

CITY COUNCIL MEETING  
August 5, 1981

APPLICATION TO  
LAFCO FOR  
WOOCK, ET AL  
REORGANIZATION,  
INCLUDING  
ANNEXATION TO  
THE CITY OF LODI  
AND DETACHMENT  
FROM THE  
WOODBIDGE  
IRRIGATION  
DISTRICT  
APPROVED

RES. NO. 81-109

Agenda item "q" - "Application - Woock, et al Reorganization, including annexation to the City of Lodi and detachment from the Woodbridge Fire District and Woodbridge Irrigation District" was introduced by Community Development Director Schroeder who presented diagrams of the subject area.

A lengthy discussion followed with questions being directed to Staff.

On motion of Councilman Pinkerton, Hughes second, Council adopted Resolution No. 81-109 - "Resolution Approving the Application of the Woock, et al Reorganization, Including Annexation to the City of Lodi and Detachment from the Woodbridge Fire District and the Woodbridge Irrigation District".

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  
County Courthouse, Room 508  
222 East Weber Avenue  
Stockton, CA 95202  
Phone: (209) 944-2196

Date: July 13, 1981

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.

GLEN I. BAUMBACH, c/o BAUMBACH & PIAZZA, 323 W. Oak Street, Lodi, CA 95240

---

(Name) (Address)  
ALICE M. REIMCHE, CITY CLERK, CITY OF LODI, P. O. BOX 320, LODI, CA 95241

---

(Name) (Address)  
JAMES B. SCHROEDER, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF LODI, P. O. BOX 320, LODI, CA 95241

---

(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:

WOOCK REORGANIZATION - Annexation to City of Lodi & detachment from Woodbridge Fire District & Woodbridge Irrigation District.

2. Statutory provisions governing proceedings:

Title 6, Division 1 (commencing with Sec. 56000) of the California Gov't Code District Reorganization Act 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 210<sup>±</sup>
6. Population in subject area: 5-10
7. Number of registered voters: 4
8. Registered voter density (per acre): -
9. Number of dwelling units: 2
10. Estimate of population increase in next 10 years:  
2000 - 3000 persons if fully developed.
11. Present land use of subject area:  
Agricultural and 2 residences.
12. What is the intended development of this area:  
Low density residential - 1-10 units per acre.
13. Present zoning:  
GA-40 (S. IJ. County)
14. Describe proposed zoning changes:  
U-H, Unclassified Holding (City of Lodi)
15. Assessed value of land: \$ 387,714
16. Assessed value of improvements: \$ 130,911
17. Value of publicly owned land in area: \$ 159,222
18. Governmental services required by this proposal which are not presently available: None. Future development will require the full range of  
City services.
19. What alternatives measures would provide services listed in Item 18 above?  
Combination of County services, special service districts & private wells and  
septic systems.
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal?  
Extension of streets, water & sewer lines when developed construction of a storm  
drainage basin.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?  
Unknown at this time.
22. How will such costs be met?  
Developer will bear most of cost with some City participation.
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.

LOWER SACRAMENTO ROAD

N. 0° 15' E. 1919.28

S. 89° 11' 45" E. 1800.58

1/4 Sec. Line

S. 89° 11' 45" E. 1329.17

Existing City Limits

210.70 ± Ac.

S. 89° 12' E. 1443.25

1/4 Sec. Cor.

780.00

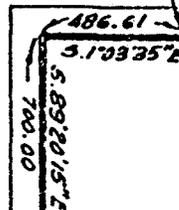
S. 0° 05' 52" E.

S. 89° 12' E. 467.17

W. I. D.

POINT OF BEGINNING

Parcel currently under application to LAFCO at the time of this application.



Existing City Limits

WOODBIDGE IRRIG. CANAL

S. 0° 04' 30" E. 1364.78

1/4 Sec. Line

S. 0° 04' 30" E. 25.00

Exist. City Limits

HARNEY

LANE

Sec. 22

Sec. 23

Sec. Corner T. S. N.

Sec. 15

R. S. N.

Sec. 14

R. S. E.

N. 89° 28' 30" N.

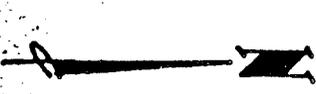
Sec. Line

2630.15

1/4 Sec. Cor.

