

CITY COUNCIL MEETING

MAY 6, 1981

*Ag 47  
cc-802*

ACTION ON  
SCHOOL PARCEL  
(EILERS  
REORGANIZATION)  
DEFERRED FOR  
ADDITIONAL  
INFORMATION

Council discussion then followed regarding the school parcel with questions being directed to Staff. A motion to include the school parcel in the annexation with the Eiler's parcels, with certain conditions, was made and rescinded. Following additional discussion, Council, on motion of Councilman Pinkerton, Murphy second, deferred action on the Woodbridge Senior Elementary School Grounds parcel to allow the City Attorney time to research what responsibility the Lodi Unified School District would have in bringing this property up to City standards, with the direction that this matter, including the requested information, be brought back to the Council at the May 20, 1981 Council Meeting.

CITY COUNCIL MEETING

MAY 6, 1981

EILERS  
REORGANIZATION  
AND DETACHMENT

RES. NO. 81-51

Agenda item "s" - "Eilers Reorganization, including annexation of territory to the City of Lodi and detachment from the Woodbridge Rural Fire Protection District" was introduced by Community Development Director Schroeder. Diagrams of the subject area were presented for Council's perusal and questions concerning the matter were directed to Staff.

City Clerk Reimche presented a letter which had been received from Richard L. Ehrhardt, Facility Planner, Lodi Unified School District, advising that the Lodi Unified School District Board of Trustees did approve being included in the annexation of the Eilers property as long as the School District has "their" signed agreement to pay the development fees directly to the district.

Council discussion followed with questions being directed to Staff.

On motion of Councilman Pinkerton, Murphy second, Council determined to consider separately the Eilers parcels and the school parcel in this subject matter.

Speaking on behalf of the proponent of this annexation, Mr. Henry G. Eilers, was his attorney, Mr. C. M. Sullivan, Attorney at Law, 1111 W. Tokay Street, Lodi. Mr. Sullivan stated that the subject property is being proposed for annexation as it is "ripe for annexation, all utilities are available and it is located in Phase I of the City's Residential Phasing Plan. Mr. Sullivan further stated that the most likely use of the property would be for Planned Development.

Mr. Henry Eilers, Linden, California, addressed the Council stating that the property had been in his family for 80 years. Mr. Eilers stated that he is an advocate of retaining prime agricultural land; however, the subject property is presently surrounded by development which makes it extremely difficult to farm.

Council discussion followed with questions being directed to Staff, Mr. Sullivan and Mr. Eilers. Following an inquiry by Council, Mr. Eilers stated that he realized that the future street alignment will cross his property.

On motion of Councilman Pinkerton, Katnich second, Council certified the Negative Declaration - Eilers Reorganization and Detachment (Eilers parcels only).

Following additional discussion, Council, on motion of Councilman Katnich, Pinkerton second, adopted Resolution No. 81-51 - Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed "Eilers Addition" reorganization, including detachment from the Woodbridge Rural Fire Protection District (excluding the Woodbridge Senior Elementary School Grounds). The motion carried by unanimous vote.

JUSTIFICATION OF PROPOSAL  
for Reorganization or Change of Organization Affecting Local Agencies

Filed with Local Agency Formation Commission of San Joaquin County  
c/b Dewey E. Mansfield, Executive Officer  
County Courthouse, Room 153  
222 East Weber Avenue Phone: (209) 944-2196 Date: 3-23-81  
Stockton, California 95202

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

- |  |   |
|--|---|
| <input type="checkbox"/> incorporate a city                      | <input type="checkbox"/> disincorporate a city                      |
| <input type="checkbox"/> form a district                         | <input type="checkbox"/> dissolve a district                        |
| <input checked="" type="checkbox"/> annex territory to an agency | <input checked="" type="checkbox"/> detach territory from an agency |
| <input type="checkbox"/> consolidate existing agencies           |   |

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this Completed "Justification of Proposal"
2. Fifteen (15) copies of legal metes and bounds description of affected territory - consistent with standards acceptable to the County Surveyor's Office
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing & 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.

