

RECEIVED

JUN 10 1985



STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION

TAX AREA SERVICES SECTION

1823 14TH STREET, ROOM 201, SACRAMENTO, CALIFORNIA

(P.O. BOX 1713, SACRAMENTO, CALIFORNIA 95808)

Telephone: (916) 322-7183

LAFCO

WILLIAM M. BENNETT
First District, Kentfield

CONWAY H. COLLIS
Second District, Los Angeles

ERNEST J. DRONENBURG, JR.
Third District, San Diego

RICHARD NEVINS
Fourth District, Pasadena

KENNETH CORY
Controller, Sacramento

DOUGLAS D. BELL
Executive Secretary

June 6, 1985

Rec'd 6/3/85

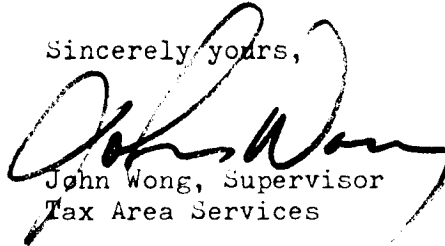
Mr. Gerald F. Scott, Exec. Officer
San Joaquin County LAFCO
1810 East Hazelton Avenue
Stockton, CA 95205

Dear Mr. Scott:

This is to acknowledge receipt of the statement(s), required by
Section 54900, et seq., of the Government Code by which **Formation**
of County Service Area No. 39, Western World.

The 1986 Board roll will reflect the action evidenced by the above
statement(s) unless one or more of the statements are found to be
inadequate. If a statement is found to be inadequate or its validity
for assessment or taxation purposes is questioned, we will bring such
a situation to your attention. The existence of any minor deficiencies
in the statement is noted below.

Sincerely yours,


John Wong, Supervisor
Tax Area Services

cc:

- ☒ County Assessor
- ☐ SBE Dept. Local Taxes
- ☐ Dept. of Education
- ☐ Dept. of Finance
- ☒ County Auditor

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1810 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209/944-2196

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

DAVID C. ENNIS, CHAIRMAN
ESCALON CITY COUNCILMAN
DOUGLASS W. WILHOIT, VICE-CHAIRMAN
2ND DISTRICT SUPERVISOR
GEORGE L. BARBER
4TH DISTRICT SUPERVISOR
HAROLD R. NELSON
PUBLIC MEMBER
DON SIMPSON
TRACY CITY COUNCILMAN
EVELYN L. COSTA, ALTERNATE
5TH DISTRICT SUPERVISOR
STANLEY MORTENSEN, ALTERNATE
PUBLIC MEMBER
EVELYN M. OLSON, ALTERNATE
LODI CITY COUNCIL MEMBER

June 11, 1985

file

County of San Joaquin
c/o Clerk of the Board
222 E. Weber
Stockton, CA 95202


RE: FORMATION OF COUNTY SERVICE AREA NO. 39, WESTERN WORLD
(LAFCO 9-85)

Transmitted herewith for your records, is a certified copy of the Certificate of Completion for the above entitled jurisdictional change. As noted, the Certificate was recorded on May 30, 1985. The jurisdictional change is complete and effective as of the date of the recording.

All filings required by Section 54900 of the Government Code have been completed. It is anticipated that this change will be included on the 1986-87 roll of the State Board of Equalization.

This letter completes our filing process on this matter. Please take appropriate action to notify all who need to know that the jurisdictional change is complete and now in effect.

Very truly yours,


GERALD F. SCOTT
Executive Officer

GFS/rw

cc: County Surveyor, w/certified copy of Certificate
County Counsel

85036198

SAN JOAQUIN COUNTY
RECORDER'S OFFICE
JAMES M. JOHNSTONE

1985 MAY 30 PM 3:51

RECORDED AT REQUEST OF
[Signature]
FEE **EXEMPT FROM FEE**

CERTIFICATE OF COMPLETION
(G.C. 35350 /547.2 /56460)

RECORDER: Please return recorded documents
to LAFCo, 1810 E. Hazelton
Stockton, CA 95205

Short Form Designation:

FORMATION OF COUNTY SERVICE AREA

NO. 39, WESTERN WORLD (LAFC 9-85)

1. Filed pursuant to action by San Joaquin County

Adopting Resolution No. R-85-548 dated May 21, 1985

certified copy attached.

2. The names of each district or city involved in this change of organization or reorganization and the kind of type of change of organization ordered for each such City or District are as follows:

CITY OR DISTRICT

TYPE OF CHANGE OR ORGANIZATION

County Service Area No. 39,

Western World

Formation

3. The City or District are located in the following County (ies): San Joaquin County.

4. Boundary descriptions for said formation or change has been attached.

5. Terms and conditions, if any, are provided in said Resolution, attached.

6. I hereby certify that the action taken by adoption of the above cited Resolution complies with the boundaries and conditions specified by the Local Agency

Formation Commission of San Joaquin County in Resolution No. 650.

