Gas and Electric
 3. Sewer Service - Pacific Gas and Electric
 4. Gas Service - Pacific Gas and Electric
 5. Telephone Service - Pacific Bell Company
 6. Cable Service - City of Los
 7. Sanitary Service - City of Los

Assessment: _____ Shall be provided at required by the applicant utilities.

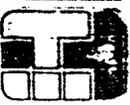
TOWNE RANCH
 SACRAMENTO COUNTY PLANNING DEPARTMENT
 CIVIL ENGINEER
 2000 J STREET, SACRAMENTO, CALIF. 95811

Prepared by:
 TOWNE RANCH
 1000 J STREET, SACRAMENTO, CALIF. 95811
 ON 12/10/78

THIS SUBDIVISION CONTRACT 20332 AIMS

ADJACENT PARCELS ARE
 21174
 21175
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 21180

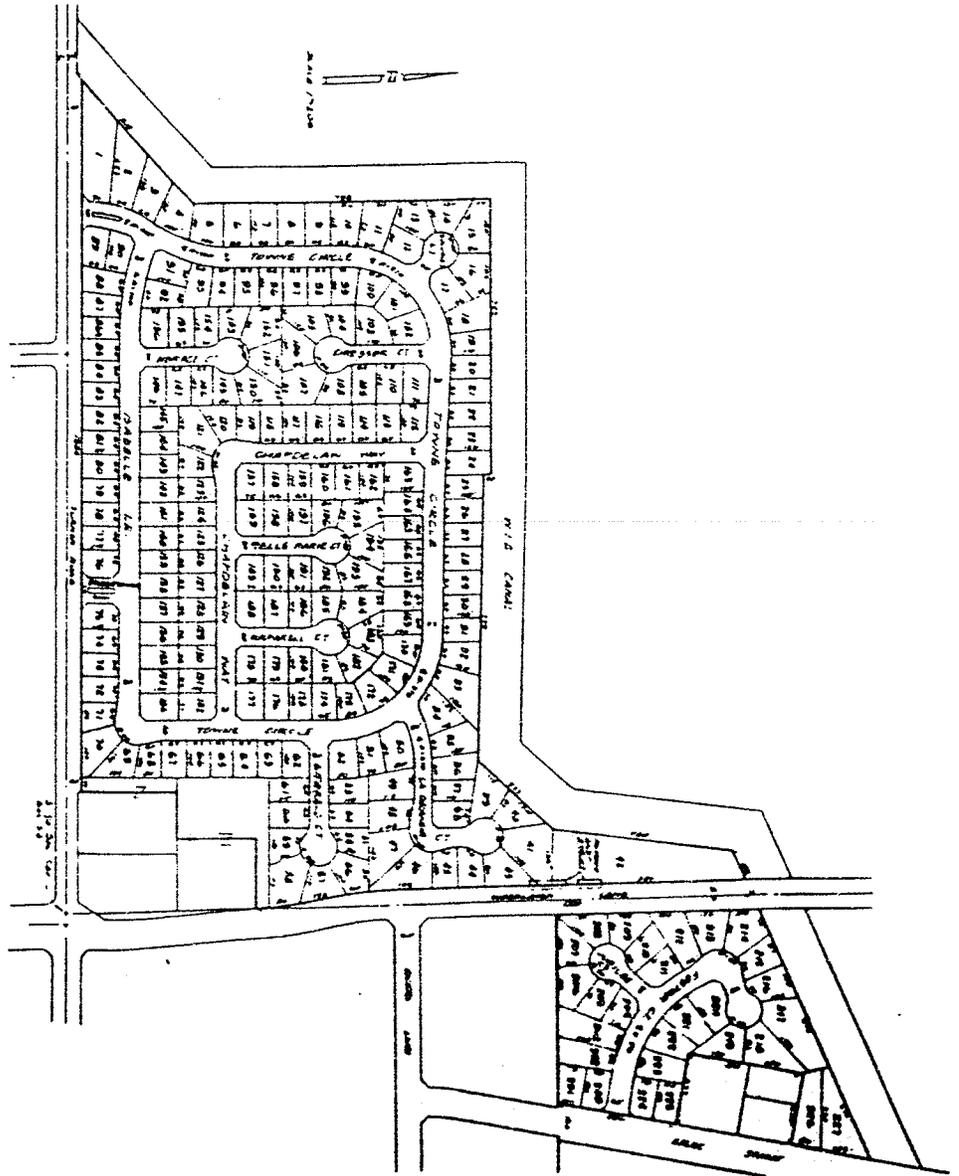
VESTING TENTATIVE MAP-TRACT NO 2133
 BRIDGETOWNE ESTATES
 BEING A PORTION OF THE SOUTH HALF OF
 SECTION 34, T.4 N., R. 8 E., N.D.B. & M.
 SAN JOAQUIN COUNTY, CALIFORNIA



