

CITY COUNCIL MEETING

July 17, 1941

Handwritten notes:
81-74
81-74

EAST SIDE
WINERY
REORGANIZATION
AND DETACHMENT

RES. NO. 81-74

Agenda item "m" - "East Side Winery Reorganization and Detachment from the Mokelumne Rural Fire District" was introduced by Community Development Director Schroeder who presented diagrams of the subject area. Speaking on behalf of the proposed annexation was Mr. Ben Schaffer, 600 Connie Street, Lodi.

Following discussion with questions being directed to Staff and to Mr. Schaffer, Council, on motion of Councilman Katnich, McCarty second, adopted Resolution No. 81-74, approving the application to LAFCO of the East Side Winery Reorganization and detachment from the Mokelumne Rural Fire District. The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnich and McCarty

Noes: Councilmen - None

Absent: Councilmen - Murphy and Pinkerton

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. REBMICHE
City Clerk

RONALD M. STEIN
City Attorney

June 19, 1981

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

Re: "EAST SIDE WINERY" REORGANIZATION TO THE CITY OF LODI AND DETACHMENT
FROM THE MOKELUMNE RURAL FIRE DISTRICT

Gentlemen:

Enclosed please find the following documents pertaining to the aforementioned reorganization and detachment:

1. Three (3) copies of "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory - consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (area and vicinity maps).
4. Filing fee of \$300.00
5. Seven (7) copies of Resolution No. 81-74 - "Resolution of the Lodi City Council for the application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed "East Side Winery" reorganization, including the detachment of certain territory within the area proposed for annexation to the City of Lodi.

Also enclosed please find a copy of the Initial Study.

We have also enclosed herewith the subject Notice of Determination and the Environmental Documentation.

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

Very truly yours,

Doreen L. Gaugel
Doreen L. Gaugel
Deputy City Clerk

Enc.

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
Stockton, California 95202

Date: May 28, 1981

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

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

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

1. Three (3) copies of this completed "Justification of Proposal"
2. Fifteen (15) copies of legal metes and bounds description of affected territory - consistent with standards acceptable to the County Surveyor's Office
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing & 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 REIMCHE, CITY CLERK, 221 West Pine Street, Lodi, CA 95240

(name)

(address)

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

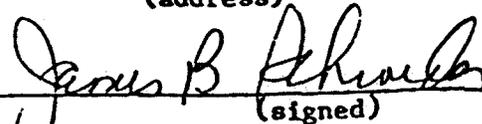
(name)

(address)

BEN SCHAFFER, AGENT, P. O. Box 667, Lodi, CA 95240

(name)

(address)



(signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

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

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

REQUEST ANNEXATION OF 10 ACRE PARCEL (APN 049-040-19) TO THE CITY OF LODI AND DETACHMENT FROM THE MOKELUMNE RURAL FIRE DISTRICT

"EAST SIDE WINERY REORGANIZATION"

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 .015 acres 10
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:
0
11. Present land use of subject area:
VINEYARD
12. What is the intended development of this area:
INDUSTRIAL
13. Present zoning:
- 13A. COUNTY GENERAL PLAN: COUNTY: Interim Protected A
Agriculture
14. Describe proposed zoning changes:
CITY: M-2
- 14A. CITY GENERAL PLAN: Heavy Industrial
15. Assessed value of land: \$ 26,010
16. Assessed value of improvements: \$ 510
17. Value of publicly owned land in area: \$ N/A
18. Governmental services required by this proposal which are not presently available:
NONE
19. What alternative measures would provide services listed in Item 18 above?
N/A
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal?
NONE
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?
N/A
22. How will such costs be met?
N/A
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 ENVIRONMENTAL DOCUMENTATION.

