



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Public Hearing to Consider Adopting Resolution Vacating the 200 Block of West Walnut Street and Authorizing City Manager to Execute Required Agreements
MEETING DATE: March 6, 2013
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Public hearing to consider adopting resolution vacating the 200 block of West Walnut Street and authorizing City Manager to execute required agreements.

BACKGROUND INFORMATION: The proposed vacation is requested by St. Anne's Catholic Church and includes the public right of way along the 200 block of West Walnut Street between Church Street and Pleasant Avenue, as shown on Exhibit A and more particularly described as follows, to wit:

Beginning at the southwest corner of Lot 8, Block 5 as shown on "City of Lodi", formerly "Mokelumne", as filed in Book 2 of Maps and Plats, page 12, San Joaquin County Records; thence southerly to the northwest corner of Lot 1, Block 6 as shown on said Map; thence easterly along the northerly line of said Block 6 to the northeast corner of Lot 4, Block 6 of said Map; thence northerly to the southeast corner of Lot 5, Block 5 of said Map; thence westerly along the southerly line of Block 5 of said Map to the True Point of Beginning.

The church currently controls the properties on both sides of Walnut Street. The school is located on the south side of the street, and the church facilities are located on the north side. The vacation requested is primarily to improve student access between the school and church facilities.

To improve student safety, St. Anne's Catholic Church plans to develop a "plaza area" adjoining the school and church by incorporating a park-like setting that includes meandering walking paths, fountain(s), sitting area(s), landscaping, drop-off/pick up zones and other elements of beautification. A draft layout of the plaza area is included in Exhibit B.

A traffic study was performed by K.D. Anderson and Associates to determine the impacts of vacating Walnut Street between Church Street and Pleasant Street. The study concluded there would be minimal impacts to parking and no reduction in the level of service for the local street network.

The proposed vacation was approved by the Lodi Planning Commission on Wednesday, December 12, 2012. Minutes of the meeting are attached as Exhibit C. On February 6, 2013, Council adopted a Resolution of Intent (Resolution No. 2013-10) to vacate the 200 block of West Walnut Street, as shown in Exhibit D, and set the public hearing for March 6, 2013. Staff has received five responses from the public. The responses are attached as Exhibit E.

The Planning Commission and Public Works staff have set conditions associated with the approval of the abandonment. To clarify, following are the "Conditions of Approval" for the Council to consider. The following conditions must be met by the applicant as part of the abandonment process:

Conditions of Approval:

1. Prepare improvement plans showing intersections at Church and Walnut Streets and at Pleasant Avenue and Walnut Street, as per approved traffic analysis "Revised Site Plan" dated

APPROVED:

Konradt Bartlam, City Manager

Public Hearing to Consider Adopting Resolution Vacating the 200 Block of West Walnut Street and Authorizing City Manager to Execute Required Agreements March 6, 2013

Page 2

December 4, 2012, including improvements necessary to traffic light located at Church and Walnut Streets.

2. Prepare public improvement plans for alley north of Walnut Street between Church Street and Pleasant Avenue.
3. Abandon three public street lights located within the proposed abandonment, as per request by Lodi Electric Utility Department.
4. Add Knox box to all buildings, as per request by Lodi Fire Department.
5. Paint curbs for fire lane/no parking on Pleasant Avenue for apparatus access to alleys and other areas, as per Lodi Fire Department.
6. Initial and annual operation permits required, as per Lodi Fire Department.
7. St. Anne's employees shall not use Walnut Street or Pleasant Avenue to park their vehicles for extended periods of time, as per Planning Commission Resolution No. P.C. 12-26.
8. Reserving, and excepting from the vacation, pedestrian access between Pleasant Avenue and Church Streets, as per Planning Commission Resolution No. P.C. 12-26.
9. Reserving, and excepting from the vacation, a permanent and right therein to construct, maintain, repair, and operate lines for public utilities, in, over and across the entire right of way, and no buildings or structures shall be constructed nor shall anything be planted within the easement which would interfere with the use or operation of public utilities in the easement.
10. The City Council approval of this Resolution will become null and void if all requirements and conditions of approval are not met.
11. Enter into a purchase and sale agreement in a form satisfactory to the City Attorney to purchase the vacated property upon the Recording of the Resolution to Vacate referenced in paragraph 12 below at its appraised price. The appraisal shall be commissioned by City staff and be performed by a state certified appraiser.
12. Filing of the Resolution to Vacate in the office of the County Recorder will not take place until all requirements and conditions of approval are met.