ALICE M. REIMCHE, City Clerk, 221 W. Pine Street, Lodi, CA 95240

(name)

(address)

HENRY G. EILERS, 16657 E. Milton Road, Linden, CA 95236

(name)

(address)

JAMES B. SCHROEDER, Community Development Director, 221 W. Pine Street, Lodi, CA 95240

(name)

(address)

*James B. Schroeder*  
(signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

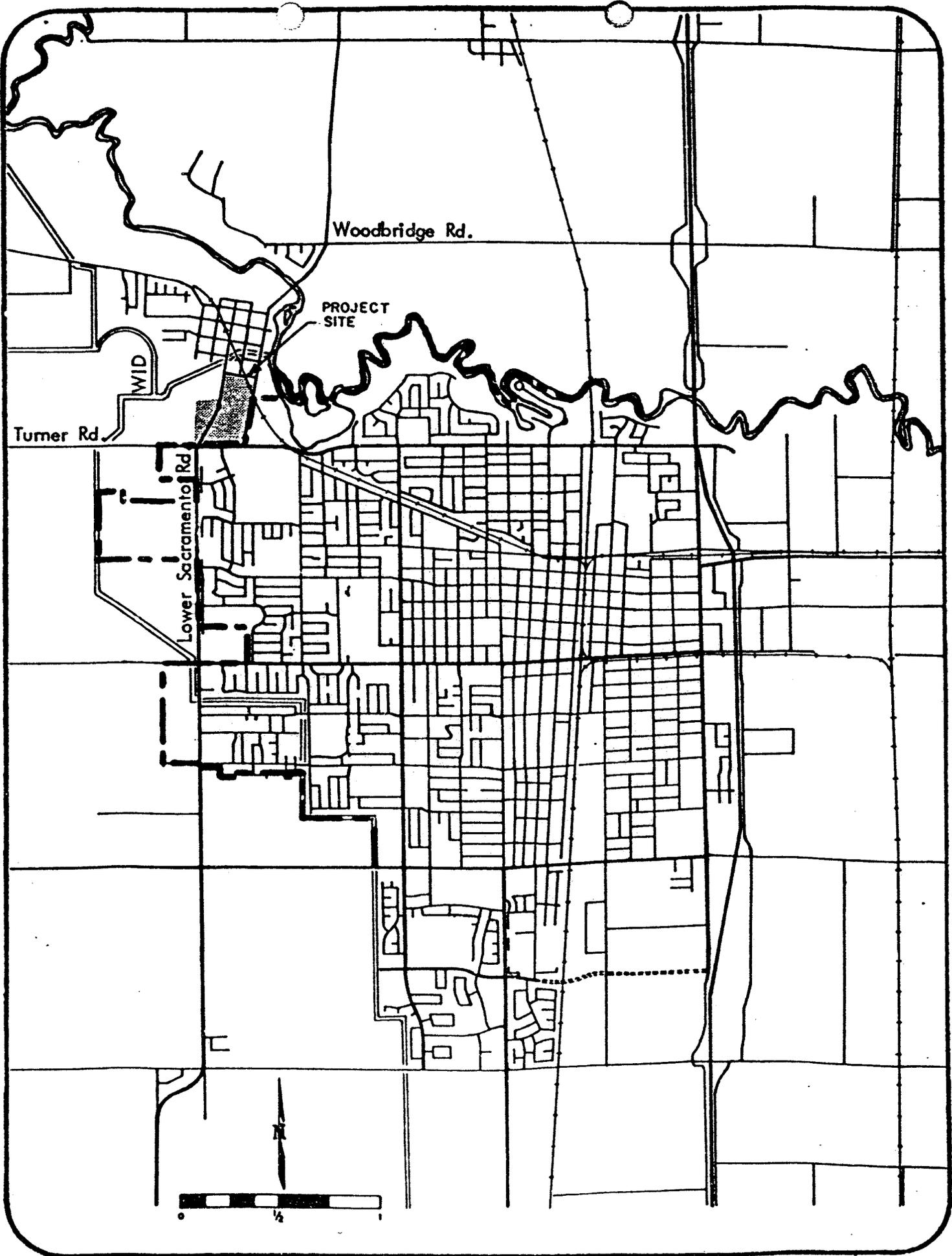
1. Local agency organization changes hereby proposed--designate affected agencies and annexations by name:

EILERS REORGANIZATION Annexation of territory to the City of Lodi. Detachment from the Woodbridge Fire District. Annexation includes the Woodbridge Senior Elementary School grounds.