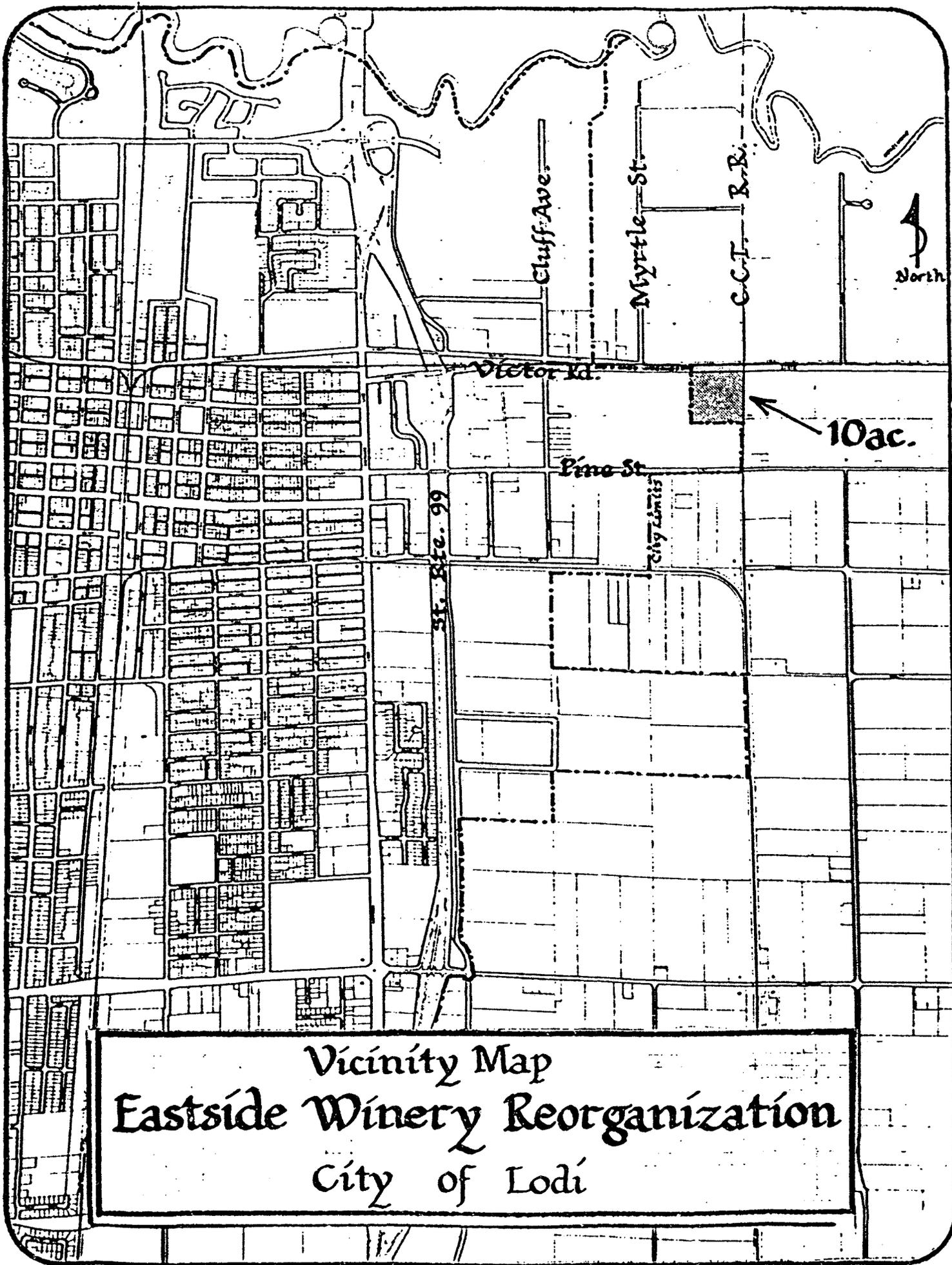
EAST SIDE WINERY

Reorganization

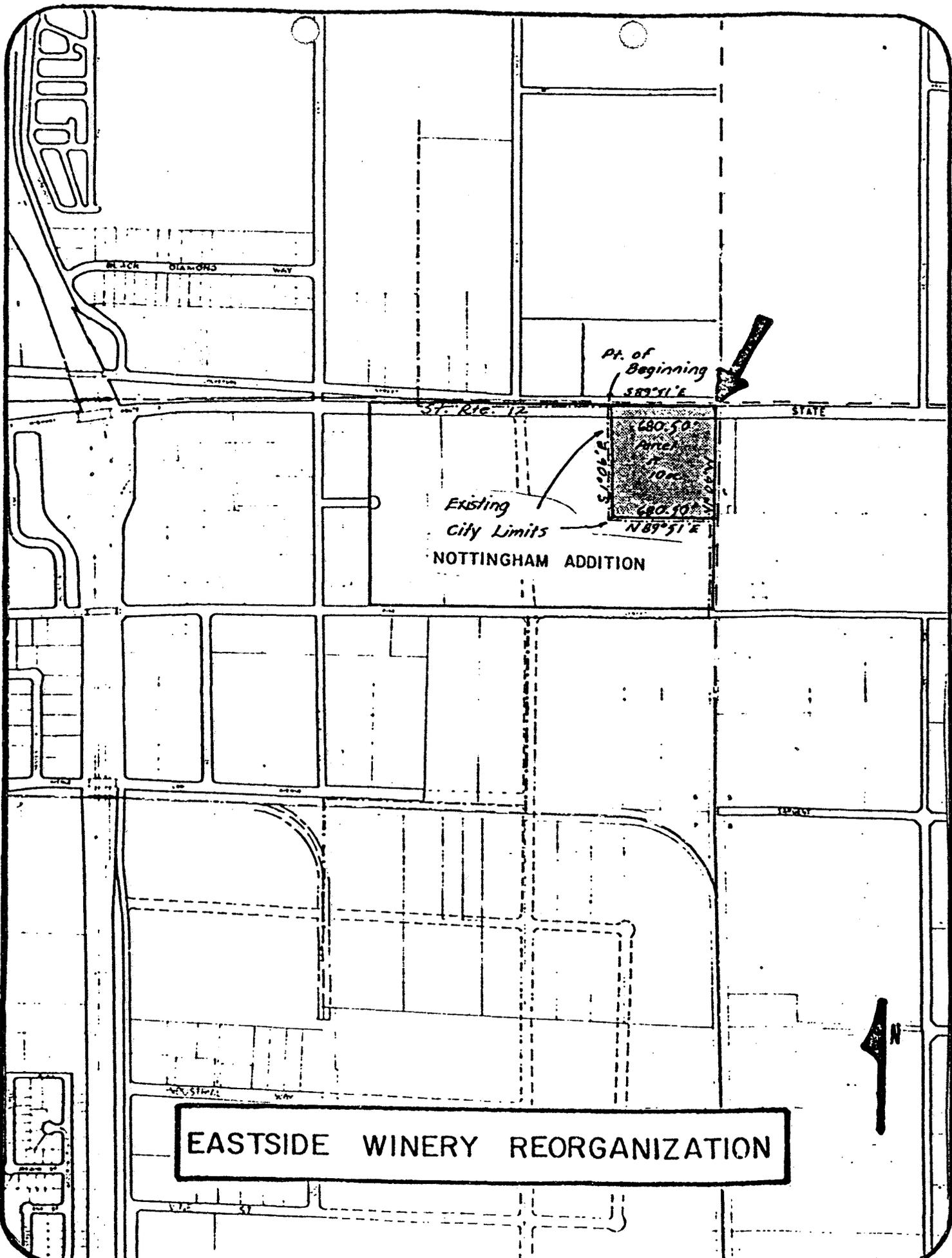
A portion of the Northeast and Southeast Quarters of Section 6, Township 3 North Range 7 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at a point in the North line of State Highway 12 (Victor Road) at its intersection with the Northerly extension of the West line of PARCEL "A" as shown on map filed July 28, 1976 in Book 3 of Parcel Maps, page 69, San Joaquin County Records, said point being also a point in NOTTINGHAM ADDITION as annexed to the City of Lodi September 21, 1977 by Resolution No. 4391; thence South $1^{\circ} 06' 00''$ East along the West line of said PARCEL "A" and the existing City Limits line to the Southwest corner of said PARCEL "A"; thence North $89^{\circ} 51' 00''$ East, along the South line of said PARCEL "A" and the existing City Limits line, 680.50 feet to the southeast corner of said PARCEL "A", thence North $1^{\circ} 06' 00''$ West along the East line of said PARCEL "A", and the northerly extension of said East line, to a point in the North line of said State Highway 12 (Victor Road); thence South $89^{\circ} 51' 00''$ West, along said North line, 680.50 feet to the point of beginning.

Containing 11.2 acres more or less.



Vicinity Map
Eastside Winery Reorganization
City of Lodi



ALTA

BLACK DIAMOND WAY

St. Rte. 12

STATE

Pt. of Beginning
S89°51'E



680.50
N10°10'00\"/>
680.50
N89°51'E

Existing
City Limits
NOTTINGHAM ADDITION



EASTSIDE WINERY REORGANIZATION

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THE REPRODUCTION
OF THIS DOCUMENT
CANNOT BE IMPROVED
DUE TO THE CONDITION
OF THIS ORIGINAL

FARMERS & MERCHANTS BANK
OF CENTRAL CALIFORNIA
LODI, CALIFORNIA

East - Side Winery

P.O. BOX 440
LODI, CALIFORNIA 95241

90 844/1211

07098

6-22-81

ORDERED 300 DOLLARS 00 CTS.

