



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct Public Hearing to consider the Planning Commission's recommendation that the City Council adopt a General Plan Amendment, and Prezone requested by the Episcopal Church of St. John the Baptist for the property located at 15567 Lower Sacramento Road. The requested General Plan Amendment is to change from PR, Planned Residential to LDR, Low Density Residential. The Prezoning request is from AU-20, Agriculture Urban Reserve to PD, Planned Development No. 34 and to initiate annexation of the property into the City of Lodi

MEETING DATE: October 20, 1999

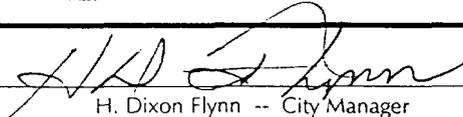
PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the recommendation of the Planning Commission to adopt a General Plan Amendment, Prezoning and initiate annexation of the property as stated above.

BACKGROUND INFORMATION: The Episcopal Church of St. John the Baptist is proposing to locate their new church facility on a 10-acre piece of property located at 15567 Lower Sacramento Road, Assessors Parcel Number 027-050-05. This property is currently in San Joaquin County, located on the west side of Lower Sacramento Road one parcel south of Vine Street. Prior to beginning any work on the new site, St. John's Church has applied for a General Plan Amendment and Prezoning.

On September 22, the Planning Commission held a Public Hearing to consider the request. Subsequent to staff's presentation, there were questions from the Commission about the master plan for the church complex, including the on-site storm drainage basin, and the site's relationship to future surrounding development. Staff went into a little more detail about future development in this area, including street extensions and utilities. Further, staff highlighted the fact that the basin would be constructed with the first phase of development, and that final approval of any plan under the new Planned Development No. 34 would be subject to SPARC review and approval. We received one letter in opposition to this annexation. In addition, an adjacent property owner on the south who actively farms his property also spoke against the proposed conversion of farmland to urban uses. Staff explained that the City does have an ordinance protecting active farming operations in and around the City. Following this discussion period, the Commission approved a recommendation to the Council for a General Plan Land Use Amendment to change from PR, Planned Residential to LDR, Low Density Residential; and for a Prezoning from AU-20 (County zoning), to Planned Development (PD) No. 34. This recommendation also comes with a request to initiate annexation of the property into the City of Lodi.

APPROVED: _____

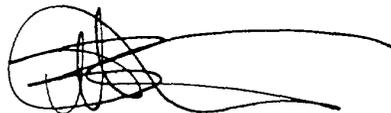

H. Dixon Flynn -- City Manager

The master plan for the new site includes relocating the existing church from 310 West Locust Street to the new site, building a new 8,500 square-foot church building and 14,000 square-foot fellowship hall, adding 26 units of senior housing, constructing a preschool through sixth grade school, and adding structures for administration and music. Finally, the site will include all required infrastructure such as landscaping, parking and driveways, and will also feature an on-site storm water detention basin/play field. According to church representatives, all future church operations will be relocated to the new Lower Sacramento Road site, and the West Locust Street properties will be sold.

The General Plan Amendment, Rezoning, and initiation of the annexation are the first steps necessary to develop this property, if it is to be done within the City of Lodi. In all likelihood, San Joaquin County and the Local Area Formation Commission (LAFCO) would be opposed to allowing urbanization to occur so close to the incorporated boundary, yet still be in the county. The area is included in the City's General Plan sphere of influence, meaning the City has expectations about development at this location. We have anticipated growth and expansion of City boundaries here, and are prepared to accommodate this property from a City services standpoint, so it makes sense to all parties involved that prior to any development, the property be brought under the auspices of the City.

If and when the requested actions are approved by the City Council and the Local Area Formation Commission (LAFCO), Phase I of the project, including work involving the old church, the new worship center, the basin, and related infrastructure and parking improvements, will still be subject to Site Plan and Architectural Review Committee (SPARC) approval prior to breaking any ground. Future phases of the project will require additional Use Permit and SPARC approvals. Staff sees no objection to annexing this property to the City and changing the land use designations to permit development of the type that will be proposed under Planned Development No. 34.

FUNDING: None required



Konradt Bartlam
Community Development Director

Prepared by: Eric Veerkamp, Associate Planner

EWV

Attachments



MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission
From: Community Development Department
Date: September 22, 1999
Subject: Request of the Episcopal Church of St. John the Baptist for 1) a General Plan Amendment to change from PR, Planned Residential to LDR, Low Density Residential; and 2) a Rezoning from AU-20, Agriculture Urban Reserve to PD, Planned Development No. 34, for the property located at 15567 Lower Sacramento Road, APN 027-050-05.

SUMMARY

The Episcopal Church of St. John the Baptist is proposing to locate their new church facility on a 10-acre piece of property located at 15567 Lower Sacramento Road, Assessors Parcel Number 027-050-05. This property is in San Joaquin County, located on the west side of Lower Sacramento Road one property south of Vine Street. The church currently operates from 310 and 314 West Locust Street in Lodi. Prior to beginning any work on the new site, St. John's Church has applied for annexation to the City of Lodi. Also being applied for at this time are 1) a General Plan Land Use Amendment to change from PR, Planned Residential to LDR, Low Density Residential; and 2) a Rezoning from AU-20 (County zoning), to Planned Development (PD) No. 34.

The church's plans for the new site include relocating the existing church to the new site, building a new 8,500 square-foot church building and 14,000 square-foot fellowship hall, adding 26 units of senior housing, constructing a preschool through sixth grade school, and adding structures for administration and music. Finally, the site will include all required infrastructure such as landscaping, parking and driveways, and will also feature an on-site storm water detention basin/play field. According to church representatives, all future church operations will be relocated to the new Lower Sacramento Road site, and the West Locust Street properties will be sold.

BACKGROUND

The Episcopal Church of St. John the Baptist is currently located at 310 and 314 West Locust Street, Lodi. They have been in continuous operation at this location since approximately 1910.