2. Statutory provisions governing proceedings:

Title 6, Division 1 (commencing with Sec. 56000) of the California Government Code District Reorganization Act of 1965.

3. Do proposed boundaries create an island or corridor of unincorporated territory?  
NO
4. Do proposed boundaries split lines of assessment or ownership?  
NO
5. Land area affected: square miles \_\_\_\_\_ acres 46.34
6. Population in subject area: 0 7. Number of registered voters: 0
8. Registered voter density (per acre): 0 9. Number of dwelling units: 0
10. Estimate of population increase in next 10 years: 500
11. Present land use of subject area: 11.5 acres are being used as elementary school; 32 acres are being farmed to supply an on-site fruit and vegetable stand.
12. What is the intended development of this area: The vacant acreage is designated Residential low density in the Lodi General Plan (1-10 units/acre). No specific development plan submitted by applicant.
13. Present zoning:  
San Joaquin County Zoning GA-1, general agriculture - 1 acre minimum.
14. Describe proposed zoning changes: Will be annexed as U-H, Unclassified Holding. Probable future zoning will be R-1, R-2 or Planned Development
15. Assessed value of land: \$ 35,700
16. Assessed value of improvements: \$ 76.5
17. Value of publicly owned land in area: \$ 0
18. Governmental services required by this proposal which are not presently available:  
When developed the property will require municipal water, sewer, storm drainage and police and fire protection. School currently has own water & sewer plus county services.
19. What alternative measures would provide services listed in Item 18 above?  
County services and/or connection to special service districts in Woodbridge.
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal?  
Extend water, sewer and storm drain lines when property is developed.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?  
Unknown.
22. How will such costs be met?  
Developer of property will pay for utility line extensions.
23. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property?  
NO
24.  Check here if you are submitting further comments and evaluations on additional pages.



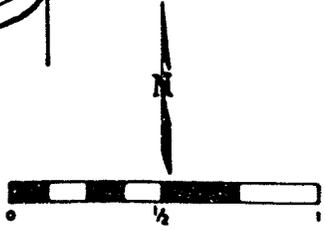
Woodbridge Rd.