1/4 Sec. Line  
N. 89° 09' 30" N. 2818.18

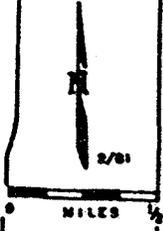
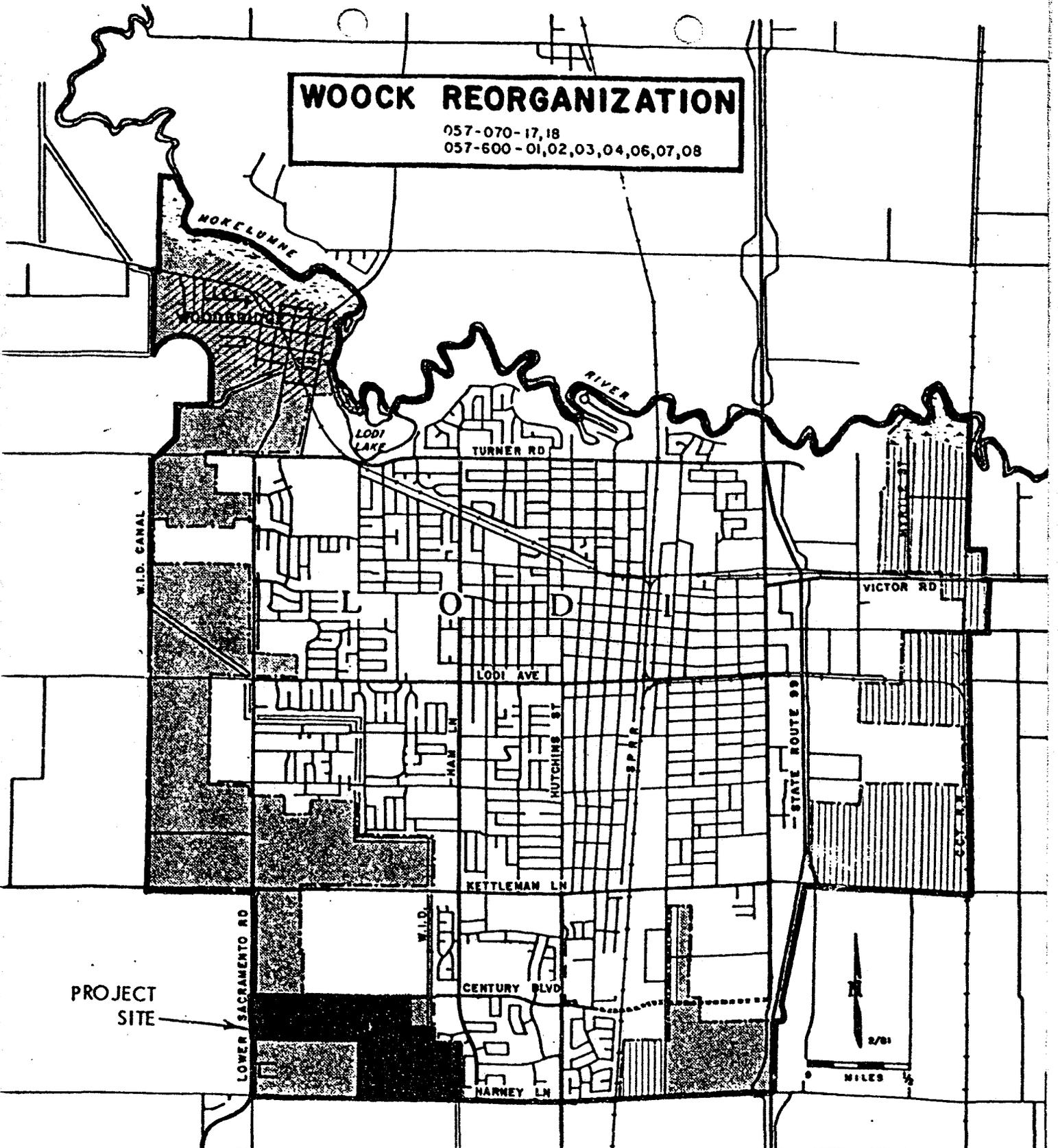
1/4 Sec. Line  
N. 0° 07' 30" W. 1346.07



Scale 1" = 200'

