



# CITY OF LODI

# COUNCIL COMMUNICATION

**AGENDA TITLE:** Adopt resolution accepting the Oliver Tecklenburg/William Beckman Reorganization Proposal to annex approximately 27 acres to the City of Lodi with concurrent detachments from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and Road District No. 4.

**MEETING DATE:** April 18, 2001

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** That the City Council accept the annexation of approximately 27 acres to the City of Lodi.

**BACKGROUND INFORMATION:** The action before the City Council is the final acceptance of the above-referenced annexation. The Council will recall that pre-zoning for this area was approved on October 20, 1999. The Local Agency Formation Commission (LAFCO) of San Joaquin County held their hearing on the request on March 17, 2000.

As is typically the case, the requested action could be described as the final confirmation of all previous decisions by the Planning Commission, the San Joaquin Local Agency Formation Commission, and the Lodi City Council regarding this annexation.

To refresh, the two (2) rectangular shaped parcels in question are located at 5215 and 5333 East Kettleman Lane, in the extreme south east corner of the City. The parcels are nine (9) acres and 18 acres respectively. Both parcels together have a frontage on Kettleman Lane totaling roughly 850 feet and extend north approximately 1,300 feet connecting to the existing City limits. Located in the immediate vicinity are large warehouse uses and retail uses such as restaurants, a gas station fronting onto Kettleman Lane, and an auto dealership fronting onto Beckman Road. It is anticipated that the newly annexed land will be suitable for the development of a business park, one of the major projects identified by the City Council. Until a final decision is made about the location of the business park and an appropriate zoning district, the property will remain zoned U-H, Unclassified Holding.

Attached to this communication is the LAFCO Resolution approving the reorganization.

**FUNDING:** None required

Konradt Bartlam  
Community Development Director

KB/ev

Attachment

APPROVED: \_\_\_\_\_

H. Dixon Elynn -- City Manager

RESOLUTION NO. 1010

BEFORE THE LOCAL AGENCY FORMATION COMMISSION  
OF SAN JOAQUIN COUNTY APPROVING  
THE TECKLENBURG-BECKMAN REORGANIZATION (LAFC 05-00)

Including annexation of 27 net acres to the City of Lodi and detachments from the Woodbridge Rural Fire District and the San Joaquin County Resource Conservation District

WHEREAS, the above entitled proposal was initiated by filing by Oliver Tecklenburg and William Beckman, with concurrence from the City of Lodi, and on February 25, 2000, the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act; and

WHEREAS, the Commission held a public hearing on the proposed reorganization on March 17, 2000, in the Board of Supervisors Chambers, County Courthouse, pursuant to notice of hearing which was posted and mailed in accordance with State law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and documentary, submitted in favor of the proposed reorganization, and all persons present were given an opportunity to be heard.

NOW THEREFORE, the Local Agency Formation Commission of San Joaquin County DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. The above named reorganization is approved subject to the terms and conditions contained herein.

Section 2. Approve the proposal as submitted including the full right-of-way of Kettleman Road, with the boundary description as approved by the County Surveyor, and as set forth in Exhibit A, attached.

Section 3. Certify that the Commission has reviewed and considered the City's Negative Declaration.

Section 4. Find the proposal is uninhabited and has 100% owner-consent.

Section 5. Designate the City of Lodi as the Conducting Authority and authorize the City to initiate proceedings for an uninhabited annexation in accordance with Section 57075 et seq. of the Government Code, subject to the following conditions:

a. Establish the pre-zoning for the annexation area;

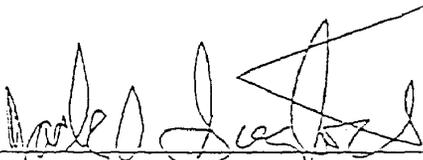
b. The City's Resolution completing the reorganization must state that the affected territory will remain within the countywide boundary of County Service Area No. 53, Household Hazardous Waste Management; and

c. Payment shall be made to LAFCo (made payable to the State Board of Equalization) sufficient to cover the filing fees to complete the reorganization.

