

## COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

FROM: THE CITY MANAGER'S OFFICE

DATE:  
March 4, 1987

NO.

SUBJECT:

PUBLIC HEARING TO CONSIDER THE MAGGIO REORGANIZATION, INCLUDING ANNEXATION TO THE CITY OF LODI AND DETACHMENT FROM THE WOODBRIDGE FIRE DISTRICT

**RECOMMENDED ACTION:** Council adopt Resolution No. 87-32 - A Resolution of the City Council of the City of Lodi, California, following a Public Hearing held pursuant to State of California Government Code Section 57000 et seq. approving the Maggio Reorganization, including annexation to the City of Lodi and detachment from the Woodbridge Fire District.

At the November 4, 1986 General Election the electorate amended the Land Use Element of the General Plan by adding Maggio Industrial Park, a 37.6 acre industrial project located at the northwest corner of South Stockton Street and Harney Lane.

On November 19, 1986, Council adopted Resolution No. 86-170 initiating annexation proceedings on the subject parcel.

Following a public hearing regarding the matter held on January 16, 1987 before LAFCO, the Local Agency Formation Commission of San Joaquin County determined and ordered the following:

1. The Environmental Impact Report adopted by the City of Lodi as lead agency has been reviewed and considered, and a statement of overriding considerations is hereby adopted.

2. The above entitled reorganization is approved subject to the terms and conditions contained herein. (LAFCO Resolution No. 694)

3. The boundaries are hereby approved, said boundaries being set forth in Exhibit A.

4. The affected territory is uninhabited.

5. The City of Lodi is designated as the conducting authority and the City Council is authorized to initiate proceedings for uninhabited reorganization in accordance with Section 57000 et seq. of the Government Code.

Attached is a copy of Resolution No. 694 before the Local Agency Formation Commission of San Joaquin County - Resolution Approving the Maggio Reorganization (LAFC 18-86) Including Annexation to the City of Lodi and Detachment from the Woodbridge Fire District (Exhibit B)

On October 2, 1986, Council adopted Ordinance No. 1362 rezoning Maggio Industrial Park to M-2, Heavy Industrial.

Because the subject parcel is located adjacent to the Southern Pacific Transportation right-of-way, it was determined by LAFCO that it would be more timely to authorize the City Council to initiate proceedings for uninhabited reorganization in accordance with Section 57000 et seq. of the Government Code which provides that, within 35 days following the adoption of the Commission's resolution making determinations, the clerk of the conducting authority shall set the proposal for hearing and give notice of that hearing by mail, publication, and posting. Affidavits of publication and posting and mailing are on file in the office of the City Clerk.

At the February 4, 1987 Council adopted Resolution No. 87-24 - Resolution directing the City Clerk, pursuant to the State of California Government Code Section 57000 et seq., to set a Public Hearing March 4, 1987 at 7:30 p.m. to consider the Maggio Reorganization, including annexation to the City of Lodi and detachment from the Woodbridge Fire District.

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 87-24

RESOLUTION DIRECTING THE CITY CLERK, PURSUANT TO THE  
STATE OF CALIFORNIA GOVERNMENT CODE SECTION 57000 ET SEQ.  
TO SET A PUBLIC HEARING TO CONSIDER THE MAGGIO REORGANIZATION,  
INCLUDING ANNEXATION TO THE CITY OF LODI AND DETACHMENT FROM THE  
WOODBIDGE FIRE DISTRICT

WHEREAS, at the November 4, 1986 General Election, the electorate amended the Land Use Element of the General Plan by adding Maggio Industrial Park, a 37.6 acre industrial project located at the northwest corner of South Stockton Street and Harney Lane.

WHEREAS, On November 19, 1986, Council adopted Resolution No. 86-170 initiating annexation proceedings on the subject parcel.

WHEREAS, following a public hearing regarding the matter held on January 16, 1987, the Local Agency Formation Commission of San Joaquin County adopted Resolution No. 694 - Resolution Approving the Maggio Reorganization (LAFC 18-86) Including Annexation to the City of Lodi and Detachment from the Woodbridge Fire District determining and ordering the following:

1. The Environmental Impact Report adopted by the City of Lodi as lead agency has been reviewed and considered, and a statement of overriding considerations is hereby adopted.

2. The above entitled reorganization is approved subject to the terms and conditions contained herein.

3. The boundaries are hereby approved, said boundaries being set forth in Exhibit A.

4. The affected territory is uninhabited.

5. The City of Lodi is designated as the conducting authority and the City Council is authorized to initiate proceedings for uninhabited reorganization in accordance with Section 57000 et seq. of the Government Code.