Pacific Gas and Electric Company, Comcast, AT&T, and the City of Lodi for electric, water and wastewater utilities have all approved the proposed vacation.

The appraisal to determine the market value of the proposed vacation is attached as Exhibit F. The market value of the property, with the proposed easements and restrictions, is \$45,000. The public benefit associated with the required improvements of the alley north of Walnut Street between Church Street and Pleasant Avenue, as well as the traffic signal modifications at the intersection of Walnut and Church Streets, will exceed the market value of the property.

FISCAL IMPACT: The proposed vacation will eliminate operations and maintenance costs for the 200 block of West Walnut Street.

FUNDING AVAILABLE: Not applicable.



F. Wally Sandelin
Public Works Director

Prepared by Denise Wiman, Senior Engineering Technician

FWS/DW/pmf

Attachments

cc: Charlie Swimley, Deputy Public Works Director/City Engineer
Denise Wiman, Senior Engineering Technician



PROPOSED STREET ABANDONMENT

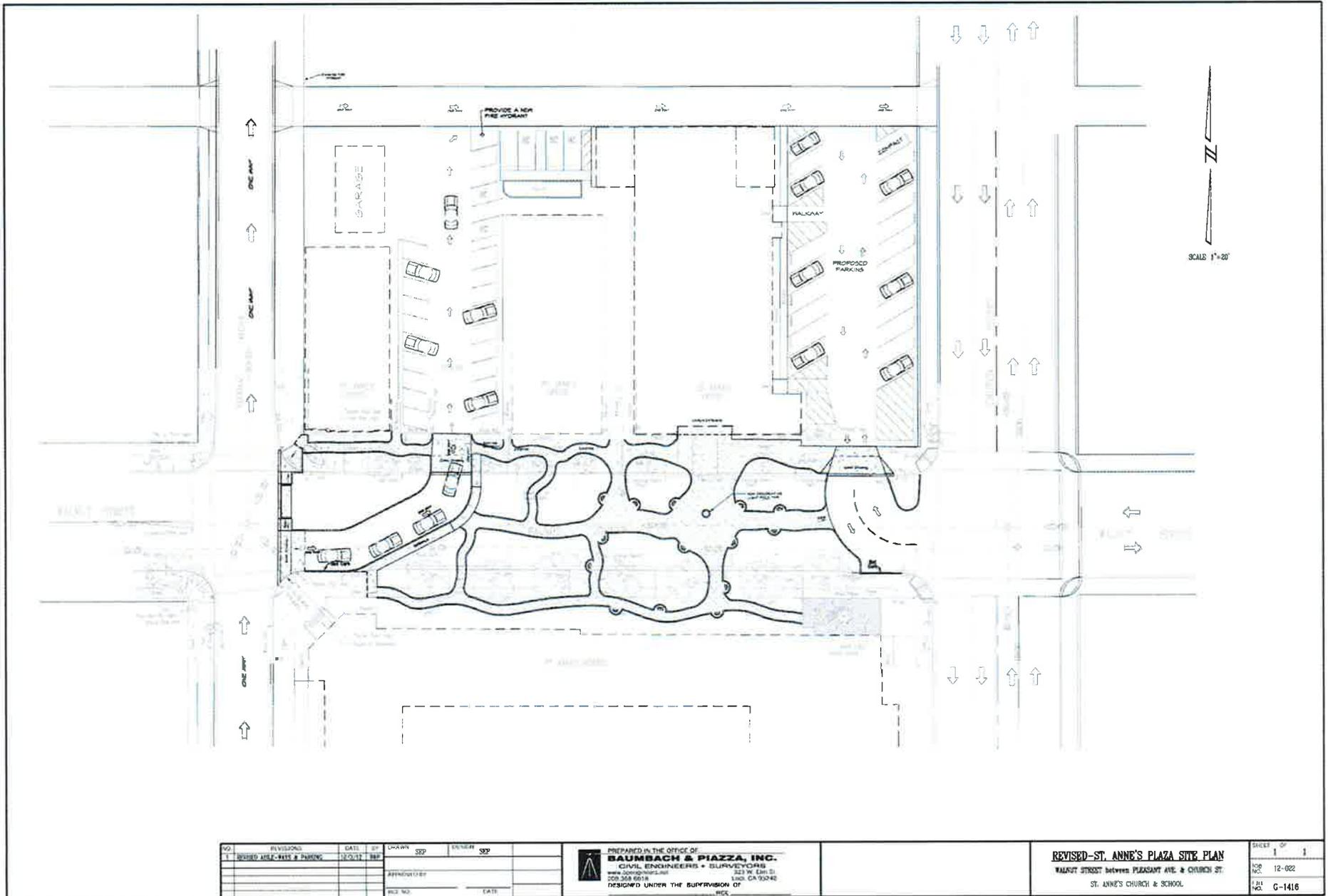
200 BLOCK OF WEST WALNUT STREET
80 FOOT RIGHT-OF-WAY
PLEASANT STREET TO CHURCH STREET