PASSED AND ADOPTED this 17th day of March, 2000 by the following roll call vote:

AYES: Commissioners Dan Bilbrey, Robert Cabral, Gerard Machado, Steve Mann and Jack Sieglock

NOES: None



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JACK SIEGLOCK, ACTING CHAIRMAN  
Local Agency Formation Commission of  
San Joaquin County



# Civil Engineers

323 West Elm Street  
Lodi, California 95240-2003

**BAUMBACH & PIAZZA, INC.**

Phone (209) 368-6518  
FAX (209) 368-6510

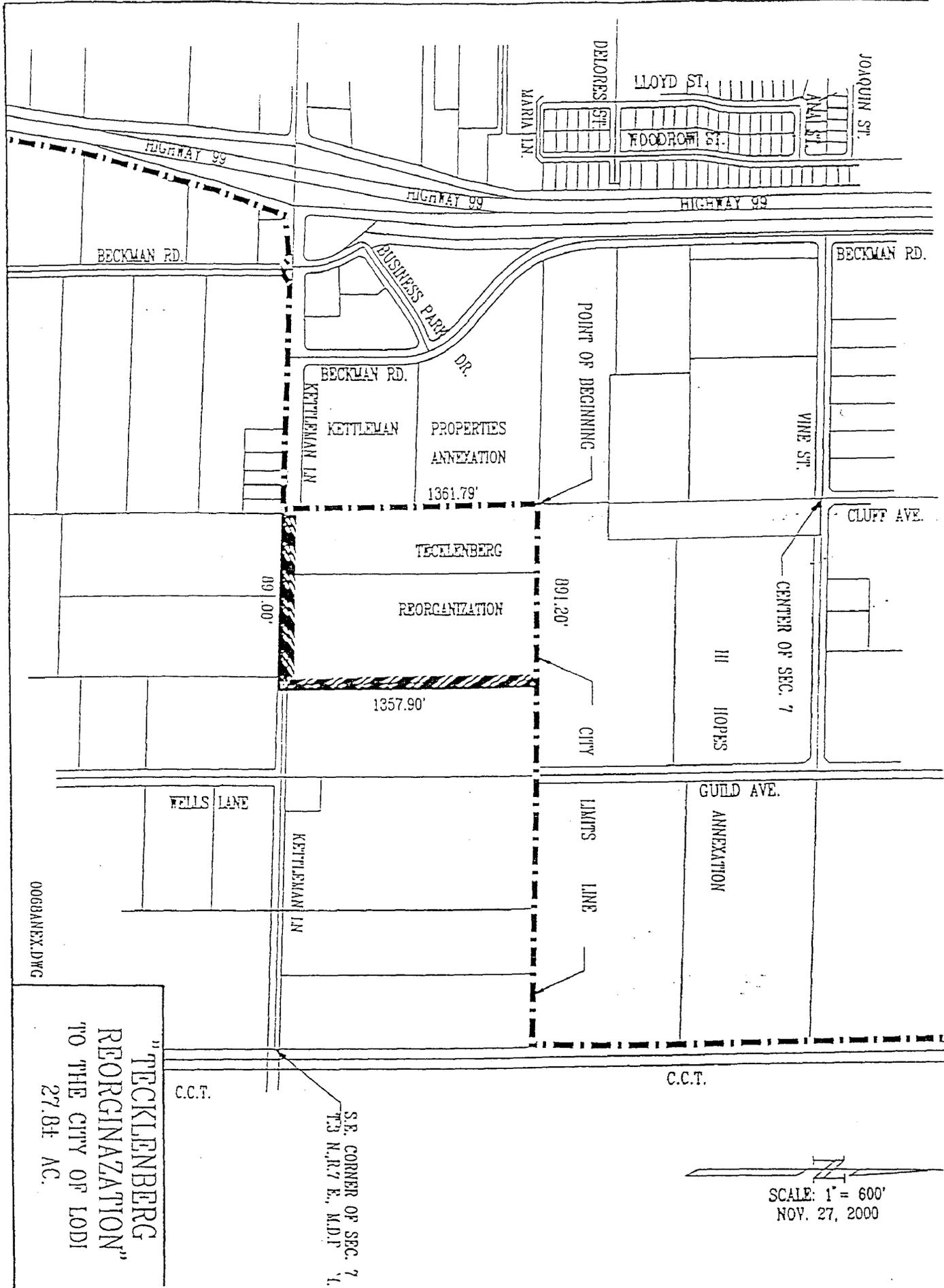
NOVEMBER 27, 2000  
JOB NO. 0068

TECKLEMBERG REORGANIZATION  
TO THE CITY OF LODI  
SAN JOAQUIN COUNTY, CALIFORNIA

A portion of the Southwest quarter of the Southeast quarter of Section 7, Township 3 North, Range 7 East, Mount Diablo Base and Meridian being more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Southeast quarter section, also being the Southwest corner of the HI HOPES ANNEXATION to the City of Lodi, thence along the North line of the South half of said Southeast quarter section, also being the South line of the above ANNEXATION South 87° 57' East, 891.20 feet to the Northeast corner of the TECKLEMBERG Property described in San Joaquin County Recorder's Instrument No. 97035067; thence along the East line of said TECKLEMBERG Property and its southerly projection South 01° 04' East, 1357.90 feet to the South line of KETTLEMAN LANE; thence along said South line last described North 88° 12' West, 891.00 feet to the Southeast corner of the KETTLEMAN PROPERTIES ANNEXATION to the City of Lodi; thence along the East line of the KETTLEMAN PROPERTIES ANNEXATION, also being the East line of said Southeast quarter section and its southerly projection North 01° 04' West, 1361.80 feet to the Point of Beginning, containing 27.8 acres more or less.

REGISTERED PROFESSIONAL ENGINEER  
TERRY PIAZZA  
No. 16673  
Exp. 9-30-01  
STATE OF CALIFORNIA  
CIVIL



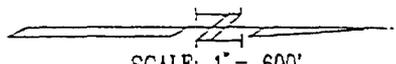
006BANEX.DWG

"TECKLEBERG  
REORGANIZATION"  
TO THE CITY OF LODI  
27.84 AC.

C.C.T.

S.E. CORNER OF SEC. 7  
T3 N.R.7 E. M.D.F. 1.

C.C.T.



SCALE: 1" = 600'  
NOV. 27, 2000

RESOLUTION NO. 2001-92