6. The Executive Officer is hereby authorized and directed to mail and file certified copies of this resolution as required by Section 56853 of the Government Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby direct the City Clerk, pursuant to State of California Government Code Section 57000 et seq., to set a public hearing for Wednesday, 7:30 p.m., March 4, 1987, to consider the Maggio Reorganization

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby direct the City Clerk, pursuant to State of California Government Code Section 57000 et seq., to set a public hearing for Wednesday, 7:30 p.m., March 4, 1987, to consider the Maggio Reorganization including annexation to the City of Lodi and detachment from the Woodbridge Fire District.

The subject Public Hearing will be held in the Chambers of the Lodi City Council at 221 West Pine Street, Lodi, California.

Dated: February 4, 1987

I hereby certify that Resolution No. 87-24 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 4, 1987 by the following vote:

AYES: Council Members - Olson, Pinkerton, Hinchman,  
Snider & Reid (Mayor)

NOES: Council Members - None

ABSENT: Council Members - None

ABSTAIN: Council Members - None

Attest:

*Alice M. Reimche*  
ALICE M. REIMCHE  
City Clerk

Information regarding this matter may be obtained in the office of the City Clerk at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views regarding this matter.

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 at, or prior to, the public hearing.

Dated: February 4, 1987

By Order of the Lodi City Council

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

Exhibit "A"