ANALYSIS

The Annexation, General Plan Amendment, and Rezoning prior are the first steps necessary to develop this property, if it is to be done within the City of Lodi. In all likelihood, the County of San Joaquin, the City, and the Local Area Formation Commission (LAFCO) would be opposed to allowing urbanization to occur so close to the incorporated boundary, yet still be in the county. The area is included in the City's sphere of influence and the General Plan, meaning the City has expectations about development at this location. We have anticipated growth and expansion of City boundaries here, and are prepared to accommodate this property from a City services standpoint, so it makes sense to all parties involved that prior to any development, the property be brought under the auspices of the City.

However, the church will still be subject to several additional approvals, prior to breaking any ground. If and when the requested actions are approved by the Planning Commission, the City Council, and the Local Area Formation Commission (LAFCO). St. John's Episcopal Church will still be subject to Use Permit and Site Plan and Architectural Review Committee (SPARC) approvals. Staff sees no objection to annexing this property to the City and changing the land use designations to permit development of the type that will be proposed under Planned Development No. 34.

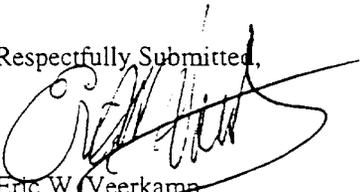
RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for adoption of the request of the Episcopal Church of St. John the Baptist for 1) a General Plan Amendment to change from PR, Planned Residential to LDR, Low Density Residential; and 2) a Rezoning from AU-20, Agriculture Urban Reserve to PD, Planned Development No. 34, for the property located at 15567 Lower Sacramento Road, APN 027-050-05, subject to the conditions on the attached Resolutions.

ALTERNATIVE PLANNING COMMISSION ACTIONS

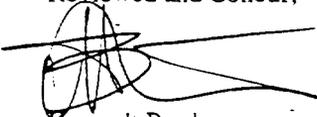
- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

Respectfully Submitted,



Eric W. Veerkamp
Associate Planner

Reviewed and Concur,



Konradt Bartlam
Community Development Director

EWV

CITY OF LODI
PLANNING COMMISSION
Staff Report

MEETING DATE: September 22, 1999

APPLICATION NO'S: Annexation for St. John's Episcopal Church, General Plan Land Use Amendment, GPA LU 99-04; Rezone, Z-99-04.

REQUEST: Request of the Episcopal Church of St. John the Baptist for 1) a General Plan Amendment to change from a PR, Planned Residential designation to a LDR, Low Density Residential designation; and 2) a Rezoning from AU-20, Agriculture Urban Reserve to a PD, Planned Development No. 34.

LOCATION: 15567 Lower Sacramento Road; Assessors Parcel No. 027-050-05 (near south west corner of Vine Street and Lower Sacramento Road)

APPLICANT: The Episcopal Church of St. John the Baptist
310 West Locust Street
Lodi, CA 95240

OWNER: same

Site Characteristics: The rectangular shaped parcel at 15567 Lower Sacramento Road is approximately 10 acres. The parcel, which fronts onto Lower Sacramento Road, is 330 feet wide and roughly 1,300 feet long. It has flat topography with no remarkable visual attributes. Currently, the property contains a residence on the front acre, with the remainder planted in grapes. On both the north and south adjacencies, there are other active farming operations.

General Plan Designation: PR, Planned Residential

Zoning Designations: AU-20, Agricultural Urban Reserve (San Joaquin County zoning designation)

Property Size: 10 acres

Adjacent Zoning and Land Use:

North: AU-20, Agricultural Urban Reserve. To the north of the project site is another property roughly the same size as the subject property. This parcel contains a farmhouse, related out-buildings, and a strawberry stand on the front portion, with the remainder containing strawberry fields.

South: AU-20 Agricultural Urban Reserve. Adjacent on the south are the side or rear yards of four farm houses accessed from Taylor Road. The remainder of the land on the south is planted in vineyards.

East: Planned Development, PD No. 25. Adjacent on the east across Lower Sacramento Road, is the masonry wall of the Sunwest subdivision. Behind that is a court and single family homes.

West: AU-20, Agricultural Urban Reserve. Adjacent on the west side of the property are grape vineyards in the County.

Neighborhood Characteristics:

This neighborhood is centrally located on the extreme western edge of the City. Directly to the west, across Lower Sacramento Road, is the Sunwest subdivision. Further north, on the north east corner of Vine Street and Lower Sacramento Road is the Lodi Memorial Hospital complex of doctor's offices and treatment facilities. While not directly adjacent on the north side, Temple Baptist Church lies across the extension of Vine Street. The rest of the areas to the west and south are undeveloped, with the exception of the homes on Taylor Road.

ENVIRONMENTAL ASSESSMENTS:

Negative Declaration ND-99-03 has been prepared in accordance with CEQA. This document adequately addresses possible adverse environmental effects of this project. No significant impacts are anticipated.

PUBLIC HEARING NOTICE:

Legal Notice for the General Plan Amendment and Rezone and was published on September 11, 1999. A total of 44 notices were sent to all property owners of record within a 300-foot radius of the subject property.