THE FOREGOING IS A CORRECT COPY OF
THE ORIGINAL ON FILE IN THIS OFFICE

GERALD F. SCOTT
EXECUTIVE OFFICER

[Signature: Gerald F. Scott]
GERALD F. SCOTT, EXECUTIVE OFFICER
Local Agency Formation Commission
of San Joaquin County

By: *[Signature: Rosemary Wassum]*
COMMISSION CLERK

Dated: May 30, 1985

Date: 6-11-85

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

R-85-

548

RESOLUTION ORDERING THE FORMATION OF COUNTY SERVICE AREA No. 39,
WESTERN WORLD

WHEREAS, the property owners of the hereinafter described territory filed a petition with the Local Agency Formation Commission of San Joaquin County requesting the formation of a county service area for the 98 acre Western World development project; and,

WHEREAS, said Local Agency Formation Commission conducted a duly noticed public hearing on said proposal on April 12, 1985 and determined that a county service area should be formed to provide domestic water, storm drainage, sanitary sewer, street lighting, fire protection, and police protection services; and,

WHEREAS, as a result of said public hearing, the Local Agency Formation Commission did adopt Resolution No. 646 entitled "Resolution Approving Formation of County Service Area No. 39, Western World, and Adoption of Sphere of Influence (LAFC 9-85)" which authorized this Board of Supervisors to proceed with this formation without notice and hearing and without an election in accordance with Section 54797.1 of the Government Code; and,

WHEREAS on May 7, 1985 this Board considered the proposal and adopted Board Order B-85-745 which asked for the additional service of parks and recreation to be included as a latent power,

and requested a report from the various County officials pursuant to Section 25210.20 of the Government Code; and,

WHEREAS, the Local Agency Formation Commission met on May 17, 1985 and considered and approved the request to add parks and recreation services as an additional service of County Service Area No. 39, Western World; and,

WHEREAS, the aforementioned report was reviewed and considered by this Board on May 21, 1985;

IT IS, THEREFORE, RESOLVED, and this Board does hereby find and determine, that it is for the best interests of the residents and property owners in the hereinafter described territory that County Service Area No. 39, Western World, be established.

IT-IS FURTHER RESOLVED that this Board does hereby find and determine that the improvement, maintenance, and operation of extended domestic water, storm drainage, sanitary sewer, and street lighting services within said county service area are extended County services.

IT IS FURTHER RESOLVED that extended domestic water, storm drainage, sanitary sewer, and street lighting services shall be paid for by annual service charges collected pursuant to the provisions of Article 7 (commencing with Section 25210.70 thereof) of Chapter 2.2 of Part 2 of Division 2 of Title 3 of the Government Code of the State of California. The service area shall not assume responsibility for said miscellaneous extended services until the aforementioned service charges are collected.

IT IS FURTHER RESOLVED that extended parks and recreation

services are hereby determined to be a latent power of this county service area to be provided only at such time in the future that the residents and landowners present to the Board of Supervisors a plan that has met with the approval of the County Director of Parks and Recreation and a method of financing the requested services through special taxes and upon the approval of those taxes by a two-thirds vote of eligible voters of this county service area.

IT IS FURTHER RESOLVED that extended police and fire protection services are not currently authorized extended services for County Service Area No. 39, Western World. They can be added later as provided in Section 25210.30 et seq. of the Government Code at such time as the proponents develop a specific plan for the requested service or services and a specific method of collecting the revenue necessary to implement the proposed service.

IT IS FURTHER RESOLVED that pursuant to Section 54790.3 of the Government Code there is no transfer of property tax revenues as a result of this county service area formation.

IT IS FURTHER RESOLVED that the boundaries of County Service Area No. 39, Western World, shall be as set forth in the legal description thereof which is attached hereto, marked Exhibit A, and made a part hereof, and as shown upon map attached hereto, marked Exhibit B, and made a part hereof.

IT IS FURTHER RESOLVED that this county service area is hereby established without an election and without notice and hearing pursuant to Section 25210.14 of the Government Code.

IT IS FURTHER RESOLVED that the Clerk of the Board of Supervisors is hereby directed to forward seven certified copies of this resolution to the Executive Officer of the Local Agency Formation Commission of San Joaquin County so that he may make the filings required by Chapter 8 (commencing with Section 56450) of Part 5 of Division 1 of Title 6 of the Government Code.

PASSED AND ADOPTED MAY 21 1985 by the following vote of the Board of Supervisors, to wit:

AYES: **BARBER, WILHOIT, SOUSA, COSTA**

NOES: **NONE**

ABSENT: **CASTLES**

EVELYN L. COSTA

EVELYN L. COSTA, Chairman
Board of Supervisors
County of San Joaquin
State of California

ATTEST: JORETTA J. HAYDE
Clerk of the Board of Supervisors of the County of San Joaquin, State of California

CINDY DUBRUTZ

By _____
Deputy Clerk



THE FOREGOING IS A CORRECT COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
MAY 21 1985

ATTEST _____ 19____
Joretta J. Hayde Clerk of the Board of Supervisors
of the County of San Joaquin, State
of California

By Cindy Dubrutz



DESCRIPTION OF
PROPOSED
FORMATION OF COUNTY SERVICE AREA NO. 39,
WESTERN WORLD
San Joaquin County, California

Parcels B and C, as said parcels are shown on that certain Parcel Map entitled "Portion of the South One-half of Section 35, T. 5 N., R. 6 E., M.D.B.&M.," recorded in the office of the Recorder of San Joaquin County in Book 11 of Parcel Maps at Page 24, more particularly described as follows:

Beginning at the Southeast corner of said Parcel C, from which the Southeast corner of said Section 35 bears South 01° 31' 30" East 224.44 feet; thence from said point of beginning along the Southerly boundary of said Parcel C the following six (6) courses and distances: (1) South 49° 01' 59" West 19.64 feet, (2) South 87° 37' 23" West 22.03 feet, (3) South 88° 56' 51" West 2539.45 feet, (4) North 57° 37' 33" West 18.15 feet, (5) South 01° 54' 18" East 10.00 feet and (6) South 88° 56' 51" West 40.00 feet to a point located on the West line of the Southeast one-quarter of said Section 35; thence along said West line North 01° 54' 18" West 1153.91 feet to a point located on the Westerly boundary of said Parcel B; thence along the boundary of said Parcel B the following nineteen courses and distances: (1) North 54° 58' 25" West 207.51 feet, (2) North 64° 58' 04" East 88.30 feet, (3) South 88° 11' 28" East 285.14 feet, (4) North 82° 40' 25" East 70.58 feet, (5) North 69° 16' 28" East 197.80 feet, (6) North 75° 49' 19" East 293.95 feet, (7) North 69° 42' 39" East 175.92 feet, (8) North 51° 32' 08" East 366.54 feet, (9) North 40° 01' 49" East 195.90 feet, (10) North 27° 33' 10" East 77.83 feet, (11) North 38° 56' 35" East 221.14 feet, (12) North 17° 44' 41" East 105.00 feet, (13) North 25° 56' 32" East 123.44 feet, (14) South 55° 25' 49" East 144.52 feet, (15) curving to the right on an arc of 30.00 feet radius, said arc being subtended by a chord bearing South 63° 56' 47" East 50.09 feet, (16) North 79° 57' 32" East 109.76 feet, (17) North 27° 00' 32" West 215.00 feet, (18) South 89° 02' 27" West 115.02 feet and (19) North 00° 57' 33" West 32.32 feet to a point located on the North line of the Southeast one-quarter of said Section 35; thence along said North line North 89° 03' 39" East 129.20 feet to a point located on the Westerly right-of-way line of State Highway U.S. No. 99; thence along said Westerly right-of-way line the following five (5) courses and distances: (1) South 27° 08' 25" East 1402.98 feet, (2) South 21° 25' 25" East 10.30 feet, (3) South 32° 51' 25" East 10.30 feet, (4) South 27° 08' 25" East 416.09 feet and (5) South 22° 22' 25" East 132.12 feet to a point located on the East line of said Section 35; thence along said East line South 01° 31' 30" East 661.49 feet to the point of beginning.

Containing 98.319 acres, more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY.

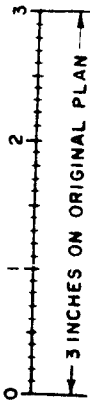
Robert W. Williams
County Surveyor

APPROVED BY: *Dennis M. Murata*
County Surveyor

EXHIBIT A

5036198

REDUCED PLAN
USE SCALE BELOW



Map of
Proposed
COUNTY SERVICE AREA NO. 39,
WESTERN WORLD
San Joaquin County, California
Scale: 1" = 400'
Henry M. Hirata
County Surveyor
March 27, 1985