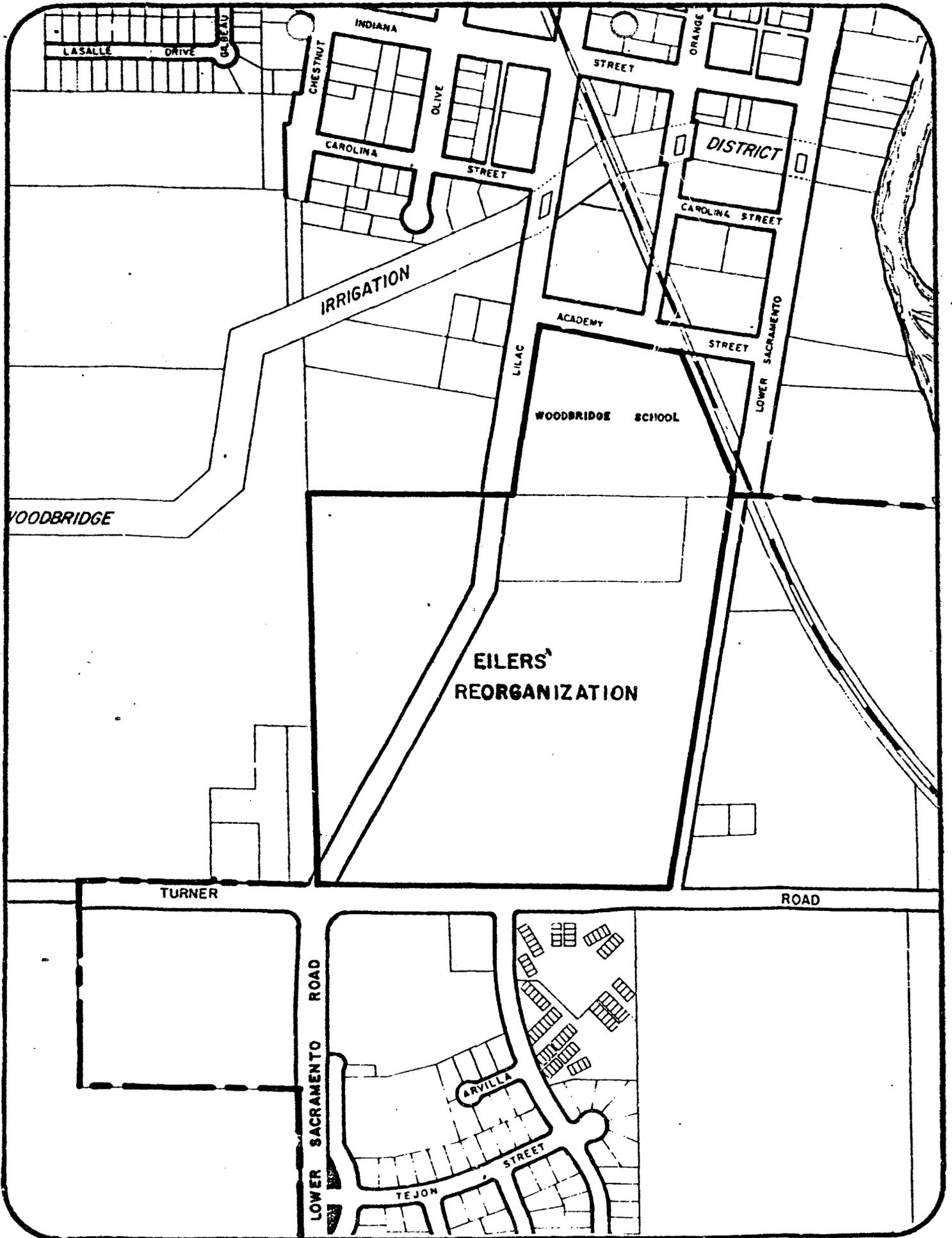
PROJECT SITE

WID

Turner Rd.

Lower Sacramento Rd.





**EILERS' REORGANIZATION**

**WOODBRIDGE SCHOOL**

**DISTRICT**

**IRRIGATION**

**TURNER**

**ROAD**

**ARVILLA**

**TEJON**

**LASALLE**

**DRIVE**

**OLIVE**

**CHESTNUT**

**INDIANA**

**CAROLINA**

**OLIVE**

**STREET**

**STREET**

**ORANGE**

**ACADemy**

**STREET**

**LILAC**

**LOWER SACRAMENTO**

**WOODBRIDGE**

**LOWER SACRAMENTO ROAD**

**STREET**

CITY COUNCIL

JAMES A. McCARTY, Mayor  
ROBERT G. MURPHY, Mayor Pro Tem  
RICHARD L. HUGHES  
WALTER KATNICH  
JAMES W. PINKERTON, Jr.

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
POST OFFICE BOX 320  
LODI, CALIFORNIA 95241  
(209) 334-5634

HENRY A. GLAVES, Jr.  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

May 12, 1981

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

Re: Proposed "Eilers Addition" Reorganization and Detachment

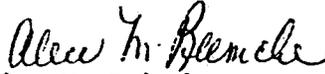
Gentlemen:

Enclosed herewith please find the following documents pertaining to the above entitled matter:

- a) Three certified copies of Resolution No. 81-51 entitled, "Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission and the matter of the Proposed 'Eilers Addition' Reorganization including the Detachment of Certain Territory within the Area Proposed for Annexation to the City of Lodi".
- b) Three copies of Justification of Proposal.
- c) Fifteen copies of the map.
- d) Fifteen copies of the legal description.
- e) Check in the amount of \$300.00 covering processing fees.