A RESOLUTION OF THE LODI CITY COUNCIL ORDERING  
TERRITORY DESIGNATED AS TECKLENBURG/BECKMAN  
ANNEXATION/REORGANIZATION LAFCO 05-00 ANNEXED  
TO THE CITY OF LODI

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WHEREAS, the City Council of the City of Lodi adopted Resolution No. 99-164 on October 20, 1999 approving the Application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed Tecklenburg/Beckman Annexation/Reorganization, 5215 and 5333 E. Kettleman Lane (APN 049-070-25 and 049-070-24), including the detachment of certain territory within the area proposed for annexation to the City of Lodi; and

WHEREAS, the Local Agency Formation Commission of the County of San Joaquin adopted its Resolution No. 1010 on March 17, 2000, making determinations and approving the proposed annexation to the City of Lodi of territory described in Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, in compliance with the requirements of the Government Code and the determination of the Local Agency Formation Commission, the Clerk of the City of Lodi duly and properly gave notice of the required hearing to be held April 18, 2001, at the hour of 7:00 p.m. or as soon thereafter as the matter may be heard in the Council Chambers, 305 West Pine Street, Lodi, California; the affidavit of such publication and certificate of posting and mailing are on file; and

WHEREAS, at the hearing of the Local Agency Formation Commission's resolution making determinations was read allowed or summarized, all persons desiring to make oral or written protests or objections were heard, and testimony and evidence for and against the proposed annexation were duly considered; and

WHEREAS, written protests filed and not withdrawn consist of less than 25 percent of the registered voters or less than 25 percent of the number of owners of land owning less than 25 percent of the assessed value of land within the affected territory; and

WHEREAS, the terms and conditions of annexation as approved by the Local Agency Formation Commission are as follows:

(1) The affected territory shall remain within the county-wide boundary of County Service Area No. 53, Household Hazardous Waste Management.