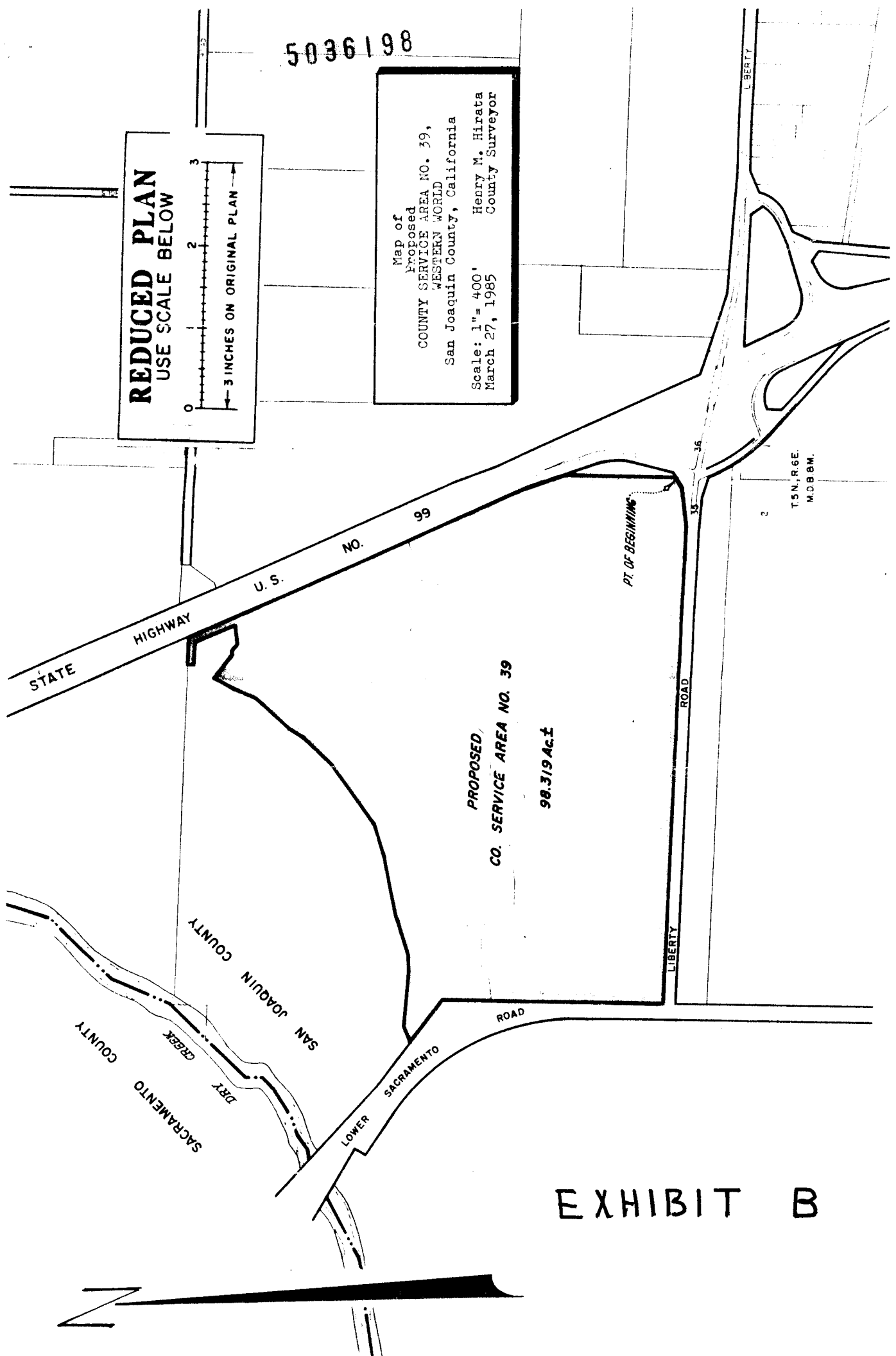


EXHIBIT B

LOCAL AGENCY FORMATION COMMISSION

LAFCO

OF SAN JOAQUIN COUNTY

1810 EAST HAZELTON AVENUE
STOCKTON, CALIFORNIA 95205
PHONE: 209 / 944-2196

EXECUTIVE OFFICER
GERALD F. SCOTT

LEGAL COUNSEL
MICHAEL MCGREW
DEPUTY COUNTY COUNSEL

COMMISSION MEMBERS

HAROLD R. NELSON, CHAIRMAN
PUBLIC MEMBER

DAVID C. ENNIS, VICE-CHAIRMAN
ESCALON CITY COUNCILMAN

GEORGE L. BARBER
4TH DISTRICT SUPERVISOR

DON SIMPSON
TRACY CITY COUNCILMAN

DOUGLASS W. WILHOIT
2ND DISTRICT SUPERVISOR

STANLEY MORTENSEN, ALTERNATE
PUBLIC MEMBER

EVELYN M. OLSON, ALTERNATE
LODI CITY COUNCIL MEMBER

RICHARD S. YOSHIKAWA, ALTERNATE
1ST DISTRICT SUPERVISOR

EXECUTIVE OFFICER'S REPORT

COMMISSION MEETING APRIL 12, 1985

TO: LAFCO Commissioners

FROM: Gerald F. Scott, Executive Officer

SUBJECT: PROPOSED FORMATION OF COUNTY SERVICE AREA NO. 39, WESTERN
WORLD, AND ADOPTION OF SPHERE OF INFLUENCE (LAFCO 9-85)

* * *

PROPOSAL: Application was filed by petition of property owners proposing to form CSA #39 encompassing the 98 acre Western World development project. Authorized services would include domestic , water, storm drainage, sanitary sewer, and street lighting. The project is located at the northwest corner of Highway 99 and Liberty Road, extending west to Lower Sacramento Road and north to the golf course. If approved, subsequent formation proceeding will be conducted by the County Board of Supervisors.

DISCUSSION: The Western World proposal is a combined commercial, recreational, and residential development with an "old west" theme focused on equestrian arenas and county entertainment. The residential portion has been approved by the County as the Villa Chaparral tentative subdivision with 182 residential lots.

The tentative subdivision map requires that public water, sanitary sewer, and storm drainage be provided. Sanitary sewers are to be extended from the City of Galt. A County Service Area is required for maintenance and operation of domestic water and storm drainage.

Since the tentative map also requires that police and fire protection services be provided in a manner subject to the approval of the Board of Supervisors, both Planning and Public Works have asked that extended police and fire be authorized services of the CSA. These are added for use only in the event that they are needed to resolve issues which may arise upon approval of the Final Map by the Board of Supervisors.

The historical use of the property is grazing. It is not prime agricultural soils. Further, the U.S. Soil Conservation Service advises that, due to extensive grading, the site has no classification for agricultural purposes.

In accordance with State Law, LAFCo must determine the amount of property tax dollars which would be transferred to a newly formed district. In this case the proposed CSA would not assume any services which are currently tax funded, and therefore, no tax dollars would be transferred.

Upon County approval, the Board of Supervisors, as lead agency, adopted an Environmental Impact Report (EIR) and "statement of overriding considerations" for the project. A copy of the EIR has been provided for Commissioners review, and the "statement" is attached. The Commission must adopt the same or a similar "statement" if it approves the proposal.

This report also proposes a Sphere of Influence for CSA #39 to take effect should it be formed. CSA facilities will be designed and constructed to serve the limited area of the project. Consequently, it is proposed that the Sphere of Influence be restricted to the proposed CSA boundary.

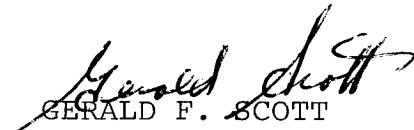
CONCLUSION: The issue before the Commission is that of governmental structure. The decisions on land use, design, and required services are the responsibility of the Board of Supervisors when reviewing the Tentative Map. It is proposed that Western World be served from several sources - City of Galt, Homeowner's Association, and CSA. The CSA can serve as an important coordinator of services to protect the interests of the property owners.