RECOMMENDATION:

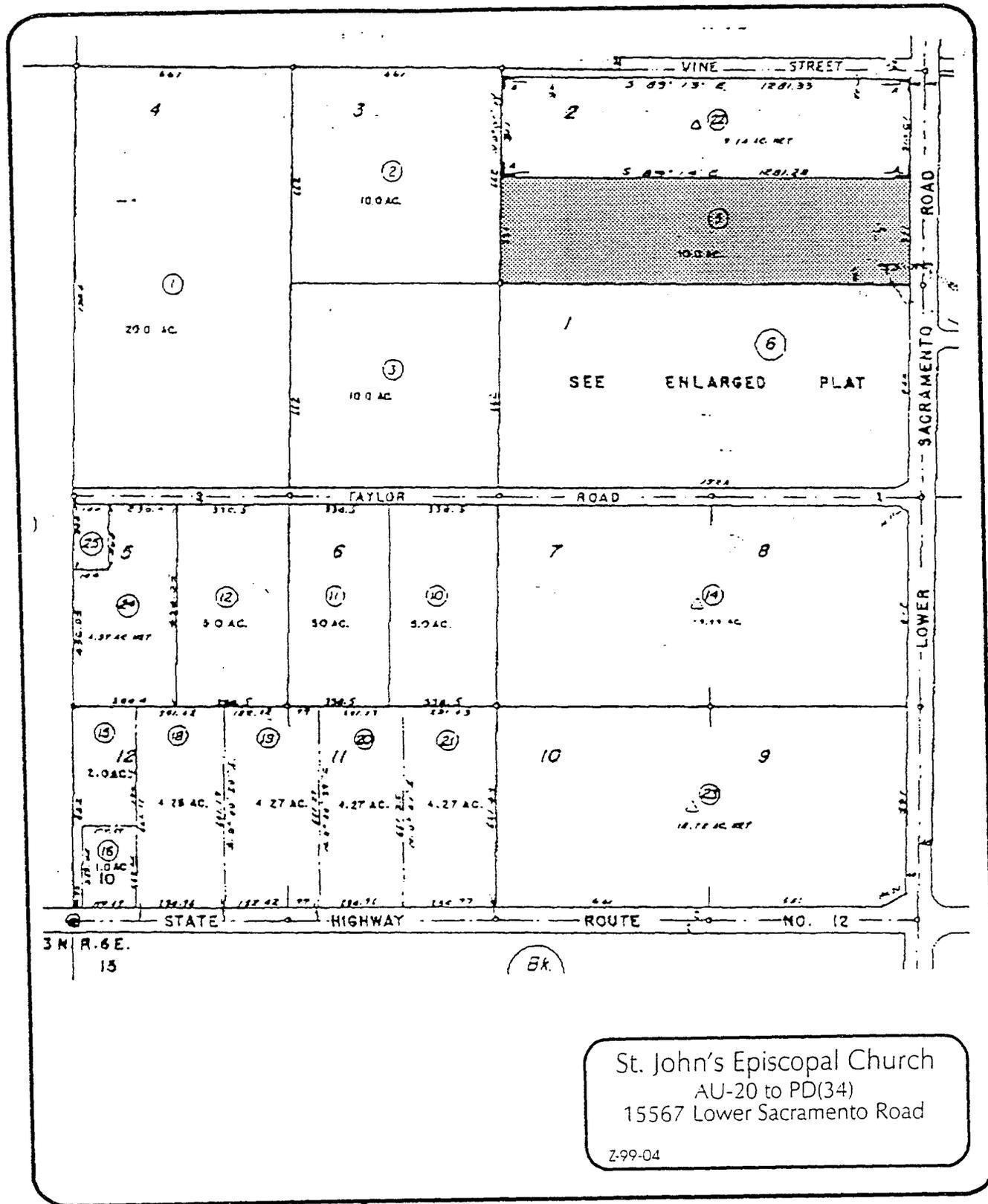
Staff recommends that the Planning Commission recommend approval to the City Council for adoption of the request of the Episcopal Church of St. John the Baptist for 1) a General Plan Amendment to change from an PR, Planned Residential designation to a LDR, Low Density Residential designation; and 2) a Rezoning from AU-20, Agriculture Urban Reserve to a PD, Planned Development No. 34, for the property located at 15567 Lower Sacramento Road; APN 027-050-05. The recommendations shall be subject to the conditions listed in the attached resolutions.

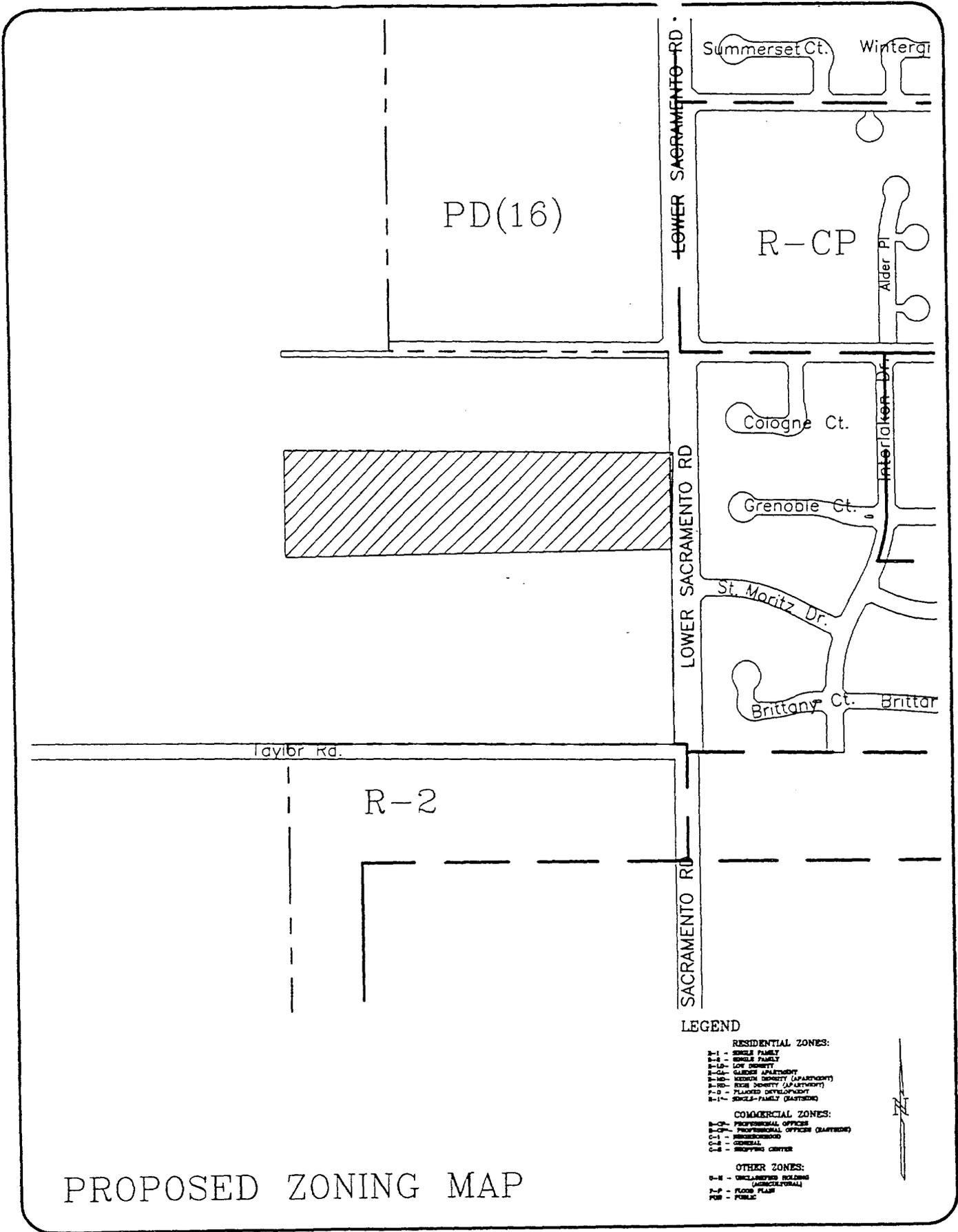
ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