# WOOCK REORGANIZATION

057-070-17,18  
057-600-01,02,03,04,06,07,08



 ADOPTED URBAN GROWTH LIMITS	 FUTURE RESIDENTIAL
 EXISTING CITY LIMITS	 FUTURE INDUSTRIAL

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: July 3, 1981 Project Title: WOOCK, ET AL. REORGANIZATION

Responsible Agency: Lodi Planning Dept. Contact Person: DAVID MORIHOTO

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

BAUMBACH & PIAZZA

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

Area Code: (209) Phone: 368-6618

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

THE APPLICANT IS REQUESTING A 204+ ACRE ANNEXATION TO THE CITY OF LODI.

THE SUBJECT AREA IS BOUNDED ON THE WEST BY THE WOODBRIDGE IRRIGATION CANAL,

ON THE NORTH BY THE FUTURE EXTENSION OF CENTURY BLVD. AND ON THE SOUTH BY

HARNEY LAKE. THE AREA IS DESIGNATED FOR LOW DENSITY RESIDENTIAL ON THE CITY

OF LODI GENERAL PLAN. THE APPLICANT HAS NO PRESENT PLANS FOR DEVELOPMENT.

Project Location City

LODI

Project Location County

SAN JOAQUIN COUNTY

Last Date to Appeal:

7-13-81

Address Where Preliminary Environment Assessment is Available:

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-5634

1981 JUL 9 AM 8:51  
RECEIVED  
CITY OF LODI

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE WOOCK, ET AL REORGANIZATION
2. LOCATION Bounded by WID Canal, Harney Lane, Lower Sacramento Road & future extension of Century Boulevard.
3. PROJECT DESCRIPTION Applicant is requesting annexation of 204<sup>±</sup> acres of land to the City of Lodi. The property is currently in agricultural use. There are no current plans to develop the property.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Agricultural (B) Residential-low density (1-10 units per acre).
5. Site description and surrounding land use The area is currently agricultural with scattered residences. The area to the east is developed with subdivision. The area to the north is undergoing residential development.
6. Zoning (A) Existing, (B) Proposed (A) GA-40, general agriculture-40 acre; (B) U-H, unclassified holding.

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

	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: add to current overcrowding of L.U.S.D.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: Payment of fees to the L.U.S.D. by the developer to help finance the construction of additional classroom space.

**RECOMMENDATION**  
 \_\_\_ Negative Declaration    \_\_\_ EIR    X Conditional Negative Declaration

JAMES B. SCHROEDER  
 Environmental Review Officer  
 By David Moeimoto Date 7-6-81

Environmental Assessment

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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. Substantially 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>	___

## WOOCK ET AL REORGANIZATION

### PROJECT DESCRIPTION

The Woock Reorganization involves the annexation of 210<sup>±</sup> acres to the City of Lodi and the withdrawal of this property from the Woodbridge Rural Fire Protection District and the Woodbridge Irrigation District.

The property is located in southwest Lodi. The area is south of the future extension of Century Boulevard, west of the Woodbridge Irrigation District Canal, north of Harney Lane and east of Lower Sacramento Road.

The project parcels are in agricultural uses except for scattered residences. The area to the north was recently annexed and there is development activity on portions of this area. The area to the east is developed in residential subdivisions. The area to the south, across Harney Lane, is in agricultural uses. The land to the west has a mixture of agricultural and residential uses. This area contains a small subdivision, a feed supply operation, and the area known as Henderson Village. Henderson Village contains a school, several small businesses and a number of residences.

The area proposed for annexation is designated residential low density in the City of Lodi General Plan. This designation permits 1-10 residential units per acre. The City of Lodi owns a 26.9 acre parcel which is included in this annexation. This is a site for a future storm drainage basin/park. Excluding this parcel from the total acreage, there would be approximately 183 acres that could be developed. At an average of 6 units per acre the acreage could yield approximately 1100 units of housing when fully developed.

The area is within the urban growth line and General Plan area of the City of Lodi and is designated for residential development. The City of Lodi has developed its utility system to serve this area with water, sanitary sewage, storm drainage and electricity. Future development would require extensions of existing utility lines and the construction of streets and other improvements.