(2) The affected territory shall be taxed for existing general bonded indebtedness of the City of Lodi, if any. No ad velorem bond debt exists for any of the affected districts.

(3) The annexation of 27 acres to the City of Lodi and detachment from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and Road District No. 4.

WHEREAS, the reasons for this proposed annexation 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 for the City of Lodi.
- (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.

WHEREAS, the regular county assessment role is utilized by this City; and

WHEREAS, the affected territory will be taxed for existing general bonded indebtedness of this City; and

WHEREAS, the City Council certifies:

- (1) The affected area has been rezoned as shown on the attached Prezone Map marked Exhibit B.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi, as follows:

1. The City Council hereby orders the territory described in Exhibit "A" annexed, and directs the City Clerk to transmit a certified copy of this Resolution with applicable fees required by §54902.5 of the Government code to the Executive Officer of the Local Agency Formation Commission of San Joaquin County.
2. The City Council further orders and declares that the territory described herein be detached from the Woodbridge Rural Fire Protection District, the Northern San Joaquin County Water Conservation District, and Road District No. 4, but said territory shall remain in the County Service Area No. 53, Household Hazardous Waste Management.

Dated: April 18, 2001

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I hereby certify that Resolution No. 2001-92 was passed and adopted by the Lodi City Council in a regular meeting held April 18, 2001 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Pennino and Mayor  
Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Land

ABSTAIN: COUNCIL MEMBERS – None

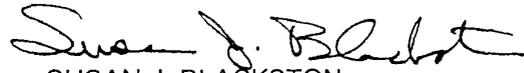
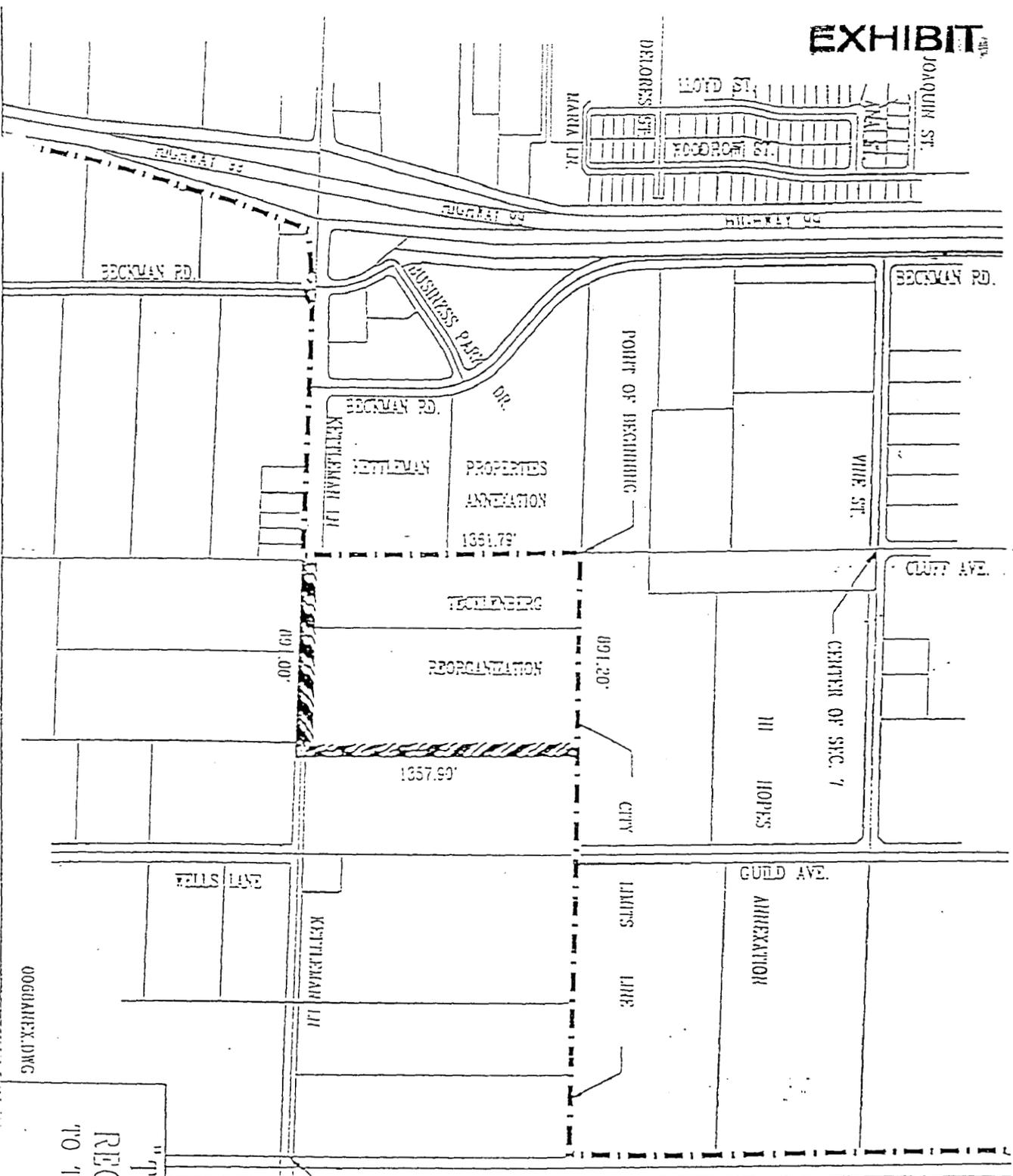
  