Should you need anything further, please do not hesitate to call.

Very truly yours,

  
Alice M. Reimche  
City Clerk

AK:dg

Enc.

○ JUSTIFICATION OF PROPOSAL ○  
for Reorganization or Change of Organization Affecting Local Agencies

Filed with Local Agency Formation Commission of San Joaquin County  
c/o Dewey E. Mansfield, Executive Officer  
County Courthouse, Room 153  
222 East Weber Avenue Phone: (209) 944-2196 Date: 5-18-81  
Stockton, California 95202

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

- |  |   |
|--|---|
| <input type="checkbox"/> incorporate a city                      | <input type="checkbox"/> disincorporate a city                      |
| <input type="checkbox"/> form a district                         | <input type="checkbox"/> dissolve a district                        |
| <input checked="" type="checkbox"/> annex territory to an agency | <input checked="" type="checkbox"/> detach territory from an agency |
| <input type="checkbox"/> consolidate existing agencies           |   |

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal"
2. Fifteen (15) copies of legal metes and bounds description of affected territory - consistent with standards acceptable to the County Surveyor's Office
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing & 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.

ALICE M. REIMCHE, City Clerk, 221 W. Pine Street, Lodi, CA 95240  
(name) (address)

HENRY G. EILERS, 16657 E. Milton Road, Linden, CA 95236  
(name) (address)

JAMES B. SCHROEDER, Community Development Director, 221 W. Pine Street, Lodi, CA 95240  
(name) (address)

*James B. Schroeder*  
(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:

EILERS REORGANIZATION - Annexation of territory to the City of Lodi. Detachment from the Woodbridge Fire District.

2. Statutory provisions governing proceedings:

Title 6, Division 1 (commencing with Sec. 56000) of the California Government Code District Reorganization Act of 1965.

Do proposed boundaries create an island or corridor of unincorporated territory?

NO

4. Do proposed boundaries split lines of assessment or ownership?

NO

5. Land area affected: square miles \_\_\_\_\_ - \_\_\_\_\_ acres 34.9

6. Population in subject area: 0 7. Number of registered voters: 0

8. Registered voter density (per acre): 0 9. Number of dwelling units: 0

10. Estimate of population increase in next 10 years:

400

11. Present land use of subject area:

Agriculture & commercial fruit stand.

12. What is the intended development of this area:

The property is designated residential low density (1-10 units/acre)  
in the Lodi General Plan. No specific development plan at present time.

13. Present zoning:

San Joaquin County Zoning GA-1, General agriculture - 1 acre minimum.

14. Describe proposed zoning changes:

Will be annexed as U-H, unclassified holding. Probable future zoning will be  
residential single family or Planned Development.

15. Assessed value of land: \$ 35,700

16. Assessed value of improvements: \$ 765

17. Value of publicly owned land in area: \$ -0-

18. Governmental services required by this proposal which are not presently available:  
When developed the property will require municipal water, sewer, storm  
drainage, police and fire protection.

19. What alternative measures would provide services listed in Item 18 above?

County services and/or annex to special service districts in Woodbridge.

20. What modifications must be made to existing utility and governmental facilities to  
provide services initiated by this proposal?

Extend water, sewer and storm drainage lines when property is developed.

21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?

Unknown.

22. How will such costs be met?

Developer will pay for utility line extensions.

