

annexation

CITY COUNCIL MEETING
NOVEMBER 20, 1985

cc-8

WINE AND ROSES
COUNTRY INN REORGANIZATION

RES. NO. 85-161

Council was reminded that on November 5, 1985 the electorate approved the addition of the Wine and Roses Country Inn to the Land Use Element of the General Plan of the City of Lodi.

Staff presented the necessary documentation to submit this matter to the Local Agency Formation Commission (LAFCO) for Council's perusal recommending that Council initiate reorganization proceedings, including annexation to the City of Lodi, and detachment from the Woodbridge Fire Protection District and the Woodbridge Irrigation District.

Council adopted Resolution No. 85-161 - Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed "Wine and Roses Country Inn Reorganization", including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi.

CITY COUNCIL

DAVID M. HINCHMAN, Mayor
FRED M. REID
Mayor Pro Tempore
EVELYN M. OLSON
JAMES W. PINKERTON, Jr.
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

November 22, 1985

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Avenue
Stockton, California 95105

Dear Mr. Scott:

Enclosed herewith please find 4 certified copies of Resolution No. 85-161 - A Resolution of the Lodi City Council for the application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed "Wine and Roses Country Inn" reorganization, including the detachment of certain territory within the area proposed for annexation to the City of Lodi.

Also enclosed please find the following documents pertaining to this matter:

- a) Justification of Proposal
- b) Diagrams
- c) Legal description
- d) Filing fee in the amount of \$500.00

Should you need additional information or have any questions regarding this matter, please do not hesitate to call.

Very truly yours,

ALICE M. REIMCHE
City Clerk

AW

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL FROM: THE CITY MANAGER'S OFFICE	DATE NOVEMBER 20, 1985	NO.
SUBJECT: WINE AND ROSES COUNTRY INN REORGANIZATION		

On November 5, 1985 the electorate approved the addition of the Wine and Roses Country Inn to the Land Use Element of the General Plan of the City of Lodi.

Staff has completed the necessary documentation to submit this matter to the Local Agency Formation Commission (LAFCO), and it would be appropriate for the City Council to initiate reorganization proceedings, including annexation to the City of Lodi, and detachment from the Woodbridge Fire Protection District and the Woodbridge Irrigation District.

RECOMMENDED ACTION:

That Council adopt the attached resolution - "Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed 'Wine and Roses Country Inn Reorganization', Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi."

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

RESOLUTION NO. 85-161

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED "WINE AND ROSES COUNTRY INN 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 to the City of Lodi an area comprising 2.196 acres, more or less, and withdrawal of said 2.196 acres from the Woodbridge Rural Fire Protection District, and the Woodbridge Irrigation District, and located within the area to be annexed to the City of Lodi as described and depicted in 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 Fire Protection District and the Woodbridge Irrigation District is uninhabited, and;

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

WHEREAS, the reasons for this proposal are as follows:

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

- (5) The subject area is within the Lodi Sphere of Influence.
- (6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited city garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Lodi that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Wine and Roses Country Inn Reorganization" which includes annexation of 2.196 acres from the Woodbridge Rural Fire Protection District, and the Woodbridge Irrigation District, as described and depicted in Exhibit "A" attached hereto. This all, subject to the aforementioned terms and conditions.

Dated: November 20, 1985

I hereby certify that Resolution No. _____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 1985 by the following vote:

Ayes: Council Members - Olson, Pinkerton, Reid,
Snider and Hinchman (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Alice M. Reinche
Alice M. Reinche
City Clerk.

WINE AND ROSES REORGANIZATION

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

Beginning at a point on the East line of said Southwest Quarter, said point lying North $1^{\circ}49'40''$ West, 30.00 feet from the Southeast corner of said Southwest Quarter, said point also being on the Lodi City Limits line; thence due West 28.42 feet to the Southeasterly corner of Parcel "B" as recorded in Book 12 of Parcel Maps of Page 103, San Joaquin County Records, thence continuing due West, 146.06 feet along the South line of said Parcel "B", also being the North line of Turner Road, also being on said City Limit line, to the Southeast corner of said Parcel "B"; thence leaving said City Limit line and along the boundary of said Parcel "B" the following four (4) courses: (1) North $0^{\circ}58'$ West 304.48 feet, (2) North $89^{\circ}47'$ West, 37.61 feet, (3) North $0^{\circ}51'$ East 215.85 feet, (4) North $89^{\circ}15'$ East, 197.35 feet to the Northeast corner of said Parcel "B", said Northeast corner also being on said City Limit line, thence South $1^{\circ}49'40''$ East, 523.26 feet along the East line of said Parcel "B" and its Southerly production and along said City Limit line to the point of beginning.