ATTACHMENTS:

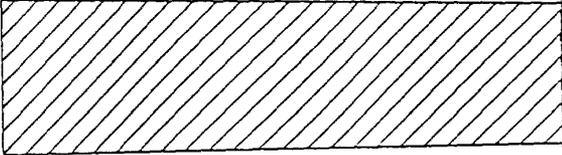
1. Vicinity Map
2. Negative Declaration
3. Draft Resolutions





PD(16)

R-CP



R-2

- LEGEND**
- RESIDENTIAL ZONES:**
- R-1 - SINGLE FAMILY
 - R-2 - SINGLE FAMILY
 - R-3 - LOT SUBDIVISION
 - R-4 - GUEST APARTMENT
 - R-5 - RESIDENT DENSITY (APARTMENT)
 - R-6 - RESIDENT DENSITY (APARTMENT)
 - R-7 - PLANNED DEVELOPMENT
 - R-8 - SINGLE-FAMILY (GATED)
- COMMERCIAL ZONES:**
- C-1 - PROFESSIONAL OFFICE
 - C-2 - PROFESSIONAL OFFICE (LIMITED)
 - C-3 - BUSINESS
 - C-4 - BUSINESS CENTER
- OTHER ZONES:**
- O-1 - UNCLASSIFIED BUILDING (AGRICULTURAL)
 - O-2 - FLOOD PLAIN
 - O-3 - PUBLIC

PROPOSED ZONING MAP

RESOLUTION NO. P.C. 99-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
RECOMMENDING APPROVAL TO THE CITY COUNCIL THE REQUEST OF THE
EPISCOPAL CHURCH OF ST. JOHN THE BAPTIST, FOR A GENERAL PLAN LAND USE
AMENDMENT CHANGING THE DESIGNATION FROM PR, PLANNED RESIDENTIAL
TO LDR, LOW DENSITY RESIDENTIAL. FOR THE PROPERTY LOCATED AT 15567
LOWER SACRAMENTO ROAD, ASSESORS PARCEL NO. 027-050-05

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested General Plan Land Use Amendment in accordance with the Government Code and Lodi Municipal Code Chapter 17.84.
Amendments:

WHEREAS, the property is 15567 Lower Sacramento Road, Lodi, CA 95240, Assessor's Parcel No. 027-050-05

WHEREAS, the project proponent is The Episcopal Church of St. John the Baptist, 310 West Locust Street, Lodi, CA 95240

WHEREAS, the property has a General Plan designation of PR, Planned Residential

WHEREAS, all legal prerequisites to the approval of this request have occurred:

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-99-03 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in this Resolution.
2. It is found that the parcel to be redesignated is the parcel located at 15567 Lower Sacramento Road, APN 027-050-05.
3. It is found that the requested General Plan Land Use Amendment for this property is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.
4. The Planning Commission of the City of Lodi hereby recommends approval of the requested General Plan Land Use Amendment for 15567 Lower Sacramento Road, parcel number 027-050-05 to the City Council of the City of Lodi, subject to the following additional conditions;
 - a) A comprehensive study will be undertaken in the near future to determine possible location for future public improvements needed to serve the area bounded by Lower Sacramento Road, Lodi Avenue, Kettleman Lane, and the west General Plan boundary (1/2 mile west of Lower Sacramento Road). Items to be included in this study include the location of a future storm drainage basin/park ("F" Basin) and an electrical substation and the alignment of a north-south collector street between Lodi Avenue and Kettleman Lane. The results of this study will affect the subject parcel, especially with regard to the future collection street alignment and storm drainage improvements. Public storm drainage facilities are not currently available to serve this site.

- b) Design and installation of all public utilities and street necessary to serve the site in conformance with City Master Plans. Improvements may include installation of street improvements and utilities in the new north-south collector street mentioned in Item #1 above.

Note that the developer may be eligible for reimbursement from others for the cost of certain improvements. It is the developer's responsibility to request reimbursement and submit the appropriate information per the Lodi Municipal Code §16.40.