300.00

LAFCO

EAST-SIDE WINERY

Oliver Mott

⑈007098⑈ ⑆1210844⑆ 000⑈0008⑈

File for annexation 10 acres vineyard
to City of Lodi.

A/C 274

WHEN DETACHED AND PAID, THIS CHECK BECOMES A
RECEIPT IN FULL PAYMENT OF THE ABOVE ACCOUNT.
NO OTHER RECEIPTS ARE NECESSARY.

EAST-SIDE WINERY

RESOLUTION NO. 81-74

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED "EAST SIDE WINERY" 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 1 of Title 6 (commencing with Section 56000) of the California Government Code, and;

WHEREAS, the nature of the proposed change of organization is the annexation of the City of Lodi of an area comprising 10 acres, more or less, and the withdrawal of said 10 acres from the Mokelumne Rural Fire District and described and depicted in Exhibit "A".

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

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Mokelumne Rural Fire District is uninhabited;

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

WHEREAS, the reasons for this proposal are as follows:

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "East Side Winery" reorganization which includes annexation of 10 acres from the Mokelumne Rural Fire District as described and depicted in Exhibit "A" attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: June 17, 1981

I hereby certify that Resolution No. 81-74 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 17, 1981 by the following vote:

Ayes: Councilmen - Hughes, Katnich, and McCarty

Noes: Councilmen - None

Absent: Councilmen - Murphy and Pinkerton

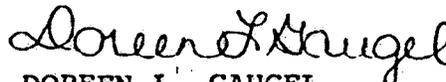

DOREEN L. GAUGEL
Deputy City Clerk

EXHIBIT "A"

EAST SIDE WINERY

Reorganization

A portion of the Northeast and Southeast Quarters of Section 6, Township 3 North Range 7 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at a point in the North line of State Highway 12 (Victor Road) at its intersection with the northerly extension of the West line of PARCEL "A" as shown on map filed July 28, 1976 in Book 3 of Parcel Maps, page 69, San Joaquin County Records, said point being also a point in NOTTINGHAM ADDITION as annexed to the City of Lodi September 21, 1977 by Resolution No. 4391; thence South $1^{\circ} 06' 00''$ East along the West line of said PARCEL "A" and the existing City Limits line to the Southwest corner of said PARCEL "A"; thence North $89^{\circ} 51' 00''$ East, along the South line of said PARCEL "A" and the existing City Limits line, 680.50 feet to the southeast corner of said PARCEL "A", thence North $1^{\circ} 06' 00''$ West along the East line of said PARCEL "A", and the northerly extension of said East line, to a point in the North line of said State Highway 12 (Victor Road); thence South $89^{\circ} 51' 00''$ West, along said North line, 680.50 feet to the point of beginning.

Containing 11.2 acres more or less.

EXHIBIT "A"