RECOMMENDATION: The following determinations are recommended:

- 1) Certify that the Commission has reviewed the County's EIR and adopt the "Statement of Overriding Considerations".
- 2) Approve the proposed formation with the boundary description as approved by the County Surveyor.
- 3) Authorize the Board of Supervisors to form CSA #39, pursuant to County Service Area Law, designating domestic water, storm drainage, sanitary sewer, street lighting, fire protection, and police protection as extended services.

- 4) Authorize the Board of Supervisors to establish service charges as necessary to maintain the facilities.
- 5) Pursuant to G.C. 54790.3, no property tax dollars shall be transferred to CSA #39.
- 6) Adopt a Sphere of Influence for CSA #39 which is the same as the boundary proposed for formation.

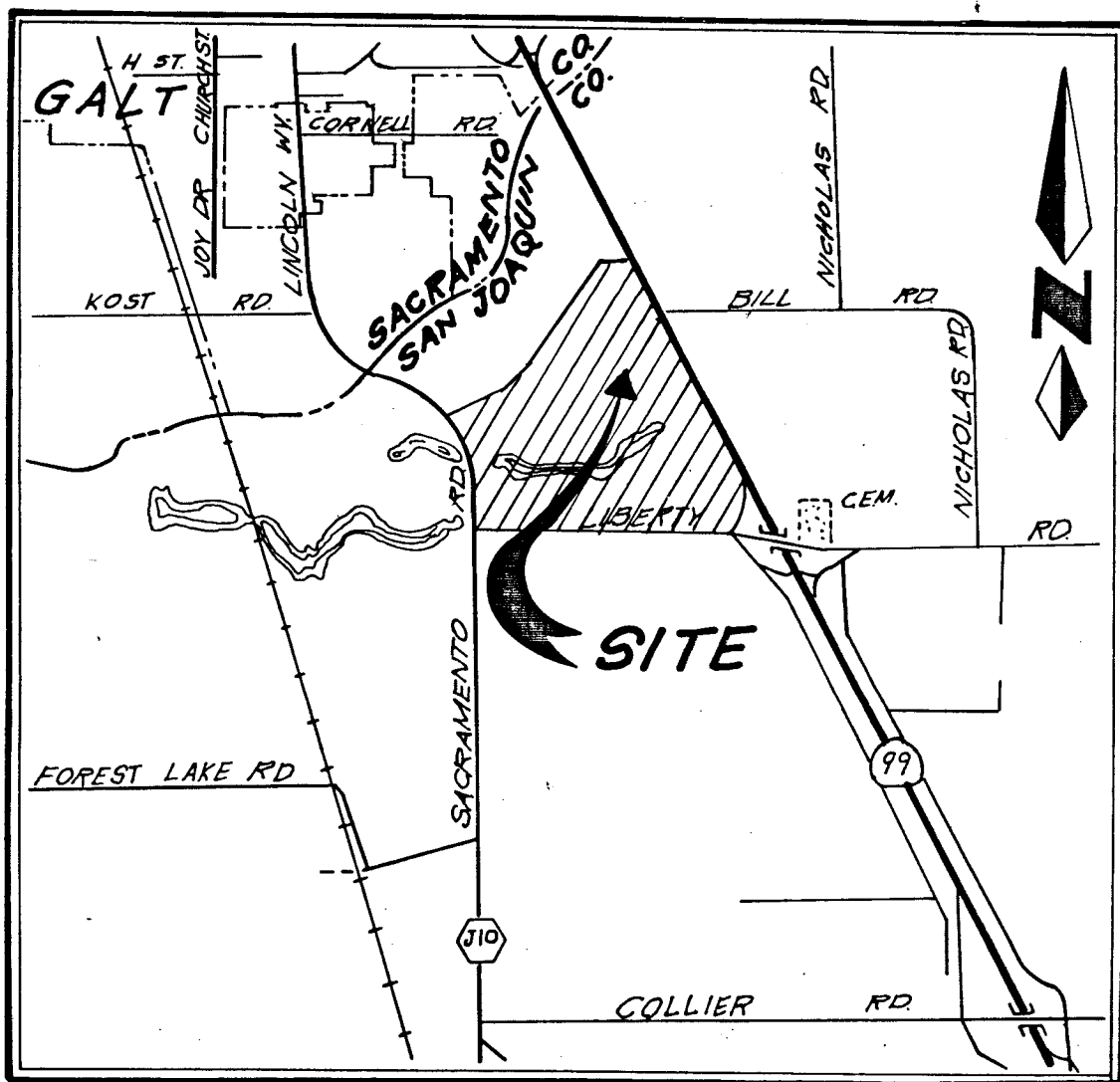
Respectfully submitted,


GERALD F. SCOTT
Executive Officer

GFS:rw

Atta: Vicinity Map
Proposal Map
Justification of Proposal
Statement of Overriding Considerations

PROPOSED COUNTY SERVICE AREA NO.39 WESTERN WORLD



VICINITY MAP
NO SCALE

COUNTY OF SAN JOAQUIN, CALIFORNIA

ANALYST: J. H. WILSON

TYPICAL STREET X-SECTION

**CURB & GUTTER
DETAIL**

HIGHWAY 99

ENGINEER:

WATER SUPPLY:

SEWAGE DISPOSAL:

STORM DRAINAGE:

IMPROVEMENTS:

LOWER ALLEYS AND SIDES OF LIBERTY AVENUE
(CITY OF SAN ANTONIO STANDARDS
INCLUDING STREET LIGHTING)
AND PRIVATE ROADS
(AS PER DETAIL SHOWN HEREON
INCLUDING STREET LIGHTING)

THE SPINK CORPORATION

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

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY
c/o Gerald F. Scott, Executive Officer
1810 E. Hazelton
Stockton, CA 95205

Phone: (209) 944-2196

Date: March 11, 1985

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 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.