- c) Since storm drainage facilities are not currently available to serve this site, a temporary on-site storm drainage basin conforming to City of Lodi Public Improvement Design Standards will be required. The on-site drainage system shall be designed for future connection to the public storm drain system.
- d) Dedication of right-of-way for streets and public utility easements as required by the City of Lodi and the various utility companies.
- e) Payment of fees in conformance with the Public Works Fee and Service Charge Schedule. Fees to be paid shall be those in effect at the time of development.
- f) Abandonment/removal of wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes prior to approval of public improvement plans.

Dated: September 22, 1999

I hereby certify that Resolution No. 99-39 was passed and adopted by the Planning Commission of the City of Lodi at a continued meeting held on September 22, 1999, by the following vote:

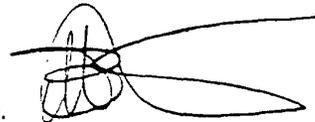
AYES: Commissioners: Crabtree, Heinitz, McGladdery, and Rasmussen

NOES: Commissioners:

ABSENT: Commissioners: Borelli and Schmidt

ABSTAIN: Commissioners: Mattheis

ATTEST:



Secretary, Planning Commission

RESOLUTION NO. P.C. 99-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
RECOMMENDING APPROVAL TO THE CITY COUNCIL THE REQUEST OF THE
EPISCOPAL CHURCH OF ST. JOHN THE BAPTIST, FOR A PREZONING FROM AU-20,
AGRICULTURAL URBAN RESERVE TO PD, PLANNED DEVELOPMENT NO. 34, FOR
THE PROPERTY LOCATED AT 15567 LOWER SACRAMENTO ROAD, ASSESORS
PARCEL NO. 027-050-05

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested General Plan Land Use Amendment in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments:

WHEREAS, the property is 15567 Lower Sacramento Road, Lodi, CA 95240, Assessors Parcel No. 027-050-05;

WHEREAS, the project proponent is The Episcopal Church of St. John the Baptist, 310 West Locust Street, Lodi, CA 95240;

WHEREAS, the property has a Zoning designation of AU-20, Agricultural Urban Reserve;

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-99-03 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in this Resolution.
2. It is found that the parcel to be rezoned is the parcel located at 15567 Lower Sacramento Road, APN 027-050-05.
3. It is found that the requested Rezoning for this property is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.
4. The Planning Commission of the City of Lodi hereby recommends approval of the requested Rezoning for 15567 Lower Sacramento Road, parcel number 027-050-05 to the City Council of the City of Lodi.

Dated: September 22, 1999

I hereby certify that Resolution No. 99-40 was passed and adopted by the Planning Commission of the City of Lodi at a continued meeting held on September 22, 1999, by the following vote:

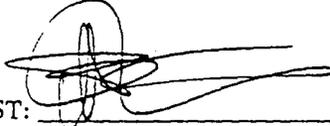
AYES: Commissioners: Crabtree, Heinitz, McGladdery, and Rasmussen

NOES: Commissioners:

ABSENT: Commissioners: Borelli and Schmidt

ABSTAIN: Commissioners: Mattheis

ATTEST:



Secretary, Planning Commission

09/22/1999 12:32 2094648656

ASK ABOUT JKUPERLIT

PAGE 01

Jo Anne Mounce

405 E. Oak Street
Lodi, Ca., 95240
209-333-2814

09-22-99

Lodi Planning Commission
c/o City of Lodi
P.O. Box 3006
Lodi, Ca., 95240

Att: Rad Bartlam

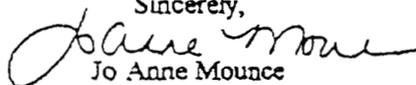
Dear Sirs,

One of the most attractive features about the City of Lodi is it's small town atmosphere. Lodi is a safe place to raise a family, as well as, a wonderful retirement community. I believe that Lodi is the way life should be; however, the issues that the Planning Commission decide upon can greatly influence the longevity of the term "livable, lovable, Lodi.

As a life time resident of Lodi, I implore each member of the Lodi Planning Commission to take into consideration the long term impact of the decisions you make today. Please **DO NOT** rezone **ANY** farmland to commercial, industrial, or residential. It is imperative that the citizens of Lodi create a solid greenbelt between our community and surrounding areas, and those plans start with you.

For the future of our children today and tomorrow, please consider my request..

Sincerely,



Jo Anne Mounce

RESOLUTION NO. 99-162

A RESOLUTION OF THE LODI CITY COUNCIL AMENDING
THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING THE PROPERTY LOCATED AT 15567
LOWER SACRAMENTO ROAD FROM PR, PLANNED
RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL

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BE IT RESOLVED, by the City Council of the City of Lodi, that the Land Use Element of the Lodi General Plan is hereby amended by redesignating the property located at 15567 Lower Sacramento Road (APN# 027-050-05) from PR, Planned Residential to LDR, Low Density Residential, as shown on the Vicinity Map on file in the office of the Lodi City Clerk.

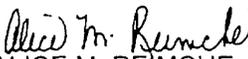
BE IT FURTHER RESOLVED that a Negative Declaration (# ND 99-03) has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. 99-39.