The applicant does not have any current proposal to develop his property. The property will be given a zoning designation of U-H, Unclassified-Holding. This zone does not permit development of urban uses. A rezoning to a specific development zone would be required to develop this property.

### ENVIRONMENTAL IMPACTS

The annexation will have no significant impact on the environment. Future development of the property, however, could affect the environment. If developed with urban uses, the property would be affected by transforming a primarily

agricultural property to an urban use. The existing crops would be replaced with streets, houses and other related improvements. The existing agricultural land would be taken out of production with little likelihood of ever returning to agricultural production.

The impact of the loss of agricultural land is mitigated by the location of the property. The property is located within the General Plan area of the City of Lodi and is designated for residential development. Annexation of this area provides for the orderly growth of the City and allows for future housing for its citizens.

The area has been included in the design area of the City's utility system. Line and plant capacities have been engineered to service this area as it develops. The City has a specific plan for Century Boulevard, a major east-west street, along the north property line. The City has also purchased a 23<sup>1</sup>/<sub>2</sub> acre parcel for a storm drainage basin and park to service this area. The basin property is included as part of this annexation.

Development of the property for residential uses could impact the Lodi Unified School District by generating additional students. The LUSD is currently experiencing problems of overcrowding. This can be mitigated by requiring the applicant to enter into an agreement with the LUSD to provide financial assistance to the District. The developer would pay an agreed-upon amount to help finance additional classroom space to house new students. They would also agree to abide by any recommendations developed by the Countywide Task-force on school financing.

#### FINDINGS

Based on the initial study, the City of Lodi finds that the project will not have a significant effect on the environment except for the impact on the LUSD. This impact can be mitigated by the payment of appropriate fees to the LUSD by the developer.

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. CLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

August 18, 1981

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

Re: "Woock 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:

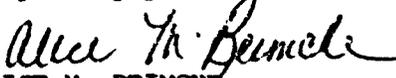
1. Three (3) copies of "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (area and vicinity maps).
4. Filing fee of \$300.00.
5. Seven (7) copies of Resolution No. 81-109 - "Resolution of the Lodi City Council for application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed "Woock 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 Environmental Documentation.

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

Very truly yours,

  
ALICE M. REIMCHE  
City Clerk

Encls.

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

Filed with:  
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\_\_\_\_\_  
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\_\_\_\_\_  
(Name) (Address)  
JAMES B. SCHROEDER, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF LODI, P. O. BOX 320, LODI, CA 95241

\_\_\_\_\_  
(Name) (Address)

  
(Signed)