DIAMOND WAY

St. Rte. 12

STATE

Pt. of Beginning
S89°51'E

Existing
City Limits
NOTTINGHAM ADDITION

480.50'
100.00'
180.50'
N89°51'E

EASTSIDE WINERY REORGANIZATION

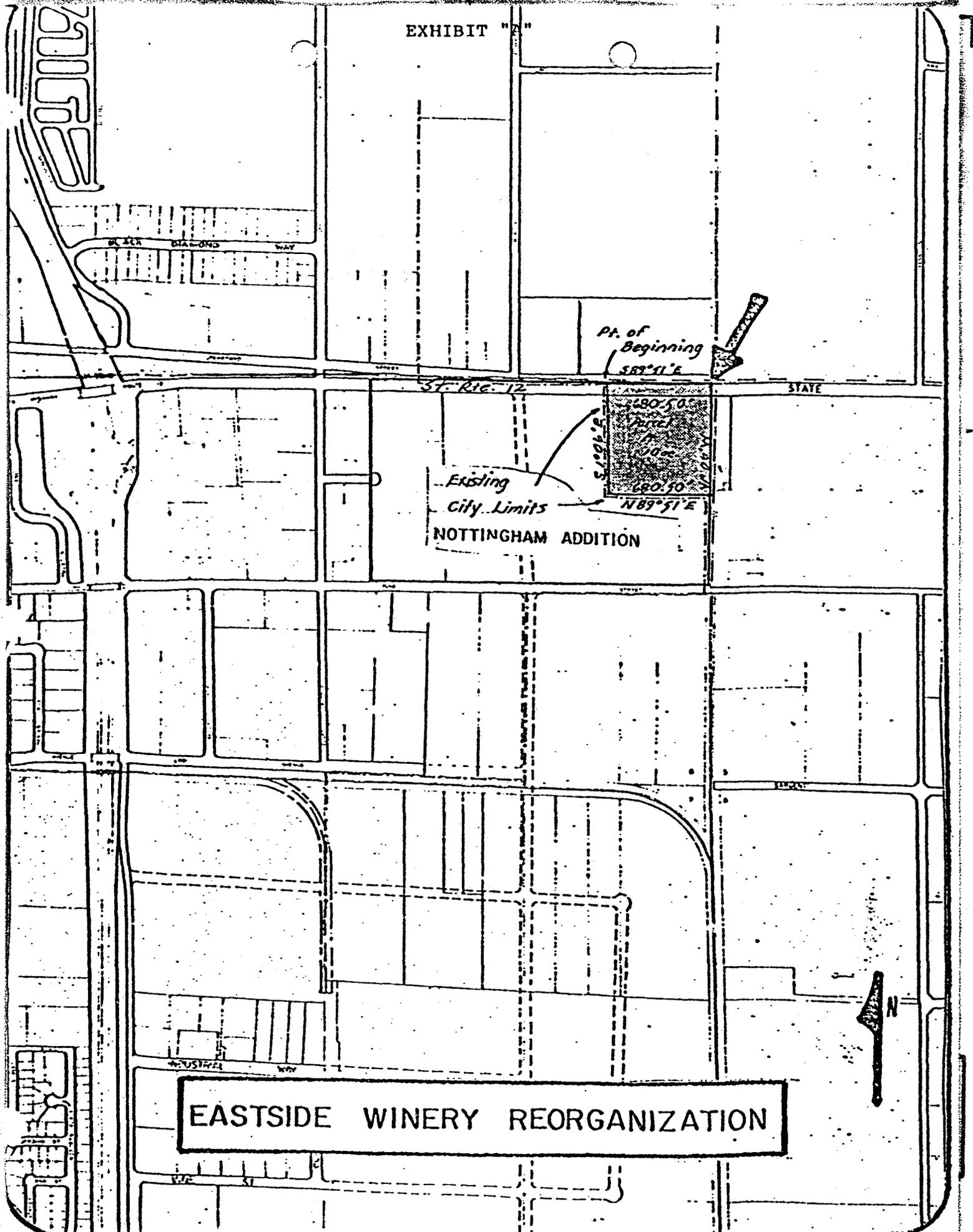
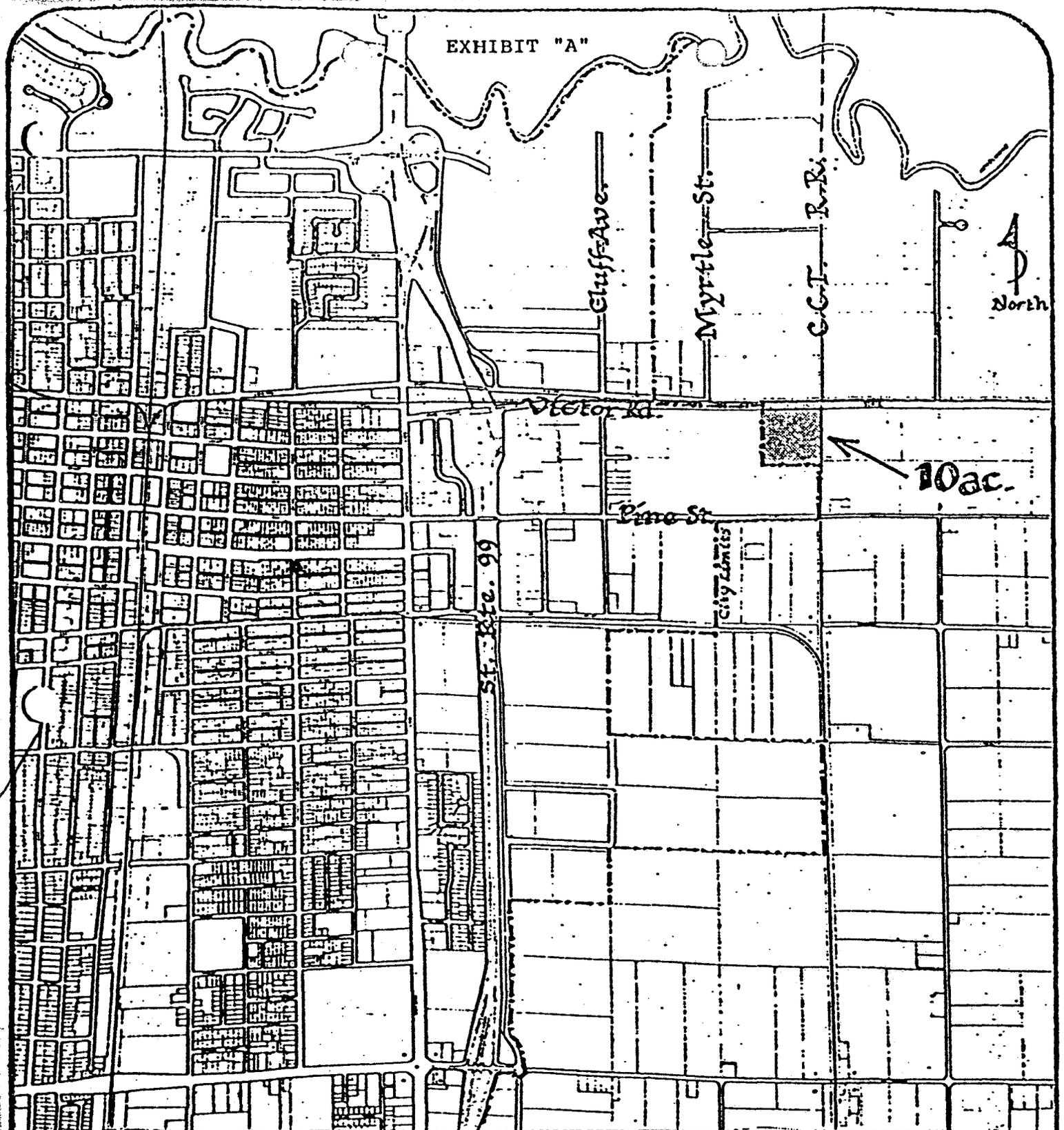