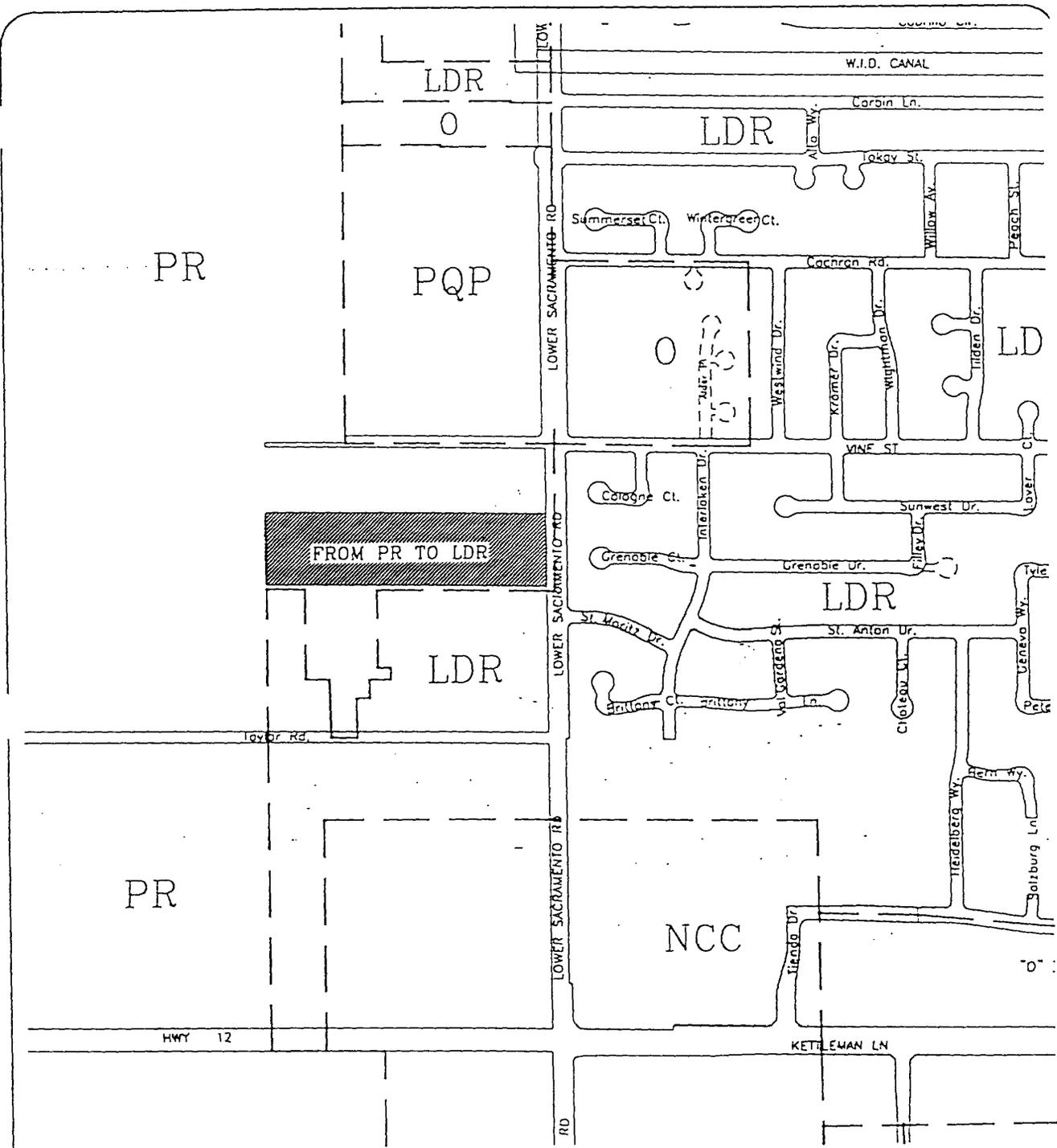
Dated: October 20, 1999

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I hereby certify that Resolution No. 99-162 was passed and adopted by the Lodi City Council in a regular meeting held October 20, 1999 by the following vote:

- AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi, Pennino and Land (Mayor)
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None


ALICE M. REIMCHE
City Clerk



PROPOSED GENERAL PLAN LAND USE DIAGRAM

LEGEND

- RESIDENTIAL:**
 - LDR - LOW DENSITY RESIDENTIAL
 - MDR - MEDIUM DENSITY RESIDENTIAL
 - HDR - HIGH DENSITY RESIDENTIAL
 - ESTR - ESTABLISHED RESIDENTIAL
 - PR - PLANNED RESIDENTIAL
- COMMERCIAL:**
 - NCC - NEIGHBORHOOD/COMMUNITY COMMERCIAL
 - OC - OFFICE COMMERCIAL
 - DC - DOWNTOWN COMMERCIAL
 - OF - OFFICE
- OTHER:**
 - PP - PUBLIC/PLANNED PUBLIC
 - DP - DETENTION BASINS AND PUMPS
 - A - AGRICULTURE

ORDINANCE NO. 1681

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY PREZONING THE PARCELS LOCATED AT 15567 LOWER SACRAMENTO ROAD (APN #027-050-05) TO PD, PLANNED DEVELOPMENT NO. 34

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcel located at 15567 Lower Sacramento Road (APN #027-050-05) is hereby prezoned as follows:

10-acre parcel - PD, Planned Development No. 34, as shown on the Vicinity Map, on file in the office of the City Clerk.

Section 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1999

KEITH LAND
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1681 was introduced at a regular meeting of the City Council of the City of Lodi held October 20, 1999 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1999 by the following vote:

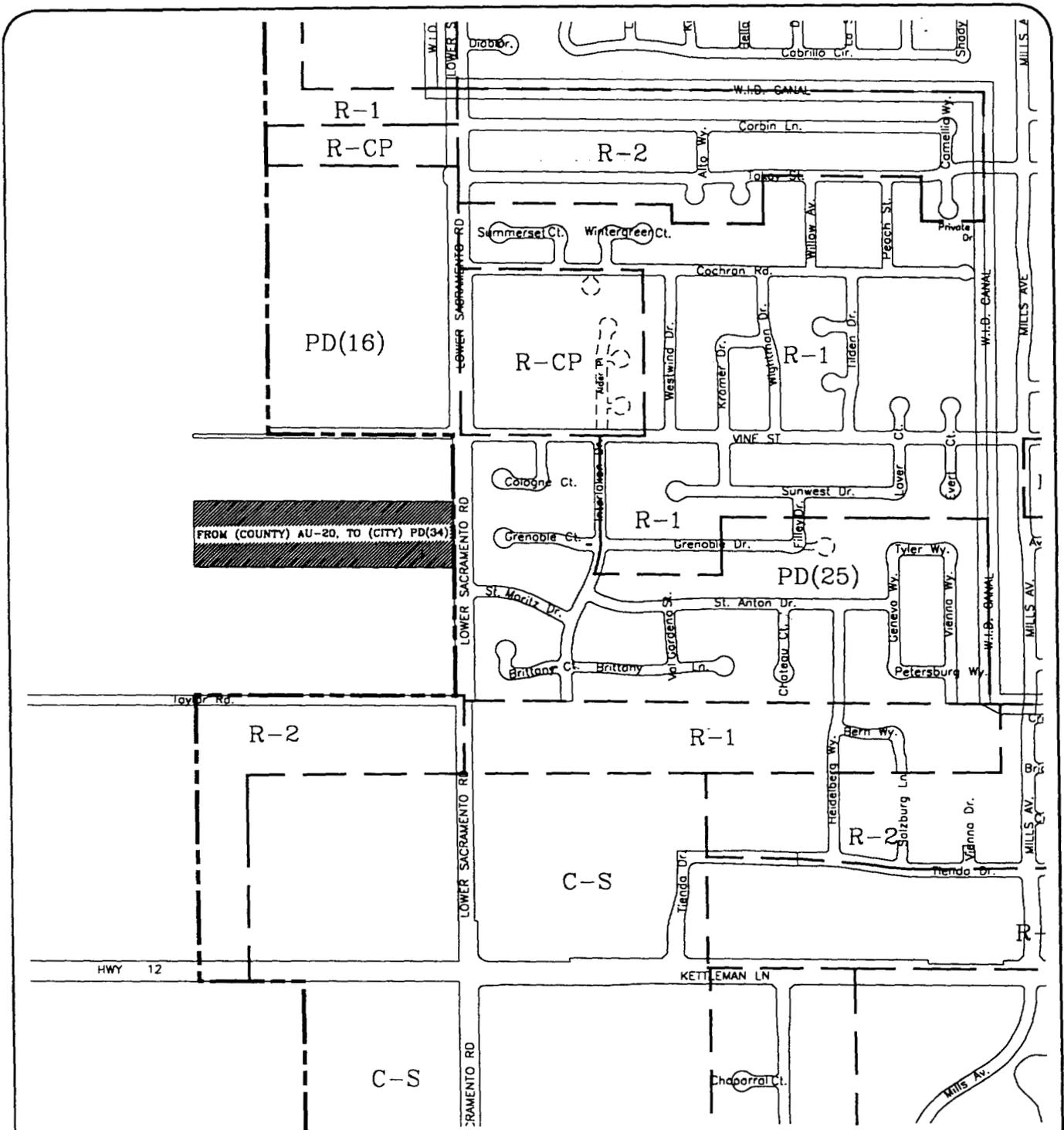
Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1681 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form:

RANDALL A. HAYS
City Attorney



LEGEND

RESIDENTIAL ZONES:

- R-1 - SINGLE FAMILY
- R-2 - SINGLE FAMILY
- R-CP - PROFESSIONAL OFFICES
- R-CA - GARDEN APARTMENT
- R-HD - HIGH DENSITY APARTMENT
- R-LD - LOW DENSITY APARTMENT
- P-D - PLANNED DEVELOPMENT
- R-1* - SINGLE-FAMILY (EASTSIDE)

COMMERCIAL ZONES:

- C-1 - NEIGHBORHOOD
- C-2 - GENERAL
- C-3 - SHOPPING CENTER

OTHER ZONES:

- U-H - UNCLARIFIED HOUSING (AGRICULTURAL)
- F-P - FLOOD PLAIN
- PUB - PUBLIC

PROPOSED ZONING MAP

RESOLUTION NO. 99-163

A RESOLUTION OF THE LODI CITY COUNCIL FOR APPLICATION TO
THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED ST. JOHN'S
EPISCOPAL CHURCH ANNEXATION/REORGANIZATION, 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; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of an area comprising of 10 acres more or less adjacent to the City limits located at 15567 Lower Sacramento Road; and withdrawal of said 10 acres from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation and Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District, located within the area to be annexed to the City of Lodi, (APN's 027-050-05), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District is uninhabited; and

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

WHEREAS, the reasons for this proposal are as follows:

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

(6) 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 "St. John's Episcopal Church Reorganization" which includes annexation of 10 acres more or less, and detachment from the Woodbridge Rural County Fire Protection District, Woodbridge Irrigation District, Northern San Joaquin County Water Conservation District, and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: October 20, 1999
=====

I hereby certify that Resolution No. 99-163 was passed and adopted by the City Council of the City of Lodi in a regular meeting held October 20, 1999 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi,
Pennino and Land (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

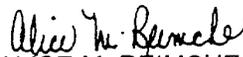

ALICE M. REIMCHE
City Clerk

EXHIBIT A

'ATTACHMENT TO ANNEXATION APPLICATION'

ST. JOHN THE BAPTIST EPISCOPAL CHURCH
Assessor's Parcel No. 027-050-05

Legal Description:

That certain real property situated in the County of San Joaquin, State of California,
described as follows:

The South 10 acres of Lot Two (2), as shown upon Map entitled, TAYLOR TRACT,
filed for record March 3, 1903 in Vol. 3 of Maps and Plats, page 47, San Joaquin County
Records.



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 20, 1999

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, October 20, 1999 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Set Public Hearing for October 20, 1999 to consider Planning Commission's recommendation that the City Council adopt a General Plan Amendment, and Prezone requested by the Episcopal Church of St. John the Baptist for the property located at 15567 Lower Sacramento Road. The requested General Plan Amendment is to change from PR, Planned Residential to LDR, Low Density Residential. The Prezoning request is from AU-20, Agriculture Urban Reserve to PD, Planned Development No. 34 and to initiate annexation of the proeprty into the City of Lodi.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter 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 City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: October 6, 1999

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

**Set Public Hearing for 10/20/99 - Consider Planning Commission's
Recommendation that Council adopt a GPA and Prezone requested by Episcopal
Church of St. John the Baptist for property at 15567 Lower Sacramento Road**

On October 7, 1999 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 7, 1999, at Lodi, California.