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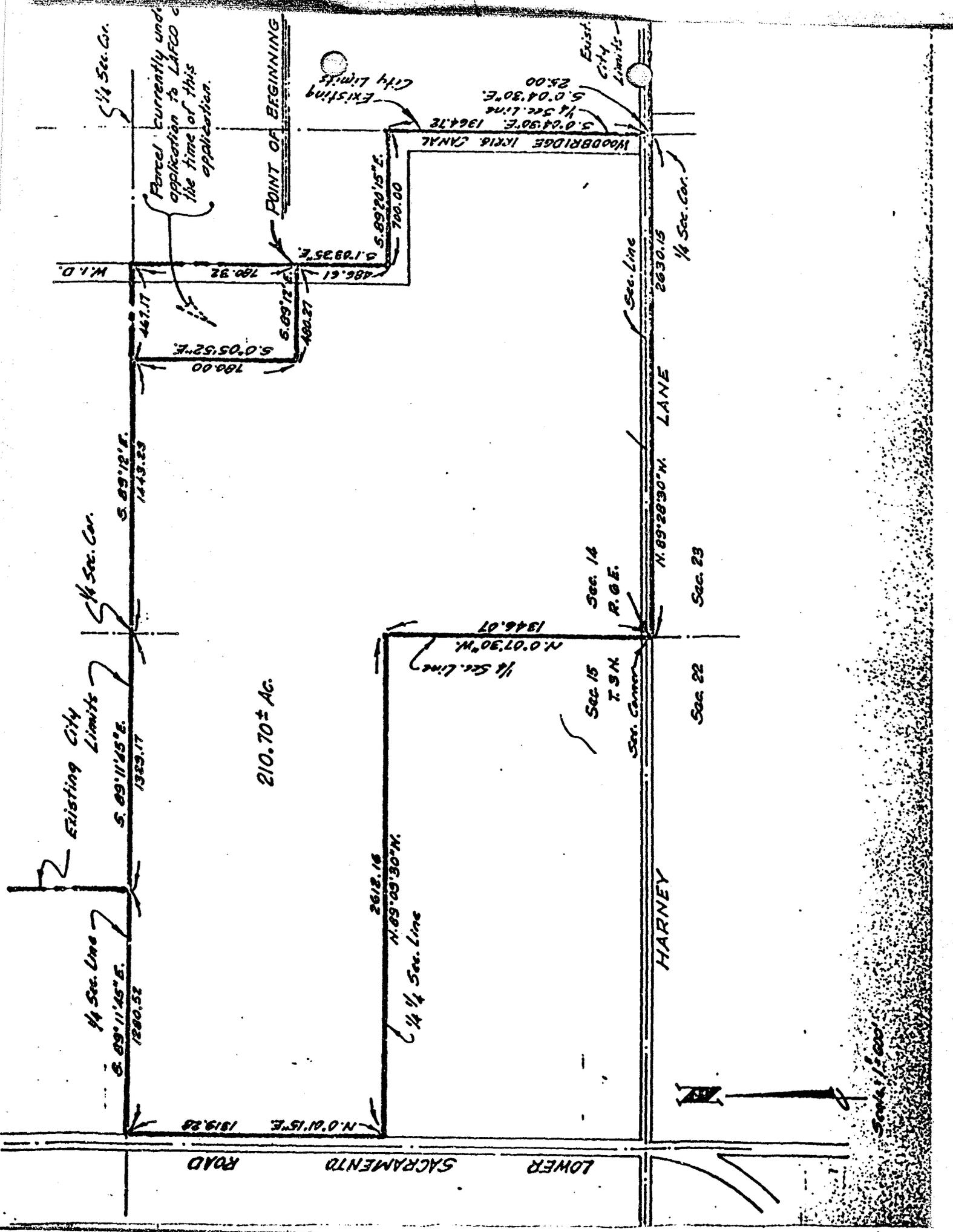
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Unknown at this time.
22. How will such costs be met?  
Developer will bear most of cost with some City participation.
23. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property?  
**NO**
24.  Check here if you are submitting further comments and evaluations on additional pages.

**WOOCK, ET AL**  
**REORGANIZATION**

A portion of the Southwest 1/4 of Section 14, the Southeast 1/4 of Section 15, and the Northwest 1/4 of Section 23, Township 3 North, Range 6 East being more particularly described as follows:

Beginning at the Southeast corner of said Section 15; thence North  $0^{\circ} 07' 30''$  West, along the East line of said Section, 1321.07 feet; thence North  $89^{\circ} 09' 30''$  West, 2612.16 feet to a point in the East line of LOWER SACRAMENTO ROAD; thence North  $0^{\circ} 01' 15''$  East, along said East line, 1319.28 feet to a point in the North line of the Southeast 1/4 of said Section 15; thence South  $89^{\circ} 11' 45''$  East, along said North line, 1280.52 feet to the Southwest corner of LOBAUGH SOUTH REORGANIZATION as annexed to the City of Lodi by Lodi City Resolution No. 81-50; thence South  $89^{\circ} 11' 45''$  East, along the Lodi City Limit Line, 1329.17 feet; thence South  $89^{\circ} 12' 00''$  East, along said City Limit Line, 1443.23 feet to the Southeast corner of said LOBAUGH SOUTH REORGANIZATION; thence leaving said City Limit Line, South  $0^{\circ} 05' 52''$  East, 780.00 feet; thence South  $89^{\circ} 12' 00''$  East, 480.27 feet to a point in J. C. BECKMAN ADDITION as annexed to the City of Lodi by Lodi City Ordinance No. 901; thence along said City Limit Line the following three courses: (1) South  $1^{\circ} 03' 35''$  East, 486.61 feet; (2) South  $89^{\circ} 20' 15''$  East, 700.00 feet; (3) South  $0^{\circ} 04' 30''$  East, 1364.72 feet to the southwest corner of said J. C. BECKMAN ADDITION said point also being a point in the South line of HARNEY LANE, and lying 25.00 feet South of the North line of Section 23; thence North  $89^{\circ} 28' 30''$  West, along said South line, and parallel to said North line, 2630.15 feet to a point in the West line of said Section 23; thence North  $0^{\circ} 07' 30''$  West, along said West line, 25.00 feet to the point of beginning.