SUSAN J. BLACKSTON  
City Clerk

EXHIBIT A



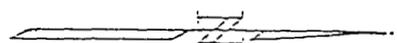
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"TECKLENBERG REORGANIZATION" TO THE CITY OF LODI 27.04

C.C.T.

S.E. CORNER OF SEC. 7 T3 R.127 E. M.D. 7C

C.C.T.



SCALE: 1" = 600'  
NOV. 27, 2000



**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Joaquin.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953, Case Number 65990; that the notice, of which the annexed is a printed copy (set in type not smaller than non-parcil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

..... March 31 .....

all in the year ..2001

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this ...31..... day of

..... March ....., 2001 .....

..... Sarah Waterman .....  
Signature

This space is for the County Clerk's Filing Stamp

01 APR 2001  
SUSAN J. BLACKSTON  
CITY CLERK  
CITY OF LODI

**PUBLIC NOTICE**

**NOTICE OF PUBLIC HEARING**  
(rescheduled from 03/21/01 to 04/18/01)

NOTICE IS HEREBY GIVEN that on Wednesday, April 18, 2001 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 at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) adopt resolution accepting the Tecklenburg-Beckman Reorganization (LAFC 05-00) Proposal to annex approximately 27 net acres to the City of Lodi with concurrent detachments from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and Road District No. 4.

Description of Territory - Tecklenburg Reorganization to the City of Lodi, San Joaquin County, California. A portion of the Southwest quarter of the Southeast quarter of Section 7, Township 3 North, Range 7 East, Mount Diablo Base and Meridian being more particularly described as follows

Beginning at the Northwest corner of the Southwest quarter of said Southeast quarter section, also being the Southwest corner of the HI HOPES ANNEXATION to the City of Lodi, thence along the North line of the South half of said Southeast quarter section, also being the South line of the above ANNEXATION South 87 57' East, 891.20 feet to the Northeast corner of the TECKLENBURG Property described in San Joaquin County Recorders Instrument No. 97035067; thence along the East line of said TECKLENBURG Property and its southerly projection South 01 04' East, 1357.90 feet to the South line of KETTLEMAN LANE; thence along said South line last described North 88 12' West, 891.00 feet to the

Southeast corner of the KETTLEMAN PROPERTIES ANNEXATION to the City of Lodi; thence along the East line of the KETTLEMAN PROPERTIES ANNEXATION, also being the East line of said Southeast quarter section and its southerly projection North 01 04' West, 1361.80 feet to the Point of Beginning, containing 27.8 acres more or less.