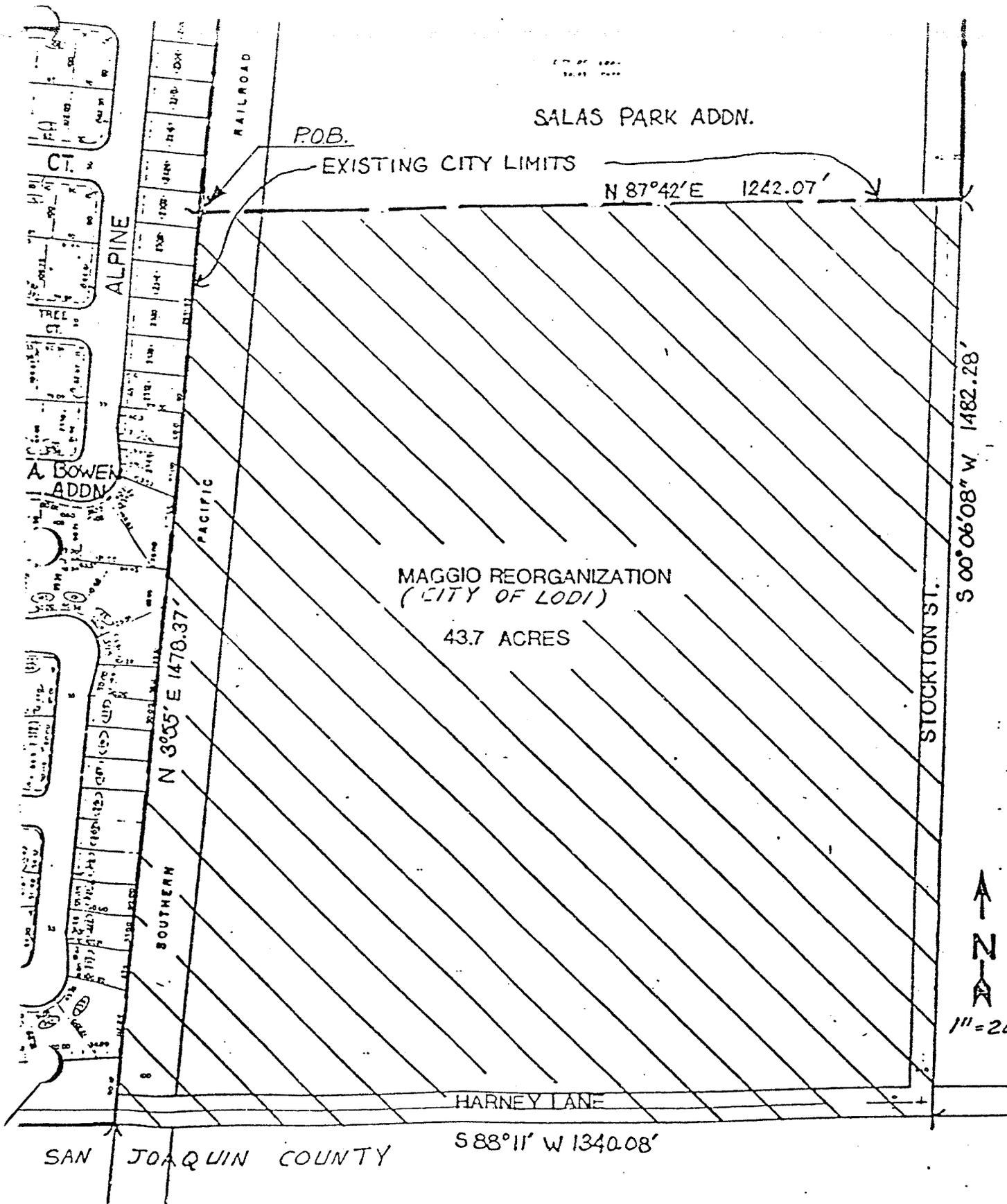


Exhibit "B"

RESOLUTION NO. 594

BEFORE THE LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY  
RESOLUTION APPROVING THE MAGGIO REORGANIZATION (LAFC 18-86)  
INCLUDING ANNEXATION TO THE CITY OF LODI, AND  
DETACHMENT FROM THE WOODBRIDGE FIRE DISTRICT

WHEREAS, the above entitled proposal was initiated by resolution of the City of Lodi, and on December 15, 1986, 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 January 16, 1987, in the Board of Supervisors Chambers, County Courthouse, pursuant to notice of hearing which was published, 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 and in opposition to 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 Environmental Impact Report adopted by the City of Lodi as lead agency has been reviewed and considered, and a statement of overriding considerations is hereby adopted.

Section 2. The above entitled reorganization is approved subject to the terms and conditions contained herein.

Section 3. The boundaries are hereby approved, said boundaries being set forth in Exhibit A.

Section 4. The affected territory is uninhabited.

Section 5. The City of Lodi is designated as the conducting authority and the City Council is authorized to initiate proceedings for uninhabited reorganization in accordance with Section 57000 et seq of the Government Code.

EXHIBIT

RESOLUTION NO. 694

page 2

Section 6. The Executive Officer is hereby authorized and directed to mail and file certified copies of this resolution as required by Section 56853 of the Government Code.

PASSED AND ADOPTED this 16th day of January, 1987 by the following vote:

AYES: Commissioners Costa, Ennis, Nelson, and Barber

NOES: None

ABSTAIN: Commissioner Olson

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

GERALD F. SCOTT  
EXECUTIVE OFFICER

By: [Signature]  
COMMISSION CLERK

Date: 12, 1987

[Signature]  
GEORGE BARBER, Vice Chairman  
Local Agency Formation Commission  
of San Joaquin County

Exhibit "B"

December 30, 1986

PROPOSED MAGGIO REORGANIZATION/ANNEXATION  
TO THE CITY OF LODI

That certain real property situated in the County of San Joaquin, State of California, described as follows:

Being portions of Section 24 and the Southwest one-quarter of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California, more particularly described as follows:

Commencing on the North line of said Southwest one-quarter at point of intersection with the West line of the 100 foot wide right-of-way for the Southern Pacific Railroad (SPRR); thence South  $03^{\circ}55'$  West 1214.07 feet along said right-of-way to the true point of beginning;

Thence North  $87^{\circ}42'$  East 1242.07 feet along the South line of "Salas Park Addition" (San Joaquin County Resolution No. 236 and City of Lodi Ordinance No. 1061) and the existing City Limit Line, to a point on the East line of South Stockton Street (40 feet wide) and 20 feet easterly of, as measured perpendicular to, the East line of said Southwest one-quarter;

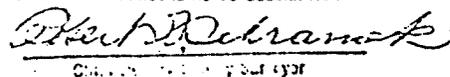
Thence South  $00^{\circ}06'08''$  West 1482.28 feet parallel to and 20.0 feet easterly of, as measured perpendicular to, the East line of said Southwest one-quarter along the East line of South Stockton Street and its extension to the South line of Harney Lane (50 feet wide);

Thence South  $88^{\circ}11'$  West 1340.08 feet parallel to and 25.0 feet Southerly of, as measured perpendicular to, the North line of Section 24 along the South line of Harney Lane and its extensions to the West line of said SPRR right-of-way;

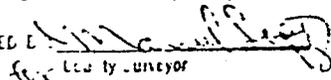
Thence North  $3^{\circ}55'$  East 1478.37 feet along the West line of said SPRR right-of-way and the Easterly line of the "J.C. Beckman Addition" (San Joaquin County Resolution No. 3259 and City of Lodi Ordinance No. 901) and the existing City Limit Line to the true point of beginning;

Containing 43.7 acres more or less.