Containing 210.7 acres, more or less.



1/4 Sec. Cor.

Parcel currently under application to LAFCO at the time of this application.

POINT OF BEGINNING

EXISTING CITY LIMITS

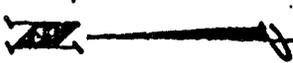
Exist. City Limits

WOODBRIDGE IRRIG. CANAL

Sec. Line

HARNEY LANE

HARNEY



Scale: 1" = 200'

1/4 Sec. Cor.

Existing City Limits

210.70 ± Ac.

Sec. 14

R.O.E.

Sec. 23

Sec. 15

T.S.M.

Sec. 22

Sec. Corner

1/4 Sec. Line

1/4 1/4 Sec. Line

LOWER SACRAMENTO ROAD

S. 89°11'45"E. 1389.17

S. 89°12'E. 1449.29

S. 0°05'52"E. 188.00

S. 69°12'E. 480.27

W.I.D. 760.32

N. 0°01'15"E. 1819.28

2612.16 N. 89°09'30"N.

1/4 Sec. Line N. 0°07'30"W. 1346.07

486.61 S. 1°09'25"E. 700.00

S. 69°20'15"E. 700.00

1/4 Sec. Line S. 0°04'30"E. 25.00

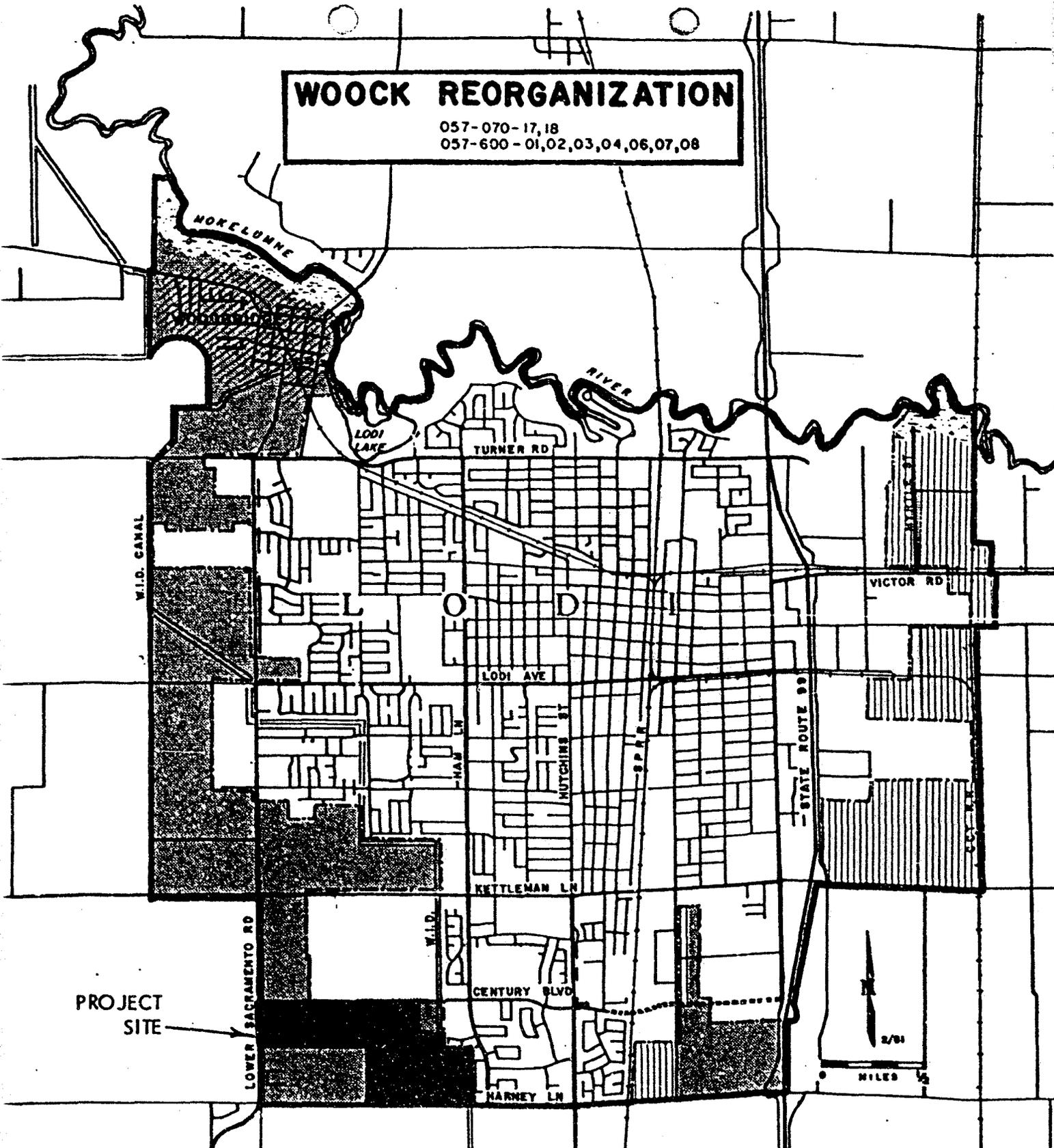
1/4 Sec. Line S. 0°24'30"E. 1364.72

2630.15

N. 89°28'30"N.

# WOOCK REORGANIZATION

057-070-17,18  
057-600-01,02,03,04,06,07,08



PROJECT SITE

	ADOPTED URBAN GROWTH LIMITS		FUTURE RESIDENTIAL
	EXISTING CITY LIMITS		FUTURE INDUSTRIAL

Application Fee for			
Wooch, et-al Annexation			
TOTAL			
DISCOUNT			
AMOUNT OF CHECK			

**BAUMBACH & PIAZZA**  
 CIVIL ENGINEERS  
 221 WEST OAK STREET  
 LODI, CALIF. 95240

4223

AUGUST 21 1981 <sup>90-844</sup> 1211

PAY TO THE ORDER OF LAECO

\$300.00

THREE HUNDRED AND 00/100----- DOLLARS

**Farmers & Merchants Bank**  
 OF CENTRAL CALIFORNIA  
 LODI, CALIFORNIA

*Alex S. Baumbach*

⑆004223⑆ ⑆0121108441⑆ 00⑆11548⑆⑆⑆

RESOLUTION NO. 81-109

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION  
TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION  
IN THE MATTER OF THE PROPOSED "WOOCK 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 210 acres, more or less, and the withdrawal of said 210 acres from the Woodbridge Rural Fire Protection District and the 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 Wock Reorganization, which includes annexation of 210 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.

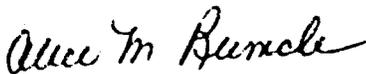
Dated: August 5, 1981

I hereby certify that Resolution No. 81-109 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 5, 1981 by the following vote:

Ayes: Councilmen - Hughes, Murphy, Pinkerton, and McCarty

Noes: Councilmen - None

Absent: Councilmen - Katnich

  
ALICE M. REIMCHE  
City Clerk

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".

to July 3, 1981 Project Title: WOOCK, ET AL. REORGANIZATION

Responsible Agency: Lodi Planning Dept. Contact Person: DAVID MORIHOTO

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

BAUMBACH & PIAZZA

Address:

323 W. Elm Street

City:

Lodi

County:

San Joaquin

Code:

(209)

Phone:

368-6618

**PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION**

THE APPLICANT IS REQUESTING A 204+ ACRE ANNEXATION TO THE CITY OF LODI.

THE SUBJECT AREA IS BOUNDED ON THE WEST BY THE WOODBRIDGE IRRIGATION CANAL

ON THE NORTH BY THE FUTURE EXTENSION OF CENTURY BLVD. AND ON THE SOUTH BY

HARVEY LAKE. THE AREA IS DESIGNATED FOR LOW DENSITY RESIDENTIAL ON THE CITY

OF LODI GENERAL PLAN. THE APPLICANT HAS NO PRESENT PLANS FOR DEVELOPMENT.