THOMPSON-HYSELL
ENGINEERS
 1141 WEST STREET, ROOM 119, SAN JOAQUIN, CALIFORNIA
 (408) 781-0800

Prepared by *Stephen Thompson*
 Date: _____
 Title: _____

SHEET
 1
 OF
 1



TOTAL AREA 216
 225 LOTS

OWNER:
 BRIDGETOWNE ESTATES
 1141 WEST STREET, ROOM 119
 SAN JOAQUIN, CALIFORNIA 95208

PREPARED BY:
 Stephen Thompson
 1141 WEST STREET, ROOM 119
 SAN JOAQUIN, CALIFORNIA 95208
 (408) 781-0800

REMARKS: APPROVED BY THE BOARD OF SUPERVISORS:
 1) ELECTRICAL SERVICES _____ CITY OF Lodi
 2) NATURAL GAS _____ PACIFIC GAS & ELECTRIC CO.
 3) CABLE TELEVISION _____ Lodi Cable T.V.
 4) WATER MAINS _____ PACIFIC SALT COMPANY
 5) WATER SERVICE _____ CITY OF Lodi
 6) SEWER SERVICE _____
 7) SANITARY SERVICES _____
 SHALL BE PROVIDED AS SPECIFIED
 BY THE VARIOUS UTILITIES.

APPROVED BY THE CITY OF Lodi Planning Commission THIS
 DATE OF _____ 1981.

FILED AS A TENTATIVE MAP _____ 1981.
 PLANNING DEPARTMENT - CITY OF Lodi

**WOODBIDGE SCHOOL
REORGANIZATION**

015-060-17 , 015-170-10

DISTRICT

CAROLINA STREET

IRRIGATION

ACADEMY

STREET

LOWER SACRAMENTO

LILAC

11.44 Ac.

**EILERS
REORGANIZATION**

FOREN

ROAD

ARVILLA

LE JON

STREET

015-060-17, 015-170-10

RESOLUTION NO. 87-81

RESOLUTION AUTHORIZING THE PLACING OF VARIOUS MEASURES
PERTAINING TO ORDINANCE NO. 1237 ADOPTED BY A VOTE OF THE PEOPLE
AUGUST 25, 1981 ON THE NOVEMBER 3, 1987 GENERAL ELECTION BALLOT

WHEREAS, the electorate on August 25, 1981 adopted Measure "A",
the Green Belt Initiative (Ordinance No. 1237); and

WHEREAS, said initiative removed certain areas from the Land Use
Element of the Lodi General Plan; and

WHEREAS, those areas so removed can only be added to the Land Use
Element, either in whole or in part, by subsequent vote of the
electorate.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City
of Lodi does hereby order that, pursuant to Ordinance No. 1237 entitled
"An Ordinance Amending the Land Use Element of the City General Plan as
adopted October 5, 1955 Removing from the Land Use Element any Area not
Within the Corporate Limits of the City on the Date of Adoption of
Ordinance and Will require a Vote of the People to Again Include this
Area in the Land Use Element" the measures listed on Exhibit "A"
attached hereto and thereby made a part hereof, will appear on the
November 3, 1987 ballot for the purpose of allowing the voters of the
City of Lodi to voice their opinions on the subject proposed amendment
to the City's Land Use Element of the General Plan.