Miller, William	117 Ramon Court, Galt, California	95632
(Name)	(Address)	(Phone)
The Spink Corporation (S. AuClair)	720 F Street, Sacramento, CA	95814 444-8170
(Name)	(Address)	(Phone)
Katcher, Daryl B.	915 21st. Street, Sacramento, CA	95814 446-4817
(Name)	(Address)	(Phone)

Stephen AuClair
(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:
Proposed formation of County Service Area with domestic water, storm drainage, sanitary sewer, and street lighting as authorized extended services.
2. Statutory provisions governing proceedings:
County Service Law

1. 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 .1536 Acres 98.319
6. Population in subject area: None Number of registered voters: None
7. Registered voter density (per acre): None Number of dwelling units: None
8. Estimate of population increase in next 10 years: 555
9. Present land use of subject area: Agriculture
10. What is the intended development of this area: Residential, Commercial and Recreational
11. Present zoning: GA-20 and 40
12. Describe proposed zoning changes: Planned District & RA20
13. Assessed value of land: \$ 400,000.00
14. Assessed value of improvements \$ 2,000,000.00
15. Value of publicly owned land in area: \$ N/A
16. Governmental services required by this proposal which are not presently available: Public utilities requiring maintenance and extension to project would be water, Sanitary sewer and drainage
17. What alternative measures would provide services listed in Item 16 above? Only public alternative would be to contract services with City of Galt.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? The extension of water and sewer lines from the City of Galt.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? The costs incurred would be included in the project's overall cost of approximately two million dollars.
20. How will such costs be met? All costs for initial improvements shall be born by the developer. Maintenance will be paid for by Homeowners Association and Western World Developers.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No
22. ☐ Check here if you are submitting further comments and evaluations on additional pages.

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

R-81- 1231

RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. GP-81-2 AND
ADOPTING THE STATEMENT OF OVERRIDING CONSIDERATIONS

- - -

WHEREAS, on May 7, 1981, the Planning Commission of the County of San Joaquin, State of California, by Resolution PC-81-73, did certify EIR-81-3 as adequate and recommended adoption of General Plan Amendment No. GP-81-2 with the Statement of Overriding Considerations, to amend the map of the Land Use/Circulation Element to 1995 from Agriculture and Conservation to Recreation and Residential Low Density on the northwest quadrant of State Route 99 and Liberty Road, County of San Joaquin, State of California; and

WHEREAS, on May 26, 1981, this Board of Supervisors did set the date of June 18, 1981, at the hour of 1:30 p.m. for a public hearing on said matter; and

WHEREAS, on June 18, 1981, said matter was taken under submission to allow Supervisor Yoshikawa to listen to the tape on said matter;

NOW, THEREFORE, BE IT RESOLVED by this Board of Supervisors that General Plan Amendment No. GP-81-2 be, and it hereby is, approved;

BE IT FURTHER RESOLVED that this Board does hereby adopt the Statement of Overriding Considerations.

PASSED AND ADOPTED this 11th day of August, 1981, by the following vote of the Board of Supervisors, to wit:

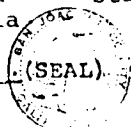
AYES: Supervisors YOSHIKAWA, BARBER, ALVA, COSTA

NOES: Supervisor WILHOIT

ABSENT: NONE

ATTEST: JORETTA J. HAYDE
Clerk of the Board of Supervisors of the County of San Joaquin, State of California

By _____
Deputy Clerk



DOUGLASS W. WILHOIT, Chairman
Board of Supervisors
County of San Joaquin
State of California

DISTRIBUTION: Board Orig. +1
Counsel
Planning Dept.

ENDORSED
Aug 11 1981
J. R. HAYDE, Clerk of the Board of Supervisors
By CINDY DUBRUTZ

STATEMENT OF OVERRIDING CONSIDERATIONS
(EIR-81-3/GP-81-2)

- 1A. Impact: Policies conflict - urban-rural concept (urban area adjacent to rural residential).

Mitigation:

None

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

No longer a conflict with denial of area east of Route 99.

- 1B. Impact: Policies conflict - residential development (political, social, circulation separation from Galt urban center.

Mitigation:

None. Area can contract for services.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.
- (3) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

Supporting facts:

Applicant stated he has made agreements and arrangements for the sewer district and sewer system and will hire a private security system. The Vice-Mayor and the Chamber of Commerce made statements that agreements can be made.

2. Impact: Growth inducing impact (on area between Galt and project, on other abutting lands).

Mitigation:

None

Findings:

- (3) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

Supporting facts:

The land is included in the General Plan for growth; everything north of the river is in the Galt General Plan Area; the conservation area is not to be developed and there will be no growth in that area. The Planning Commission and Board of Supervisors have control over this concern.

3. Impact: Noise

Mitigation:

The mitigation measures identified in the EIR could be included in the project after an acoustical study.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

Conditions can be attached to the project after an acoustical study has been made; or the project can be redesigned.