Project Location City

LODI

Project Location County

SAN JOAQUIN COUNTY

Date to Appeal:

7-13-81

Address Where Preliminary Environment Assessment is Available:

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-5634

RECEIVED  
DANIEL  
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Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE WOOCK, ET AL REORGANIZATION
2. LOCATION Bounded by WID Canal, Harney Lane, Lower Sacramento Road & future extension of Century Boulevard.
3. PROJECT DESCRIPTION Applicant is requesting annexation of 204<sup>±</sup> acres of land to the City of Lodi. The property is currently in agricultural use. There are no current plans to develop the property.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Agricultural (B) Residential-low density (1-10 units per acre).
5. Site description and surrounding land use The area is currently agricultural with scattered residences. The area to the east is developed with subdivision. The area to the north is undergoing residential development.
6. Zoning (A) Existing, (B) Proposed (A) GA-40, general agriculture-40 acre; (B) U-H, unclassified holding.

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. Substantially 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: add to current overcrowding of L.U.S.D.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: Payment of fees to the L.U.S.D. by the developer to help finance the construction of additional classroom space.

**RECOMMENDATION**

       Negative Declaration             EIR        X   Conditional Negative Declaration

JAMES B. SCHROEDER  
Environmental Review Officer

By: David M. [Signature]

## WOOCK ET AL REORGANIZATION

### PROJECT DESCRIPTION

The Woock Reorganization involves the annexation of 210<sup>±</sup> acres to the City of Lodi and the withdrawal of this property from the Woodbridge Rural Fire Protection District and the Woodbridge Irrigation District.

The property is located in southwest Lodi. The area is south of the future extension of Century Boulevard, west of the Woodbridge Irrigation District Canal, north of Harney Lane and east of Lower Sacramento Road.

The project parcels are in agricultural uses except for scattered residences. The area to the north was recently annexed and there is development activity on portions of this area. The area to the east is developed in residential subdivisions. The area to the south, across Harney Lane, is in agricultural uses. The land to the west has a mixture of agricultural and residential uses. This area contains a small subdivision, a feed supply operation, and the area known as Henderson Village. Henderson Village contains a school, several small businesses and a number of residences.

The area proposed for annexation is designated residential low density in the City of Lodi General Plan. This designation permits 1-10 residential units per acre. The City of Lodi owns a 26.9 acre parcel which is included in this annexation. This is a site for a future storm drainage basin/park. Excluding this parcel from the total acreage, there would be approximately 183 acres that could be developed. At an average of 6 units per acre the acreage could yield approximately 1100 units of housing when fully developed.

The area is within the urban growth line and General Plan area of the City of Lodi and is designated for residential development. The City of Lodi has developed its utility system to serve this area with water, sanitary sewage, storm drainage and electricity. Future development would require extensions of existing utility lines and the construction of streets and other improvements.

The applicant does not have any current proposal to develop his property. The property will be given a zoning designation of U-H, Unclassified-Holding. This zone does not permit development of urban uses. A rezoning to a specific development zone would be required to develop this property.

### ENVIRONMENTAL IMPACTS

The annexation will have no significant impact on the environment. Future development of the property, however, could affect the environment. If developed with urban uses, the property would be affected by transforming a primarily

agricultural property to an urban use. The existing crops would be replaced with streets, houses and other related improvements. The existing agricultural land would be taken out of production with little likelihood of ever returning to agricultural production.

The impact of the loss of agricultural land is mitigated by the location of the property. The property is located within the General Plan area of the City of Lodi and is designated for residential development. Annexation of this area provides for the orderly growth of the City and allows for future housing for its citizens.

The area has been included in the design area of the City's utility system. Line and plant capacities have been engineered to service this area as it develops. The City has a specific plan for Century Boulevard, a major east-west street, along the north property line. The City has also purchased a 23<sup>1</sup>/<sub>2</sub> acre parcel for a storm drainage basin and park to service this area. The basin property is included as part of this annexation.

Development of the property for residential uses could impact the Lodi Unified School District by generating additional students. The LUSD is currently experiencing problems of overcrowding. This can be mitigated by requiring the applicant to enter into an agreement with the LUSD to provide financial assistance to the District. The developer would pay an agreed-upon amount to help finance additional classroom space to house new students. They would also agree to abide by any recommendations developed by the Countywide Task-force on school financing.

#### FINDINGS

Based on the initial study, the City of Lodi finds that the project will not have a significant effect on the environment except for the impact on the LUSD. This impact can be mitigated by the payment of appropriate fees to the LUSD by the developer.