Dated: July 1, 1987

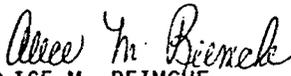
I hereby certify that Resolution No. 87-81 was passed and
adopted by the City Council of the City of Lodi in a
regular meeting held July 1, 1987 by the following vote:

Ayes: Council Members - Reid, Snider & Olson (Mayor)

Noes: Council Members - Hinchman & Pinkerton

Absent: Council Members - None

Abstain: Council Members - None


ALICE M. REIMCHE
City Clerk

Approved as to form



Ronald M. Stein
City Attorney

EXHIBIT A

BALLOT MEASURES

MEASURE "A" ELECTION - NOVEMBER 3, 1987

LODI PARK WEST ESTATES

Shall the Land Use Element of the Lodi General Plan be amended to include Lodi Park West Estates, a 100 acre project containing 316 single-family lots; a 9.4 acre site for 141 senior citizens housing units; a 10 acre elementary school site; and a 14 acre addition for the completion of the Westgate Park-Storm Drainage Basin, bounded by Lodi Park West Subdivision on the north, Lower Sacramento Road on the east, and the Woodbridge Irrigation District Canal on the south and west?

TAVES PARK

Shall the Land Use Element of the Lodi General Plan be amended to include Taves Park, a 23.6 acre project containing 71 single-family lots; 12 duplex lots; a shopping center site of 10.5 acres; and office institutional uses located at the southeast corner of Lower Sacramento Road and West Kettleman Lane (State Route 12)?

JOHNSON RANCH II

Shall the Land Use Element of the Lodi General Plan be amended to include Johnson Ranch II, a 30.6 acre project containing 145 single-family lots, located south of the Johnson-Tandy Ranch Developments and west of South Cherokee Lane?

TOWNE RANCH

Shall the Land Use Element of the Lodi General Plan be amended to include Towne Ranch, a 78.3 acre project containing 397 single-family lots bounded by West Turner Road on the north, Lower Sacramento Road on the east, Lodi Park West Subdivision on the south, and the Woodbridge Irrigation District Canal on the west?

BRIDGETOWNE ESTATES AND THE ADDITION TO WINE AND ROSES COUNTRY INN

Shall the Land Use Element of the Lodi General Plan be amended to include Bridgetowne Estates and the addition to Wine and Roses Country Inn, a 61.6 acre project containing 225 single-family lots and acreage for the expansion of the Wine and Roses Country Inn, bounded by the Woodbridge Irrigation District Canal on the north and west, Lilac Street and Woodhaven Drive on the east, and West Turner Road on the south?

CENTURY MEADOWS, UNIT NO. 1

Shall the Land Use Element of the Lodi General Plan be amended to include Century Meadows, Unit No. 1, a 43.3 acre project containing 221 single-family lots, bounded by Century Boulevard on the north, the Woodbridge Irrigation District Canal on the east; Harney Lane on the south, and a line 480.67 feet west of the Woodbridge Irrigation District Canal as measured along Century Boulevard on the west?

CENTURY MEADOWS, UNIT NO. 2

Shall the Land Use Element of the Lodi General Plan be amended to include Century Meadows, Unit No. 2, a 35.5 acre project containing 186 single-family lots, bounded by Century Boulevard on the north, Harney Lane on the south and located between 480.67 feet and 1139.47 feet west of the Woodbridge Irrigation District Canal as measured along Century Boulevard?

CENTURY MEADOWS, UNIT NO. 3

Shall the Land Use Element of the Lodi General Plan be amended to include Century Meadows, Unit No. 3, a 39.5 acre project containing 198 single-family lots, bounded by Century Boulevard on the north, Harney Lane on the south, and located between 1139.47 feet and 1798.27 feet west of the Woodbridge Irrigation District Canal as measured along Century Boulevard?

CENTURY MEADOWS, UNIT NO. 4

Shall the Land Use Element of the Lodi General Plan be amended to include Century Meadows, Unit No. 4, a 41.7 acre project containing 201 single-family lots, a 2.4 acre institutional site (church site) and an 8.3 acre addition to Park-Basin G, bounded by Century Boulevard on the north, a line 2609.48 feet east of Lower Sacramento Road on the east, a line 1320 feet south of Century Boulevard on the south, and Park-Basin G on the west?