ORDERED BY:

**ALICE M. REIMCHE
CITY CLERK**



Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

ST. JOHN'S EPISCOPAL CHURCH

- 1) 02730029;BOSTIC, VELMA TR ;958 COLOGNE CT ;LODI ;CA;95242
- 2) 02730031;DEMSKI, STANLEY L III & NICOLE;315 W OAK ST ;LODI ;CA;95240
- 3) 02730010;VAZ, PETER R & JULIE A ;2457 GRENOBLE CT ;LODI ;CA;95242
- 4) 02730011;KESZLER, CHRIS R & LA VETA ETA;317 W LODI AVE ;LODI ;CA;95240
- 5) 02730023;SUNWEST HOME OWNERS ASSN ;317 W LODI AVE ;LODI ;CA;95240
- 6) 02730032;ALI, TAREQ A & SAHAR Y ;934 COLOGNE CT ;LODI ;CA;95242
- 7) 02730033;FILLEY, EDWARD C TR ;13841 ETON PL ;SANTA ANA ;CA;92705
- 8) 02730034;GRAMS, HERMAN R & ELAINE M TR ;918 COLOGNE CT ;LODI ;CA;95242
- 9) 02730037;SAN JOAQUIN CTY SUNWEST UNIT 1;1209 W TOKAY STE 6 ;LODI ;CA;95240
- 10) 02730006;CACHO, WILNER C & REVA R TR ;2417 GRENOBLE CT ;LODI ;CA;95242
- 11) 02730007;WINTER, BENJIE I & SHERI A ;2425 GRENOBLE CT ;LODI ;CA;95242
- 12) 02730008;JAMES, CRAIG W & SUSAN S ;2433 GRENOBLE CT ;LODI ;CA;95242
- 13) 02730009;WENDT, KENNETH E & KARIA TR ;2441 GRENOBLE CT ;LODI ;CA;95242
- 14) 02730012;GALANTINE, RICHARD ;901 S CHEROKEE LN ;LODI ;CA;95240
- 15) 02730013;GRIFFITH, ROBERT G & JANETTE S;2434 GRENOBLE CT ;LODI ;CA;95242
- 16) 02730014;SNIDER, STEPHEN C & J E ;2426 GRENOBLE CT ;LODI ;CA;95242
- 17) 02730015;FIGONE, MICHAEL J ;2418 GRENOBLE CT ;LODI ;CA;95242
- 18) 02730019;TROVINGER, DOUGLAS L TR ;2411 ST MORITZ DR ;LODI ;CA;95242
- 19) 02730020;PEREIRA, JACK M & JOAN M ;2423 ST MORITZ DR ;LODI ;CA;95242
- 20) 02730021;BEDFORD, STEVEN & J ;2435 ST MORITZ DR ;LODI ;CA;95242
- 21) 02730022;KOSTA, JOHN L & BARBARA G ;2447 ST MORITZ DR ;LODI ;CA;95242
- 22) 02730025;MERTZ, STEPHEN ;2442 W VINE ;LODI ;CA;95242
- 23) 02730026;HYSKE, KENNETH & NANCY ;2432 W VINE ST ;LODI ;CA;95242
- 24) 02730027;DAMMEL, KENNETH & LAURA ;903 COLOGNE CT ,LODI ;CA;95242
- 25) 02730028;WOOD, PAUL J & DAWN J TR ;966 COLOGNE CT ;LODI ;CA;95242
- 26) 02730030;HERYFORD, WILLIAM P ;950 COLOGNE CT ;LODI ;CA;95242
- 27) 02730035;NEUMAN, RICHARD J & JUNE F TR ;910 COLOGNE ;LODI ;CA;95242
- 28) 02730036;BRENTT, JAMES E & GENA L ;902 COLOGNE CT ;LODI ;CA;95242
- 29) 02705005;CHRISTENSEN, MAXINE ,179 E. TAYLOR ,LODI ,CA,95242
- 30) 02705022;REISWIG, ELMER & IDA ,15671 E. LOWER SACRAMENTO ROAD ,LODI ,CA,95242
- 31) 02706001;GUITERREZ, MERCED ,383 E. TAYLOR ROAD ,LODI ,CA, 95242
- 32) 02706002;CULBERTSON,JAMES , 421 E. TAYLOR ROAD ,LODI , CA,95242
- 33) 02706039;FREY, LELAND ,485 E. TAYLOR ROAD ,LODI ,CA,95242
- 34) 02706037;BERRETH, RAY & JANET ,15509 HILDE LANE ,LODI ,CA,95242
- 35) 02706040;DENNIS, LLOYD & JANICE ,15332 HILDE LANE ,LODI ,CA,95242
- 36) 02706041;ADAMS, STEVEN & VANESSA ,15330 HILDE LANE ,LODI ,CA,95242
- 37) 02706020;CAHILL, JAMES ,15508 HILDE LANE ,LODI ,CA,95242
- 38) 02706019;WAGNER, LESTER ,15472 HILDE LANE ,LODI ,CA,95242
- 39) 02706022;GOOLER, VERNON & MARTHA ,15551 N. LWR. SACRAMENTO ROAD ,LODI ,CA,95242
- 40) 02706023;FORE, NOBLE ,320 TRINITY WAY ,LODI ,CA,95242
- 41) 02706024;MASON, EVERED ,28499 N. NICHOLS ROAD ,GALT ,CA,95632
- 42) 02706025;WILBURN, LOREN ,15475 N. LOWER SACRAMENTO ROAD ,LODI ,CA,95242