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:  
Susan J. Blackston  
City Clerk

Dated: March 21, 2001

Approved as to form:  
Randall A. Hays, City Attorney  
March 31, 2001

**PROOF OF PUBLICATION**



## DECLARATION OF MAILING

Notice: PUBLIC HEARING will be held on APRIL 18, 2001 TO CONSIDER ADOPTING RESO.  
**TECKLENBURG/WILLIAM BECKMAN REORGANIZATION PROPOSAL**

On March 22, 2001 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.

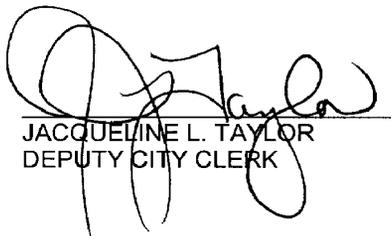
I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 22, 2001, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON**  
**CITY CLERK, CITY OF LODI**

ORDERED BY:

  
\_\_\_\_\_  
JACQUELINE L. TAYLOR  
DEPUTY CITY CLERK

\_\_\_\_\_  
JENNIFER M. PERRIN  
DEPUTY CITY CLERK

**EXHIBIT A**

# NOTICE OF PUBLIC HEARING

LODI CITY COUNCIL

221 W. PINE STREET, LODI, 95240 --TELEPHONE 333-6702

**DATE:** Wednesday, **April 18, 2001**  
*Note: This public hearing was rescheduled from 3/21/01 to 4/18/01*

**TIME:** 7:00 p.m., or as soon thereafter as the matter can be heard

**PLACE:** Carnegie Forum, 305 West Pine Street, Lodi

**SUBJECT:** To adopt resolution accepting the Tecklenburg-Beckman Reorganization (LAFC 05-00) proposal to annex approximately 27 net acres to the City of Lodi with concurrent detachments from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District and Road District No. 4

**(SEE REVERSE SIDE FOR MAP)**

INFORMATION REGARDING THIS MATTER MAY BE OBTAINED IN THE OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT, 221 W. PINE ST., LODI.

WRITTEN STATEMENTS MAY BE FILED WITH THE CITY CLERK, 221 W. PINE ST., 2<sup>ND</sup> FLOOR, LODI, AT ANY TIME PRIOR TO THE HEARING SCHEDULED HEREIN, AND ORAL STATEMENTS MAY BE MADE AT SAID HEARING.