WOODBIDGE SCHOOL

Shall the Land Use Element of the Lodi General Plan be amended to include the Woodbridge School, an existing 11.38 acre Middle School, bounded by Academy Street (Woodbridge) on the north, the Southern Pacific Railroad right-of-way and Lower Sacramento Road on the east; the Woodhaven North Subdivision on the south and Lilac Street on the west?

RECEIVED

1987 MAR 16 AM 9:31

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI



ANDERSON/MUNSON CO.
COMMERCIAL REAL ESTATE

Mrs. Alice Reimche
City Clerk
City of Lodi

March 9, 1987

RE: Johnson Ranch II

Dear Mrs. Reimche,

Let this letter serve as notice to the City of Lodi on behalf of the owners of Johnson Ranch II, that we respectfully request Johnson Ranch II to be placed on the November 1987 ballot for annexation. If we are required by the City Staff to make any update or change to our project prior to the election, please notify us at your earliest convenience.

Sincerely,

ANDERSON/MUNSON COMPANY

A handwritten signature in cursive script, appearing to read 'Russ Munson'.

Russ Munson

RECEIVED

1987 MAR 23 PM 1:02

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

March 19, 1987

Alice Reimche, City Clerk
City of Lodi
Call Box 3006
Lodi, California 95241-1910

Dear Mrs. Reimche;

I am writing to ask to be on the special election ballot in November 1987 for annexation of parcels 029-030-42 and 029-030-01 to the City of Lodi.

Please contact me if you need any information.

Sincerely,



Bruce P. Towne

BT:dc

RECEIVED

DATE 7/1/82

June 20, 1982

ALICE M. REIMCHE

CITY CLERK
CITY OF LODI

To the undersigned residents, living in, or owning property in Woodbridge, do not wish to have the Woodbridge Middle School annexed into the City of Lodi.

Lorena Schmirer

0061 Mokelumne St Woodbridge

Kenneth Schmirer

1061 Mokelumne St Woodbridge

Lair Stiepleton

1049 Mokelumne St Woodbridge

Rose Silva

1075 E. Mokelumne Woodbridge

Edmon Hummer

PO Box 552 Woodbridge Cal

Ruby Drummer

" "

Leis Stepp

Woodbridge Cal

Samuel Harrison

P.O. Box 1361 Woodbridge Ca

David G Young

988 Mokelumne St. Woodbridge
P.O. Box 65

Rosanna Young

988 Mokelumne St. Woodbridge

David J. Shea

18937 ORANGE WOODBRIDGE

Mary Shea

18937 N. ORANGE Woodbridge

David Christy

1010 AUGUSTA Woodbridge

Hary Lowry

& 4610 N. Lower Sac. Woodbridge

Leo Ramirez

1044 1/2 MOKELUMNE ST WOODBRIDGE

Jason Ramirez

1033 mokelumne st woodbridge

Maria B Ramirez

1033 mokelumne st woodbridge

Faith Comer P.O. Box 533 Woodbridge

Maria M. Josa P.O. Box 601 - Woodbridge

Maria Josa P.O. Box 601 - Woodbridge, CA

Julia J. Cortez P.O. Box 97 Woodbridge

Doroteo Cortez P.O. Box 97 Woodbridge CA

Walter Elliott P.O. Box 1432 Woodbridge Ca.

Dorothy Walters 18951 N Orange St Woodbridge Ca

Don Walker 18911 Lila St. Woodbridge Ca.

Rose Walker 18911 Lila St. Woodbridge Ca.

Sara Redmill 919 Augusta Woodbridge Calif.

J.D. Redmill 919 Augusta Woodbridge Ca.

Elsie Turner P.O. Box 661 Woodbridge, Calif.

Marian Turner P.O. Box 661 Woodbridge, Calif.

Joe B. Arula P.O. Box 12-41 Woodbridge.

Paula ^{Vickie} ~~Rosario~~ P.O. Box 138 Woodbridge

Carol Nepote P.O. Box 473 Woodbridge

H.A. Stapleton P.O. Box 135 Woodbridge

George D. Juske 18988 N Lower Sac Rd
P.O. Box 1026 Woodbridge

Robert A. Maple P.O. Box K Woodbridge Ca

Stella L. Maple P.O. Box K Woodbridge

Mary E. Pearce P.O. Box K Woodbridge, Calif

Winston Gunn PO Box 1376 WOODBRIDGE CA

Antonie Zamora PO Box 349 Woodbridge ca.