Containing 2.2 acres, more or less.

3. Do proposed boundaries create an island or corridor of unincorporated territory?
NO
4. Do proposed boundaries split lines of assessment or ownership?
5. Land area affected: Square miles _____ Acres 2.196[±]
6. Population in subject area: 2
7. Number of registered voters: 1
8. Registered voter density (per acre): 1
9. Number of dwelling units: 17 unit bed & breakfast inn
10. Estimate of population increase in next 10 years:
11. Present land use of subject area: ⁰ Residential (rural).
12. What is the intended development of this area:
Bed and Breakfast
13. Present zoning:
GA-1
14. Describe proposed zoning changes:
15. Assessed value of land: \$ 80,000
16. Assessed value of improvements: \$ 114,000
17. Value of publicly owned land in area: \$ -0-
18. Governmental services required by this proposal which are not presently available: Water, sewer
19. What alternatives measures would provide services listed in Item 18 above?
County services, private water and septic
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Water and Sewer line extensions, curb, gutter and sidewalk.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?
Unknown at this time.
22. How will such costs be met?
By the applicant.
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.

WINE AND ROSES REORGANIZATION

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

Beginning at a point on the East line of said Southwest Quarter, said point lying North $1^{\circ}49'40''$ West, 30.00 feet from the Southeast corner of said Southwest Quarter, said point also being on the Lodi City Limits line; thence due West 28.42 feet to the Southeasterly corner of Parcel "B" as recorded in Book 12 of Parcel Maps of Page 103, San Joaquin County Records, thence continuing due West, 146.06 feet along the South line of said Parcel "B", also being the North line of Turner Road, also being on said City Limit Line, to the Southeast corner of said Parcel "B"; thence leaving said City Limit line and along the boundary of said Parcel "B" the following four (4) courses: (1) North $0^{\circ}58'$ West 304.48 feet, (2) North $89^{\circ}47'$ West, 37.61 feet, (3) North $0^{\circ}51'$ East 215.85 feet, (4) North $89^{\circ}15'$ East, 197.35 feet to the Northeast corner of said Parcel "B", said Northeast corner also being on said City Limit line, thence South $1^{\circ}49'40''$ East, 523.26 feet along the East line of said Parcel "B" and its Southerly production and along said City Limit line to the point of beginning.

Containing 2.2 acres, more or less.

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
County Courthouse, Room 508
222 East Weber Avenue
Stockton, CA 95202
Phone: (209) 944-2196

Date: NOVEMBER 7, 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.

MS. KRISTEN CROMWELL	P. O. Box 1425, Woodbridge, CA 95258
(Name)	(Address)
ALICE REIMCHE, City Clerk	221 W. Pine Street, Lodi, CA 95240
(Name)	(Address)
JAMES B. SCHROEDER, Community Dev. Director	221 W. Pine Street, Lodi, CA 95240
(Name)	(Address)


(Signed)