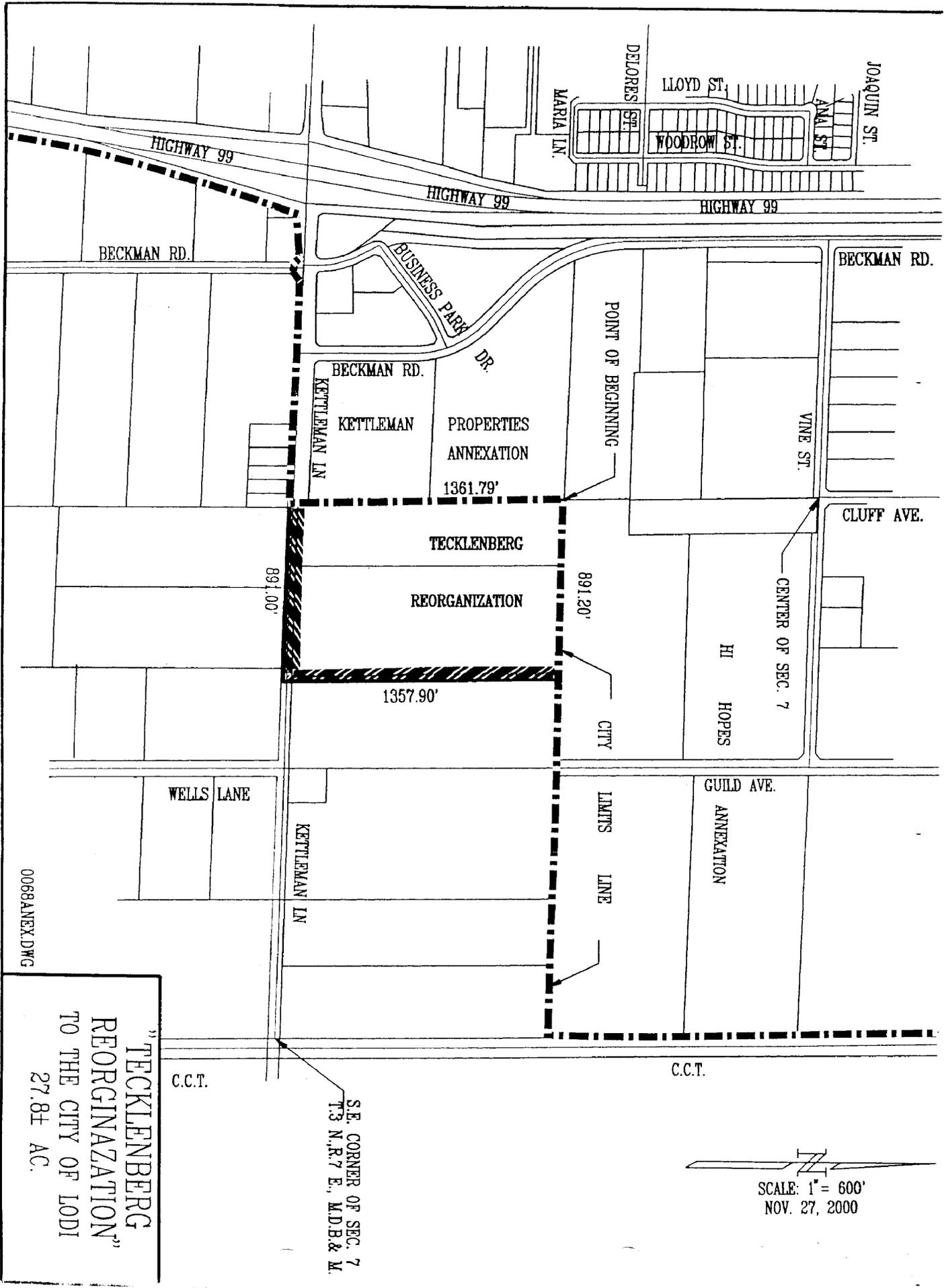
ALL PROCEEDINGS BEFORE THE CITY COUNCIL ARE CONDUCTED IN ENGLISH. THE CITY OF LODI DOES NOT FURNISH INTERPRETERS, AND, IF ONE IS NEEDED, IT SHALL BE THE RESPONSIBILITY OF THE PERSON NEEDING ONE.

ANYONE WISHING TO BE HEARD ON THE ISSUE MAY APPEAR BEFORE THE CITY COUNCIL AT THE TIME OF THE PUBLIC HEARING. IT DESERVES TO BE NOTED THAT THE LEGAL REQUIREMENT OF PUBLIC NOTICE DOES NOT GUARANTEE NOTICE TO ALL PERSONS RESIDING IN OR OTHERWISE USING PROPERTY IN THE GENERAL VICINITY OF THE PROPERTY IN QUESTION. ACCORDINGLY, EACH RESIDENT OF THIS NOTICE IS RESPECTFULLY REQUESTED TO BRING THIS NOTICE PROMPTLY TO THE ATTENTION OF ANY OTHER PERSON OR PERSONS WHOM THE RECIPIENT FEELS MAY BE INTERESTED IN OR AFFECTED BY THIS PROPOSAL IN ORDER THAT ALL PERSONS MAY BE GIVEN AN OPPORTUNITY TO BE HEARD ON THE ISSUE.

IF YOU CHALLENGE THE PROPOSED ACTION 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/CITY COUNCIL AT, OR PRIOR TO, THE PUBLIC HEARING.