Ray C. Zamora 964 - MOKELUME WOODBRIDGE

Luz G Lopez 962 Mocklume ST PO Box ¹³

Minerva Herrera 974 Mateluna St 671 P.O. Box

Jesusus Ramirez PO Box 338 Woodbridge.

Maria Ramirez po Box 338 woodbridge

Nora Skutta PO Box 562 Woodbridge Ca.

Elsie Johnson PO Box 244 Woodbridge Ca. ⁹⁵²¹⁸

Verona Nottingham 961 Augusta

Ernest Mancilla 18953 Orange St. Woodbridge ca.

Marta Mancilla 18953 Orange St. Woodbridge ca.

Manuel De Olvera PO Box 331 woodbridge ca.

Willie Welch PO Box 27 Woodbridge

Beulah O Welch P.O. Box 23 Woodbridge Calif 95258

Paul A Ramirez 18957 N CHESTNUT ST WOODBRIDGE CA 95258

Noemi Herrera - - - - -

ELVIA REYNOSO 18955 N CHESTNUT ST WOODBRIDGE CA 95258

Louis Truband Box 698 Woodbridge

Jolanda Tames P.O. Box 87 Woodbridge

Angela Espinoza P.O. Box 87 Woodbridge

Maria Celazo P.O. Box 1141 Woodbridge

Esperacion ~~Gay~~ Woodbridge

Jose Collazo P.O. Box 1141 Woodbridge

Maura Quamonte P.O. Box 353 Woodbridge CA 95258

Maria Gutierrez PO Box 148 Woodbridge CA --

Yara Gutierrez PO Box 148 Woodbridge Cal "

Doroteo Gutierrez P.O. Box 148 Woodbridge Cal. "95258"

Refugio Jimenez P.O. Box 56 Woodbridge CA 95258

Guadalupe Jimenez P.O. Box 56 Woodbridge ca. 95258

Maria Lopez P.O. Box 643 Woodbridge

Lorena Pascual 4773

Rosa Rabler P.O. Box 358 Woodbridge 95258

Harry Archer P.O. Box 66 Woodbridge 95258

Louella Archer PO Box 66 Woodbridge 95258

Eneidia De Ochoa 18937 Lilac St Woodbridge 95258

Fred Archer 19041 Augusta, Ca. 95240

Wicki Archer 19041 Augusta CA 95240

June 26, 1961

We the undersigned residents, living in, or owning property in Woodbridge, do not wish to have the Woodbridge Middle School annexed into the City of Lodi.

James Taylor P.O. Box 1120 Woodbridge

Jessie Taylor P.O. Box 1120 Woodbridge
691 Indiana St

Barbara Hutchison P.O. Box 1195 Woodbridge

Mukul K. Khatu 691 Indiana St
P.O. Box 1125 Woodbridge
651 Indiana St.

JUMILA ANWAR P.O. Box 6 Woodbridge

Dameon Walker 571 Indiana St.

Dolores S. Malina 541 Indiana St

Genevieve Stappin Indiana St.

Brenda Wilder 18816 Walden Dr. Woodbridge

Ronda Morr 18836 Walden Woodbridge

Alan D. Water 18801 Walden Woodbridge

Robert M. Gumm 335 INDIANA ST. WOODBRIDGE

Rupe [unclear] 348 Indiana St. Woodbridge

Debra Aman 368 Indiana Woodbridge

Khaidia 388 Indiana Woodbridge

P.J. Wozan 400 E LaSalle Wood Bridge.

Delmar re Dept
Alva Williams

491 Indiana St
P.O. Box 874 - Woodbridge

Ray Holden

495 LaSalle dr.

PO Box 1312
Woodbridge CA

Abnna Castellon

527 La Salle

PO BOX 1264

Woodbridge

Carolyn Venhuizen

19091 Rio Verde St.

Woodbridge Ca.