4. Impact: Air quality

Mitigation:

None feasible at this time.

Findings:

- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Supporting facts:

It is possible to use emission banking in order to buy credits to compensate for the pollution caused by the project.

5. Impact: Circulation -

- A. Overburden of Liberty Road and Lower Sacramento Road.
- B. Overburden of intersection of Liberty and Lower Sacramento Roads.
- C. Overburden of intersection of Liberty and Frontage Road.
- D. Congestion at performance times.
- E. Lack of sufficient parking.

Mitigation:

The mitigation measures identified in the EIR including widening of roads; increasing sight distances; adding left and right turn lanes, emergency lanes, traffic signals or traffic control persons; lengthening of acceleration and deceleration lanes on State Route 99; meeting parking requirements; and redesign of parking plan.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

Data in the EIR and Staff Report substantiate the finding.

6. Impact: Loss of agricultural lands

Mitigation:

None

Findings:

- (3) Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

Supporting facts:

A minimum amount of land will be taken out of agriculture. The reason for taking any of this land out of agriculture is to increase the County's economic, recreational and social goals. The goals of the County override the loss of agricultural land.

7. Impact: Fire and Police Protection

Mitigation:

Fire protection as detailed in Fire Warden's letter.
Police-private security force and/or contract with City of
Galt or County Sheriff for full or supplemental protection.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

Testimony received during this hearing states that the impact will be mitigated; letter from the Fire Warden is a supporting fact to the finding; mitigation measures are noted in the EIR.

8. Impact: Schools

Mitigation:

The developer and the school districts shall negotiate an agreement for monetary contribution to the school districts before any subdivision or residential development is approved.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

Such agreements have been successful in past instances; the likelihood of children residing here is remote; testimony indicated that this would be restricted to children residing here; the developer would have to mitigate the problem if it does occur.

9. Impact: Sewage treatment

Mitigation:

The County should receive firm commitment from the City of Galt that they will provide sewer capacity for the total approved project. Developer to provide funds so that new treatment plant capacity will accommodate project's sewage.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

Testimony was received from the Galt City Council Vice-Mayor and the Chamber of Commerce to the effect that the sewer trunk line would be forthcoming to provide sewage treatment to this project.

10. Impact: Flooding

Mitigation:

The developer will be required to comply with all requirements of the County flood zones and the National Flood Insurance Program, based on a flood hazard report from the Corps of Engineers and specific design of the project.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

EIR notes that the property will be 48' above sea level; improvements, such as a culvert, etc., can be made by the developer. The contour map was shown; the red lines were put on by the Corps of Engineers showing a 41' flood level.

11. Impact: Water -

- A. Supply
- B. Usage
- C. Overdraft

Mitigation:

- A. Contract with City of Galt for well supply or inter-connect existing wells to Galt's system.
- B. Determine economic and environmental feasibility of artificial lakes prior to any conditional approval.
- C. None.

Findings:

- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (A) All significant environmental effects that can feasibly be avoided have been eliminated or substantially lessened as determined through findings as described in Subsection (A).
- (B) Any remaining, unavoidable significant effects have been found acceptable under Section 8.14 (15088).

Supporting facts:

Deletion of a large residential area reduces the amount of water usage needed; the applicant proposes an inter-connecting loop system with the City of Galt for water supply. Testimony was received that the residential and agricultural water uses were off-setting factors. It was stated that had the land been used in an agricultural endeavor it would use as much water as a residential endeavor. A pump is proposed to recirculate and aerate water.

12. Impact: Loss of vegetation and wildlife habitats

Mitigation:

Preserve large oaks. Preserve or replace riparian vegetation. Other mitigation measures as detailed in Department of Fish and Game letter response to EIR.

The EIR lists three other mitigation measures; the fish that are in existence in the area now will remain; water quality is to be protected. The State Department of Fish and Game suggested mitigation measures.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

Letter from the State Department of Fish and Game noted in the Addendum to the EIR.

13. Impact: Energy consumption

Mitigation:

The mitigation measures identified in the EIR could be included in the project approval at the public hearing.

Findings:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the final EIR.

Supporting facts:

Design of the project can be changed. Mitigation measures included in the EIR. The use of pumps can be a conserving factor in energy consumption. See EIR for on-site design.

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY

CERTIFICATE OF FILING


STATE OF CALIFORNIA)
) ss
COUNTY OF SAN JOAQUIN)

I, GERALD F. SCOTT, Executive Officer of the Local Agency Formation Commission of San Joaquin County certify that on the 13 th day of March, 1985 the herein named application for change of organization or reorganization identified by the short-term designation, FORMATION OF COUNTY SERVICE AREA NO. 39, WESTERN WORLD, AND ADOPTION OF SPHERE OF INFLUENCE (LAFC 9-85)

and LAFC No. 9-85 was accepted for filing by this Commission. Said application was found to be in the form prescribed by the Commission and to contain the information and data required for formal acceptance by the Commission.

This proposal will be heard by the Commission at its regular meeting on April 12, 1985.