23. Will provisions of this proposal impose greater than normal burden on servicing agency  
or affected property?

No

24.  Check here if you are submitting further comments and evaluations on additional pages.

EILERS REORGANIZATION

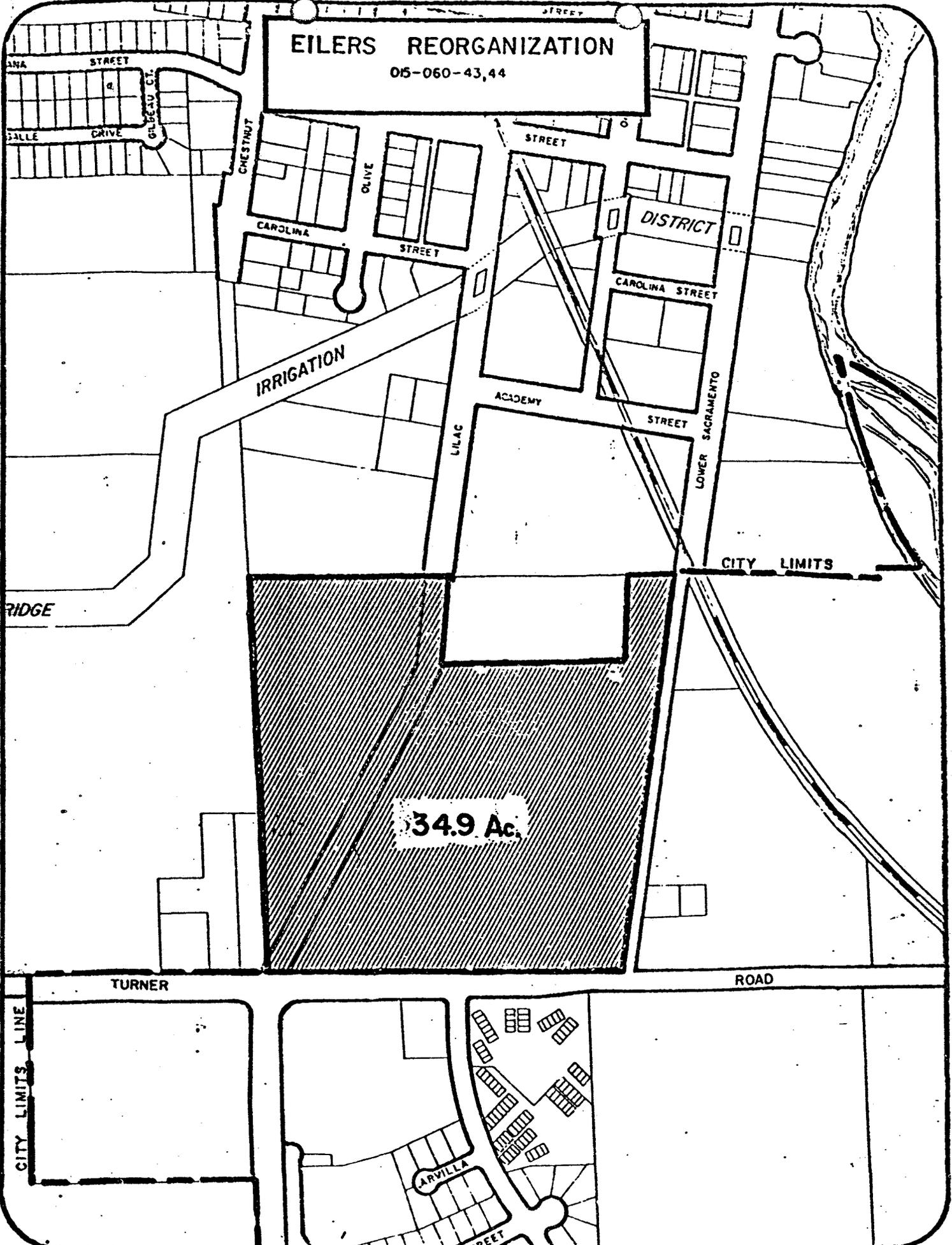
A portion of the Southeast Quarter of Section 34, Township 4, North Range 6 East, Mount Diablo Base and Meridian, being described as follows:

Beginning at a point in the West line of said Quarter, said point lying North  $1^{\circ} 49' 00''$  West, 27.01 feet from the Southwest corner of said Quarter; thence North  $1^{\circ} 49' 00''$  West, along said West line, 1295.4 feet; thence North  $89^{\circ} 43' 00''$  East, 650.76 feet to a point in the East line of LILAC STREET; thence South  $9^{\circ} 48' 30''$  West, along said East line, 287.47 feet; thence North  $89^{\circ} 43' 00''$  East, 622.24 feet; thence North  $7^{\circ} 12' 00''$  East, 285.4 feet; thence North  $89^{\circ} 43' 00''$  East, 150.00 feet to a point in the West line of LOWER SACRAMENTO ROAD, said point also being the Northwest corner of NORTH GENERAL MILLS ADDITION as annexed to the City of Lodi, June 5, 1967, by Ordinance No. 836; thence South  $7^{\circ} 12' 00''$  West, along the existing City Limits line, and along said West line of LOWER SACRAMENTO ROAD, 1312.05 feet to a point in the North line of WEST TURNER ROAD ADDITION as annexed to the City of Lodi, August 14, 1975, by Resolution No. 4100, said point also being in the North line of TURNER ROAD; thence West, along the existing City Limits line, and along said North line of TURNER ROAD, 1204.28 feet to the point of beginning.

Containing 34.9 acres, more or less.

# EILERS REORGANIZATION

05-060-43,44



34.9 Ac.

DISTRICT

CITY LIMITS

TURNER

ROAD

CITY LIMITS LINE

ARVILLA

STREET

ANA

STREET

SALLE DRIVE

GLORIOU CT.