RECOMMENDED APPROVAL AS TO DESCRIPTION BY:

  
City Clerk

APPROVED BY

  
City Attorney

SALAS PARK ADDN.

P.O.B.

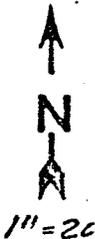
EXISTING CITY LIMITS

N 87°42' E 1242.07'

MAGGIO REORGANIZATION  
(CITY OF LODI)

43.7 ACRES

STOCKTON ST.  
S 00°06'08" W 1482.28'



HARNEY LANE

S 88°11' W 1340.08'

SAN JOAQUIN COUNTY

ALPINE

RAILROAD

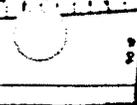
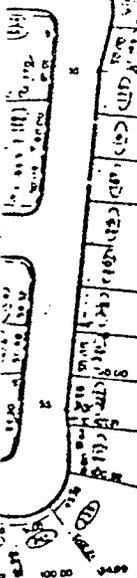
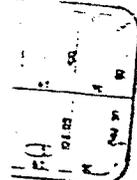
PACIFIC

N 3°55' E 1478.37'

SOUTHERN

A. BOWEN  
ADDN.

CT.



CITY COUNCIL

FRED M. REID, Mayor  
EVELYN M. OLSON  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
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

March 9, 1987

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

Re: Maggio Reorganization (LAFC 18-86) Including Annexation to the City  
of Lodi and Detachment from the Woodbridge Fire District

Dear Mr. Scott:

Pursuant to the Commission's Resolution No. 694, the Lodi City Council, in action taken at its March 4, 1987 Regular Council Meeting, adopted Resolution No. 87-32 ordering the Maggio Reorganization, (LAFC 18-86), following notice and hearing, including annexation to the City of Lodi and detachment from the Woodbridge Fire District.

The City of Lodi issued and filed herewith, pursuant to your January 22, 1987 letter, a check in the amount of \$250.00 payable to the State Board of Equalization covering the filing fee.

Also, enclosed herewith please find six certified copies of the heretofore mentioned Resolution No. 87-32.

Should you have any questions, please do not hesitate to call this office.

Very truly yours,



ALICE M. REIMCHE  
City Clerk

RESOLUTION NO. 87-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI, CALIFORNIA  
ORDERING THE MAGGIO REORGANIZATION (L AFC 16-86) FOLLOWING  
NOTICE AND HEARING, INCLUDING ANNEXATION TO THE CITY OF LODI,  
AND DETACHMENT FROM THE WOODBRIDGE FIRE DISTRICT

BEFORE THE CITY COUNCIL OF THE CITY OF LODI

IN THE MATTER OF THE MAGGIO REORGANIZATION	) RESOLUTION FOLLOWING
(L AFC 18-86), INCLUDING ANNEXATION TO THE	) NOTICE AND HEARING
CITY OF LODI, AND DETACHMENT FROM THE	) MAKING DETERMINATIONS
WOODBRIDGE FIRE DISTRICT	) AND ORDERING REORGANIZATION
	) WITHOUT ELECTION

SECTION I: RESOLVED BY THE CITY COUNCIL OF THE CITY OF LODI THAT  
IT DETERMINES:

- a) Preliminary proceedings for the annexation of described territory to the City of Lodi and detachment from the Woodbridge Fire District, were initiated by the filing of Resolution No. 86-170 with the Local Agency Formation Commission in the County of San Joaquin pursuant to the requirements of the District Reorganization Act.
- b) Thereafter appropriate proceedings were conducted by said Local Agency Formation Commission and the said Commission on the 16th day of January, 1987 adopted Resolution No. 694 approving the proposed reorganization with public notice and hearing subject to the terms and conditions set forth within the subject resolution.
- c) Resolution No. 694 of the Local Agency Formation Commission approving the proposed reorganization also authorizes the City of Lodi to initiate proceedings for uninhabited reorganization in accordance with Section 57000 et seq. of the Government Code.