Executed this 13th day of March, 1985
at Stockton, California



GERALD F. SCOTT, Executive Officer
Local Agency Formation Commission
of San Joaquin County

ORIG: File
cc: Chief Petitioner(s)
or Filing Agency

RE: G.C. 35152
G.C. 54791
G.C. 56157
G.C. 56198

WESTERN WORLD ROUNDUP

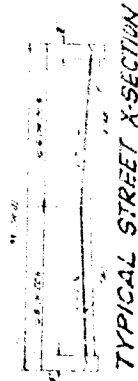
Tentative Map

COUNTY OF SAN JOAQUIN, CALIFORNIA

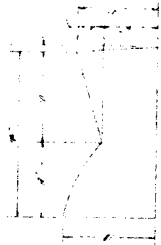
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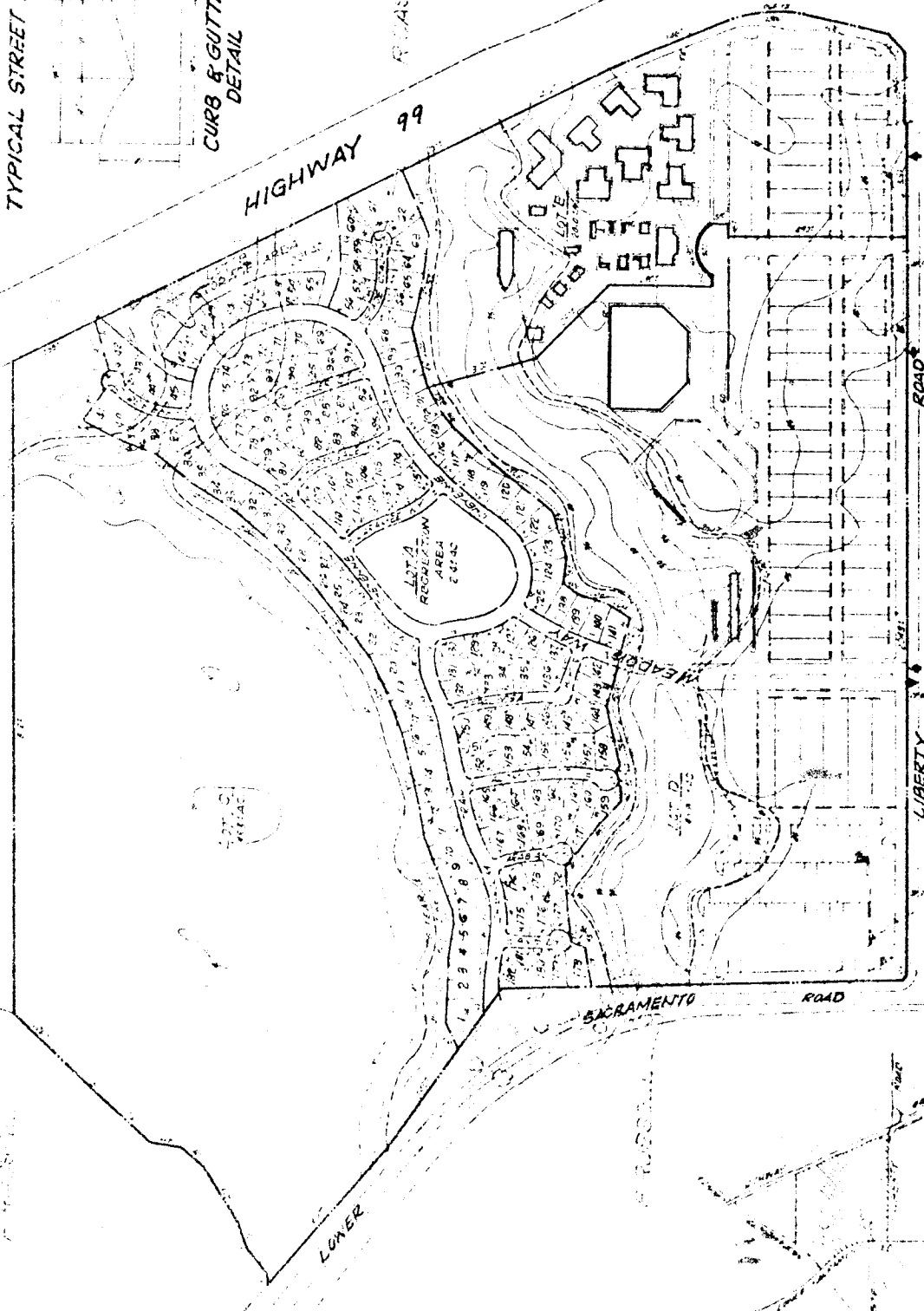
INTEGRATED CONCEPT
PLAN



TYPICAL STREET X-SECTION



CURB & GUTTER
DETAIL



LOWER

ROAD 100

HIGHWAY 99

SACRAMENTO ROAD

LIBERTY ROAD

PGISTLAND ROAD

F GUIDEL

PGISTLAND

ENGINEER:

WATER SUPPLY:

SEWAGE DISPOSAL:

STORM DRAINAGE:

IMPROVEMENTS:

1. FURNISH CONCRETE TO TOP OF LIBERTY ROAD
2. FURNISH CONCRETE TO TOP OF PGISTLAND ROAD
3. FURNISH CONCRETE TO TOP OF SACRAMENTO ROAD
4. FURNISH CONCRETE TO TOP OF LOT 10
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THE SPUNKY CORPORATION
INCORPORATED IN CALIFORNIA
1000 10TH STREET, SUITE 100
SAN JOAQUIN, CALIFORNIA 95376
(408) 938-1000

Map of
Proposed
COUNTY SERVICE AREA NO. 39,
WESTERN WORLD
San Joaquin County, California
Scale: 1" = 400' Henry M. Hirata
March 27, 1985 County Surveyor