Date Mailed: March 22, 2001

  
**SUSAN J. BLACKSTON**  
CITY CLERK OF THE CITY OF LODI



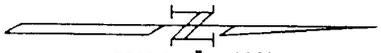
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"TECKLENBERG  
REORGANIZATION"  
TO THE CITY OF LODI  
27.84 AC.

C.C.T.

S.E. CORNER OF SEC. 7  
T.3 N., R.7 E., M.D.B. & M.

C.C.T.



SCALE: 1" = 600'  
NOV. 27, 2000

Tecklenburg Annex

**EXHIBIT B**

FirstName	LastName	Address1	City	State	PostalCode
Barbara	Craig	2150 Scherwood Avenue	Modesto	CA	95350
GFLIP		920 S. Cherokee Lane, Suite A	Lodi	CA	95240
Arthur and Lorene	Hoffman	2418 E. Woodbridge Road	Aca mpo	CA	95220
Robert Marvin	Kelly Hansen	P.O. Box 5100 E. Kettleman Lane	Lodi Lodi	CA CA	95241 95240
Lester	Wagner	225 E. Kettleman Lane	Lodi	CA	95240
Phillip	Lemons	5174 E. Kettleman Lane	Lodi	CA	95240
James	Wafford	5200 E. Kettleman Lane	Lodi	CA	95240
Georgia	Perlegos	2375 S. Cherokee Lane	Lodi	CA	95240
Daniel	Corlett	5470 E. Kettleman Lane	Lodi	CA	95240

**LAFCO of San Joaquin County**  
1860 E. Hazelton Avenue  
Stockton, Ca 95205

**Mokelumne Rural Fire Protection District**  
13157 East Brandt Road  
Lockeford, CA 95237

**William T. Beckman**  
107 N. Avena  
Lodi, CA 95240

**Oliver Tecklenburg**  
14860 N. Wells Lane  
Lodi, CA 95240

North San Joaquin Water Conservation District  
P.O. Box 3006  
Lodi, CA 95240

San Joaquin County Resources Conservation District  
Flood Control and Water Resources  
1810 East Hazelton Avenue  
Stockton, CA 95201



## DECLARATION OF POSTING

On Thursday, March 29, 2001 in the City of Lodi, San Joaquin County, California, a copy of the Public Hearing notice to consider adopting resolution accepting the Oliver Tecklenburg/William Beckman Reorganization Proposal to annex approximately 27 acres to the City of Lodi with concurrent detachments from the Woodbridge Rural County Fire Protection District, Northern San Joaquin County Water Conservation District, and Road District No. 4 (attached hereto, marked Exhibit "A") was posted at the following three locations:

Lodi Public Library  
Lodi Police Public Safety Building  
Lodi City Hall Lobby

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

Executed on March 29, 2001, at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON  
CITY CLERK**

A handwritten signature in black ink, appearing to read "Jacqueline L. Taylor", is written over a horizontal line. Below the signature, the text "Jacqueline L. Taylor" and "Deputy City Clerk" is printed.

Jacqueline L. Taylor  
Deputy City Clerk

---

Jennifer M. Perrin  
Deputy City Clerk



**CITY OF LODI**  
**Carnegie Forum**  
 305 West Pine Street, Lodi

**NOTICE OF PUBLIC HEARING**

Date: April 18, 2001

Time: 7:00 p.m.

For information regarding this notice please contact:

**Susan J. Blackston**  
 City Clerk  
 Telephone: (209) 333-6702

**NOTICE OF PUBLIC HEARING**  
*(rescheduled from 03/21/01 to 04/18/01)*

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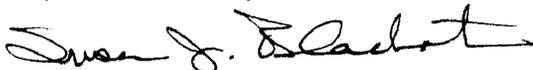
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Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements 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.

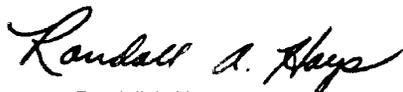
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

  
 Susan J. Blackston  
 City Clerk

Dated: March 21, 2001

Approved as to form:

  
 Randall A. Hays  
 City Attorney