SECTION II: RESOLVED BY THE CITY COUNCIL OF THE CITY OF LODI:

- a) That each of the changes in the organization contained in the proposal for reorganization is ORDERED without an election, pursuant to Government Code Section 56439 (c). The changes of organization consist of:

- (1) Annexation of the Maggio Addition, as shown on Exhibit "A" attached.
- (2) Detachment of the Maggio Addition, as shown on Exhibit "A" attached from the Woodbridge Fire District.

DATED: March 4, 1987

I hereby certify that Resolution No. 87-32 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 4, 1987 by the following vote:

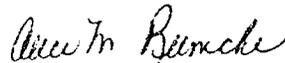
AYES: Council Members - Olson, Hinchman, Pinkerton,  
and Snider

NOES: Council Members - None

ABSENT: Council Members - Reid

ABSTAIN: Council Members - None

Attest:



ALICE M. REIMCHE  
City Clerk

Exhibit "

ASLAND RD

WOODRIDGE RD

WOODRIDGE RD

MOCKLUNGE RIVER

LODI LAKE

TURNER RD

WID. CANAL

MILLS AV

ELM ST

LODI AV

LODI

VICTOR RD / STA. RTE 18

SLUIC AV

PINE ST

YINE ST

LAN LN

STOCKTON ST

CHEROKEE LN

STA. RTE. 12

KITTLEMAN LN

HAN LN

CENTURY BLVD

SARAL

LOWER SACRAMENTO RD

HARNEY LN

MUTCHINS ST

SPAR

MAGGIO ADDN.

CRIC



1" = 3200'

SCALE IN MILES (1" = 3/5 MILE)

CITY OF LOS ANGELES

SALAS PARK ADDN.

EXISTING CITY LIMITS

N 87°42'E 1242.07'

ALPINE

RAILROAD

PACIFIC

T.A. BOWEN ADDN.

MAGGIO REORGANIZATION

43.7 ACRES

N 3°55'E 1478.37'

SOUTHERN

STOCKTON ST.

S 60°06'08" W 1482.28'

HARNEY LANE

S 88°11' W 1340.08'