EXHIBIT "A"



Vicinity Map
Eastside Winery Reorganization
City of Lodi

	Yes	No	Maybe
k. Have a substantial, demonstrable, negative aesthetic effect.....	___	<u>x</u>	___
l. Result in the disruption or alteration of an archeological, historical or paleontological site....	___	<u>x</u>	___
m. Cause or allow substantial increase in consumption in any natural resources.....	___	<u>x</u>	___
n. Results in the use or waste of substantial amounts of fuel or energy.....	___	<u>x</u>	___
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads.....	___	___	<u>x</u>
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....	___	<u>x</u>	___
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....	___	<u>x</u>	___
r. Induce substantial growth, concentration or displacement of population.....	___	<u>x</u>	___
s. Result in an alteration or conflict with existing or planned land uses.....	___	<u>x</u>	___
t. Conflict with adopted plans, goals or policies of the City of Lodi.....	___	<u>x</u>	___

Adverse impacts of project and their magnitude: Those items checked as possible impacts pertain specifically to potential future development of the parcel and not the action of the annexation, which is the current project. These potential impacts and their mitigation are discussed in EIR 75-2, certified by the City Planning Commission on April 14, 1975.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: _____
Discussed in EIR 75-2.

RECOMMENDATION

 Negative Declaration EIR Conditional Negative Declaration

Future urbanization of this annexation area is covered in EIR 75-2, certified by the City Planning Commission April 14, 1975.

JAMES B. SCHROEDER
Environmental Review Officer

By James B. Schroeder Date 6-2-8

NOTICE OF DETERMINATION

LEAD AGENCY: City of Lodi Community Development Department
221 West Pine Street
Lodi, CA 95240

TO: Secretary for Resources FROM: CITY OF LODI
1416 Ninth Street, Room 1311
Sacramento, CA 95814

County Clerk
County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with
Section 21108 or 21152 of the Public Resources Code.

PROJECT TITLE: EAST SIDE WINERY REORGANIZATION
(Annexation to City of Lodi)

STATE CLEARINGHOUSE NUMBER: ---

The City of Lodi has made the following determinations regarding this project:

1. The project has been approved by the Lead Agency.
 disapproved
2. The project will have a significant effect on the environment.
 will not
3. An Environmental Impact Report* has been prepared for this project.
(SEE NO. 6)
4. A statement of overriding considerations is attached.
5. A Negative Declaration has been prepared for this project and a copy is attached.
- * 6. Potential impacts and their mitigation are discussed in EIR 75-2, certified by the City Planning Commission on April 14, 1975.

DATE: June 19, 1981