CHESTNUT

OLIVE

CAROLINA

STREET

STREET

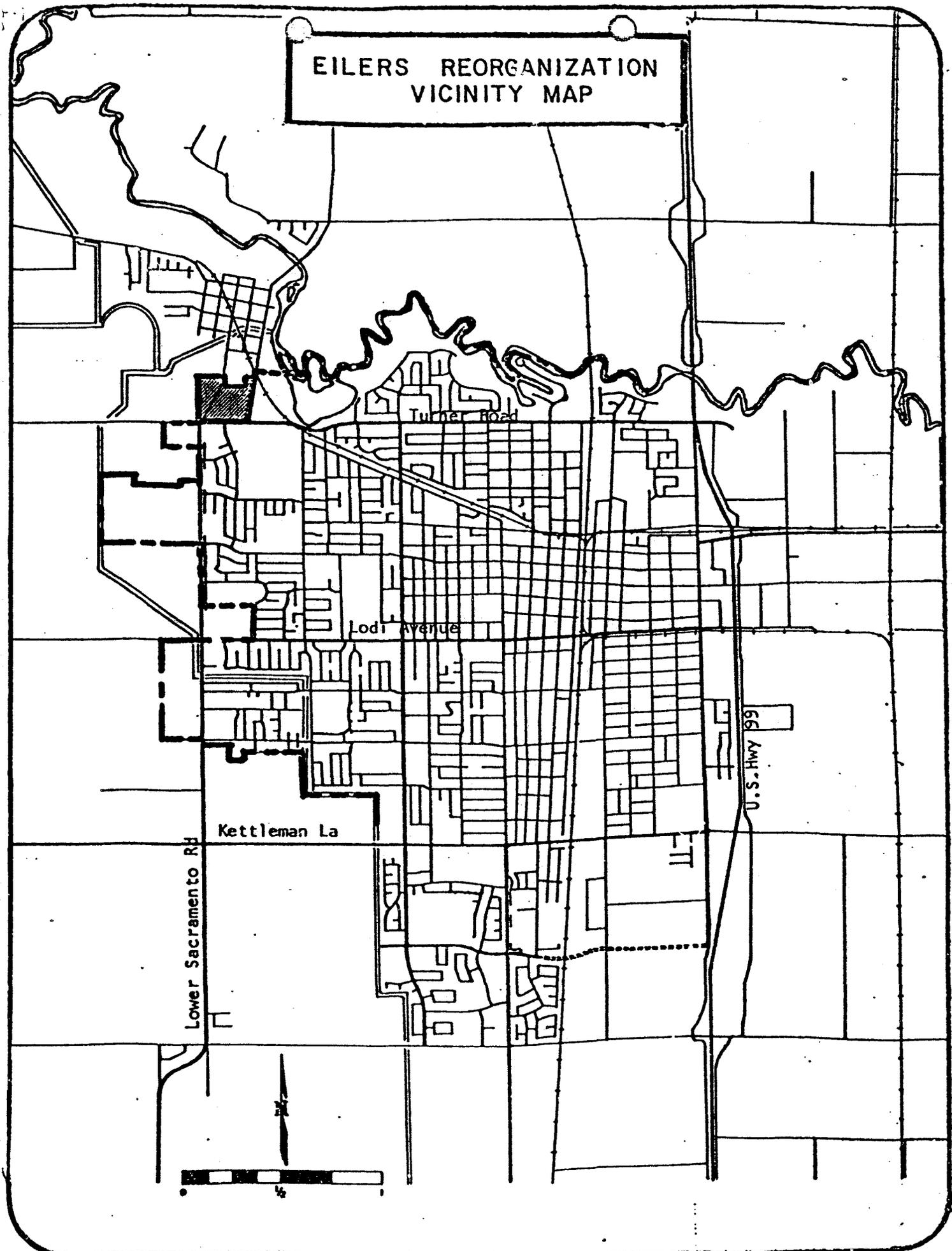
ACADEMY

STREET

LOWER SACRAMENTO

RIDGE

EILERS REORGANIZATION  
VICINITY MAP



RESOLUTION NO. 81-51

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED "EILERS ADDITION" REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

WHEREAS, this proposal is made pursuant to the District Reorganization Act of 1965 contained in Division I of Title 6 (commencing with Section 56000) of the California Government Code, and;

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of an area comprising 34.9 acres, more or less, and withdrawal of said 34.9 acres from the Woodbridge Rural County Fire Protection District as described and depicted on Exhibit "A", and;

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Rural County Fire Protection 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 needed substantially similar to that of other incorporated urban areas which require municipal government services.
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale and governmental operations while improving of coordination in the delivery of planning services.
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area.

- (4) the subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part.
- (5) The subject area is within the Lodi sphere of influence.
- (6) Future inhabitants of a City residential subdivision in the subject area will gain immediate response in regard to the police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvements of property values.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Eilers Addition" Reorganization, which includes annexation of 34.9 acres from the Woodbridge Rural County Fire Protection District as described and depicted in Exhibit "A" attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: May 6, 1981

I hereby certify that Resolution No. 81-51 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 6, 1981 by the following vote:

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

Noes: Councilmen - None

Absent: Councilmen - None

ALICE M. REIMCHE  
City Clerk

LITTS, MULLEN, PEROVICH  
SULLIVAN & NEWTON  
ATTORNEYS AT LAW  
1111 W. TOKAY STREET PH. 209-334-5144  
LODI, CALIF. 95240

Eilers Reorganization

34355

May 11, 19 81

90-844  
1211

DAY TO THE ORDER OF LOCAL AGENCY FORMATION COMMISSION

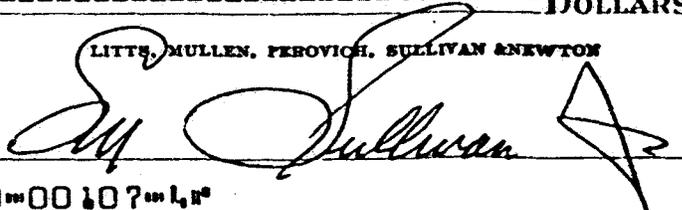
\$ 300.00

THREE AND NO/100

DOLLARS

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

LITTS, MULLEN, PEROVICH, SULLIVAN & NEWTON



FOR

⑆034355⑆ ⑆121108441⑆ 00⑆00107⑆⑆⑆⑆