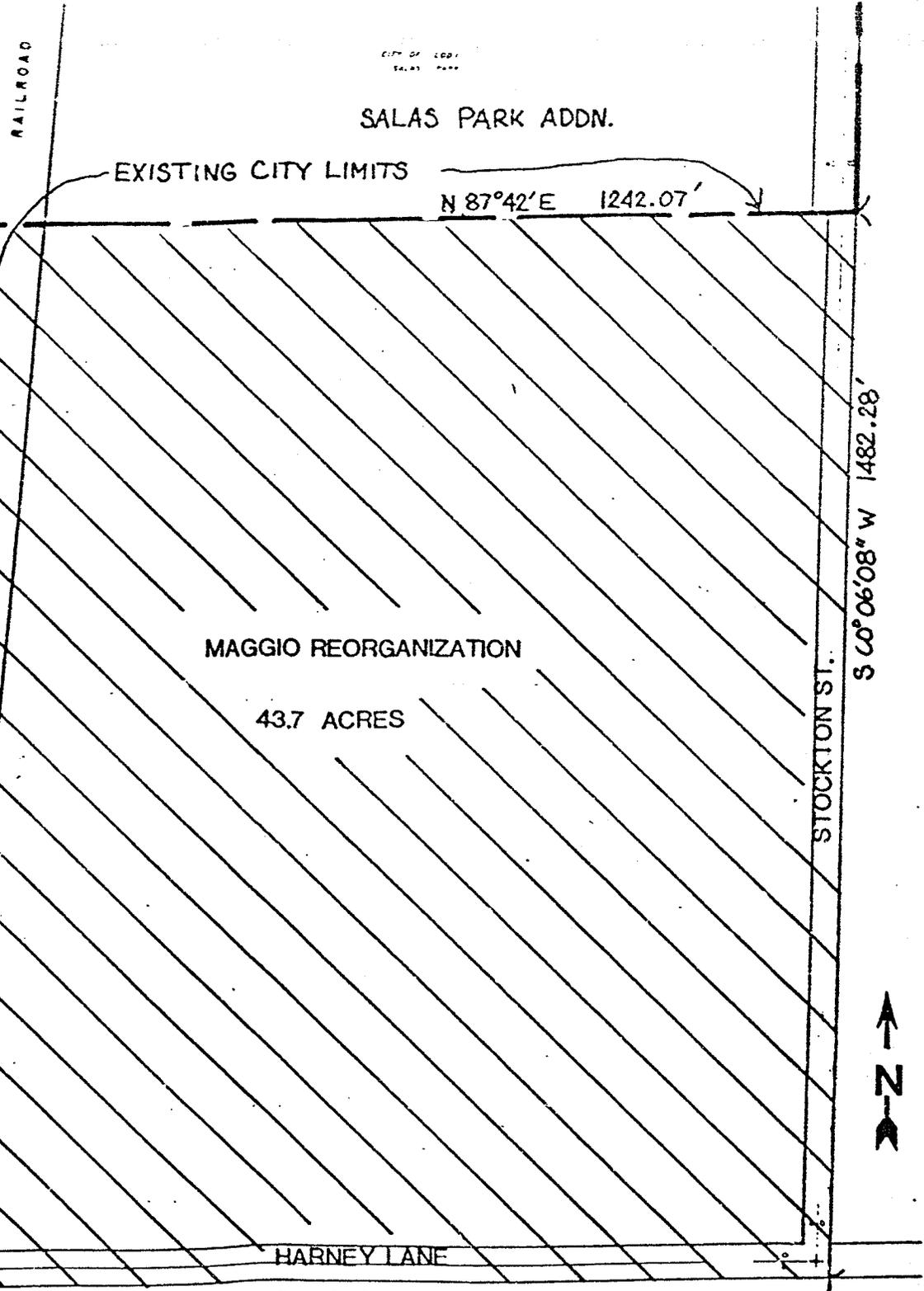
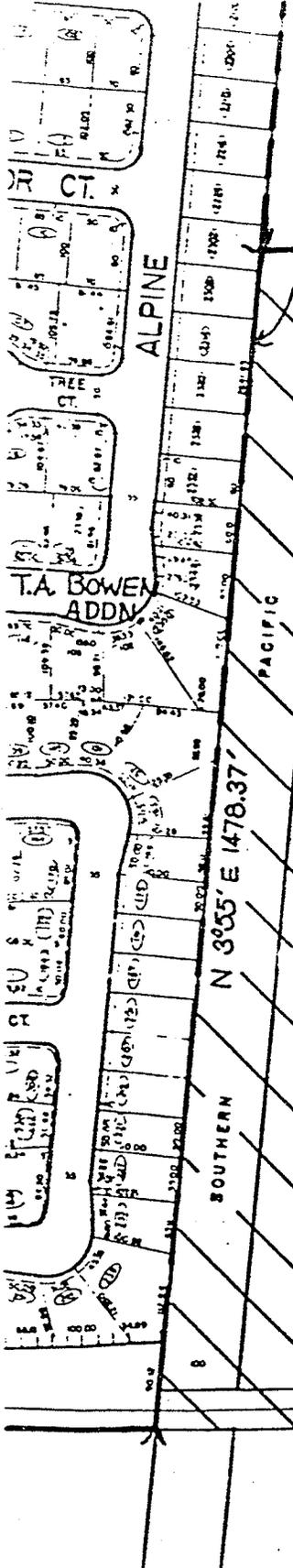


Exhibit "A"

MAGGIO REORGANIZATION

That certain real property situated in the County of San Joaquin, State of California, described as follows:

Being portions of Section 24 and the Southwest one-quarter of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California, more particularly described as follows:

Commencing on the North line of said Southwest one-quarter at point of intersection with the West line of the 100 foot wide right-of-way for the Southern Pacific Railroad (SPRR); thence South  $03^{\circ}55'$  West 1214.07 feet along said right-of-way to the true point of beginning;

Thence North  $87^{\circ}42'$  East 1242.07 feet along the South line of "Salas Park Addition" (San Joaquin County Resolution No. 236 and City of Lodi Ordinance No. 1061) and the existing City Limit Line, to a point on the East line of South Stockton Street (40 feet wide) and 20 feet easterly of, as measured perpendicular to, the East line of said Southwest one-quarter;

Thence South  $00^{\circ}06'08''$  West 1482.28 feet parallel to and 20.0 feet easterly of, as measured perpendicular to, the East line of said Southwest one-quarter along the East line of South Stockton Street and its extension to the South line of Harney Lane (50 feet wide);

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Thence North  $3^{\circ}55'$  East 1478.37 feet along the West line of said SPRR right-of-way and the Easterly line of the "J.C. Beckman Addition" (San Joaquin County Resolution No. 3259 and City of Lodi Ordinance No. 901) and the existing City Limit Line to the true point of beginning;

Containing 43.7 acres more or less.