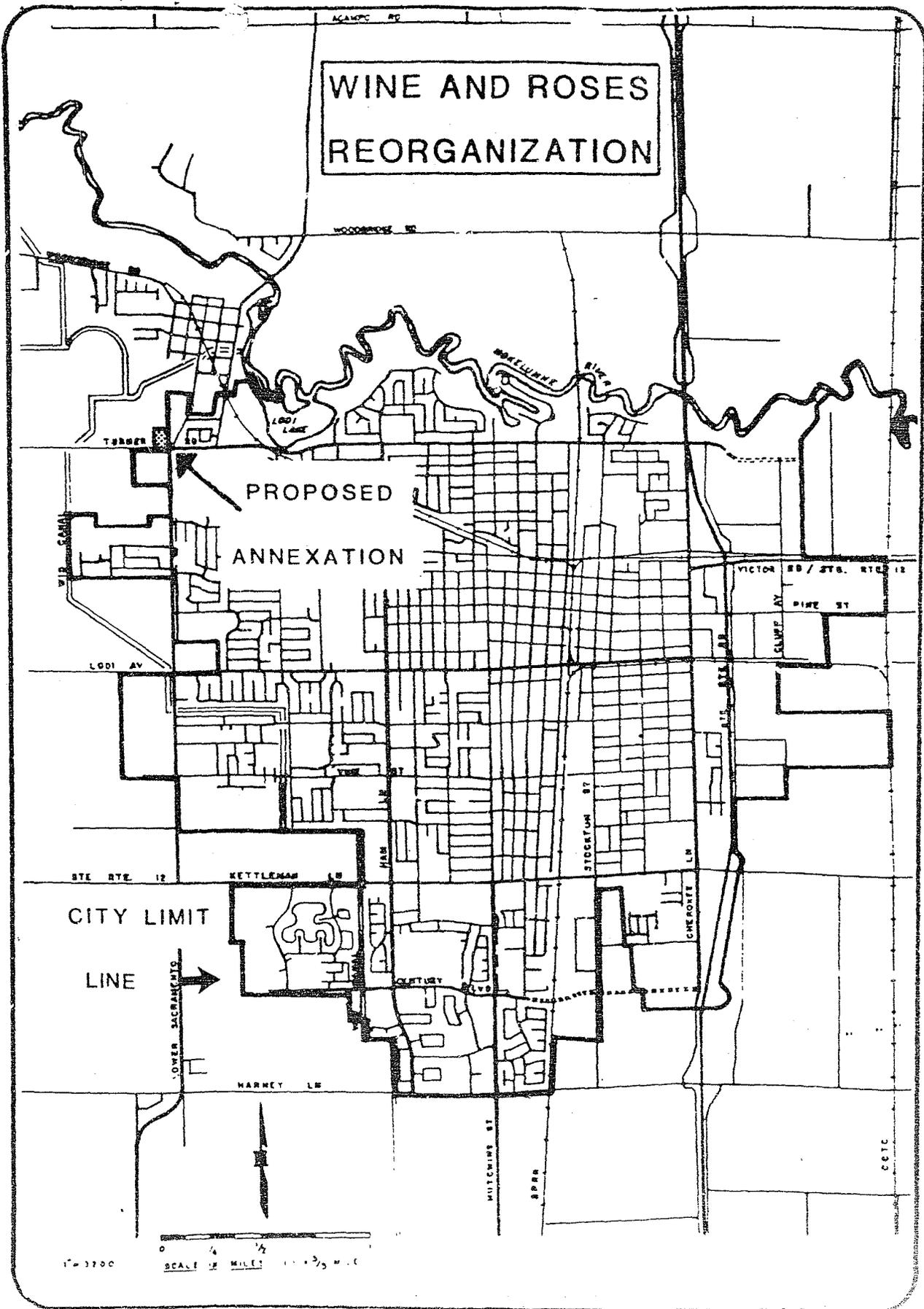
COMPLETE ALL QUESTIONNAIRE ITEMS

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:
Woodbridge Fire District, Woodbridge Irrigation District
WINE AND ROSES REORGANIZATION
2. Statutory provisions governing proceedings:
District Reorganization Act.

3. Do proposed boundaries create an island or corridor of unincorporated territory?
NO
4. Do proposed boundaries split lines of assessment or ownership?
5. Land area affected: Square miles _____ Acres 2.196[±]
6. Population in subject area: 2
7. Number of registered voters: 1
8. Registered voter density (per acre): 1
9. Number of dwelling units: 17 unit bed & breakfast inn
10. Estimate of population increase in next 10 years:
0
11. Present land use of subject area: Residential (rural).
12. What is the intended development of this area:
Bed and Breakfast
13. Present zoning:
GA-1
14. Describe proposed zoning changes:
15. Assessed value of land: \$ 80,000
16. Assessed value of improvements: \$ 114,000
17. Value of publicly owned land in area: \$ -0-
18. Governmental services required by this proposal which are not presently available: Water, sewer
19. What alternatives measures would provide services listed in Item 18 above?
County services, private water and septic
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Water and Sewer line extensions, curb, gutter and sidewalk.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?
Unknown at this time.
22. How will such costs be met?
By the applicant.
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.

WINE AND ROSES REORGANIZATION



17-3700

SCALE IN MILES 0 1/4 1/2 3/4

COTC

WINE AND ROSES REORGANIZATION