ABANDONMENT BOUNDARIES



1 inch = 90 feet



NO.	REVISIONS	DATE	BY	CHKD BY	APP'D BY
1	REVISED ASSESSMENT & PARKING	12/01/12	SEP	SEP	


 PREPARED IN THE OFFICE OF
BAUMBACH & PIAZZA, INC.
 CIVIL ENGINEERS & SURVEYORS
 www.baumbachpiazza.com 223 W. Elm St.
 92036-5624 LOS ANGELES, CA 90045
 DESIGNED UNDER THE SUPERVISION OF
 WCE

SHEET NO. 12-022
 DATE 12/4/12

REVISED-ST. ANNE'S PLAZA SITE PLAN
 WALNUT STREET BETWEEN PLEASANT AVE. & CHURCH ST.
 ST. ANNE'S CHURCH & SCHOOL

SHEET	1	OF	1
HOB NO.	12-022		
DATE	12/4/12		

- Commissioner Olson asked what the bar hours are. Mr. Snider stated that the bar is open from the time that the cardroom opens until 2 am. Olson asked what the restaurant hours are. Snider stated that the restaurant hours are 8 am to 2 am. Olson asked why we are being asked to add an hour on either end. Mr. Snider stated that that is when poker players like to play. He added that this isn't a typical bar setting. It isn't a rowdy setting.
- Commissioner Hennecke asked what type of paging is done. Mr. Snider stated that it is for the players are waiting for a table or out taking a break. Hennecke suggested that maybe using the type of pagers that light up will alleviate the problem.
- Commissioner Heinitz stated his appreciation for the benefit that the establishment has brought to Lodi.
- Chair Kirsten stated his agreement with Commissioner Heinitz's sentiments.

Public Portion of Hearing Closed

- Commissioner Hennecke asked if there are any special conditions for the cardroom in regards to the ratio of food services verses alcohol. Mr. Bartlam stated that is no difference in the ratio.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Kiser second, approved the request to amend a previously approved Use Permit 07-U-01 to increase the number of tables, expand the hours of operation and increase the number of legal cardroom games at 1800 S. Cherokee Lane subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Jones, Kiser, Olson and Chair Kirsten
 Noes: Commissioners – None
 Absent: Commissioners - Cummins

Chair Kirsten recused himself from item 3e) because he has property interest within the sphere of influence of the proposed project. Vice Chair Jones moved to the Chair's seat.

- e) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Jones called for the public hearing to consider the request from St Anne's Catholic Church (SACC) and School to permanently vacate Walnut Street from Pleasant Avenue to Church Street to create a park and plaza area between the church and school facilities.

Community Development Director Konradt Bartlam gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project and the Planning Commission will need to make the finding for vacating, closing, Walnut Street and forward the recommendation on to the City Council.

Commissioner Heinitz stated that he studied the traffic and spoke to the neighbors and he thought that Pleasant Avenue and Lee Avenue could be brought back to a two-way traffic with parking only on one side. Heinitz asked if the plaza will be open to everyone twenty four hours a day seven days a week. Mr. Bartlam stated that the commission could put that as a condition if that is their wish. Heinitz would like to see a condition that requires the employees to not park on Pleasant or on Walnut. He would like to see a cueing plan for the pick-up and drop-off of students.

Commissioner Kiser stated that he has a few of the same concerns as Commissioner Heinitz.

Commissioner Hennecke stated his concern about routing all the traffic through that narrow alleyway on the north side of the project.

Commissioner Olson asked if this will change the timing of the light on Church Street. Mr. Bartlam stated that it could be based on the triggering that is in the street. Olson asked if the ownership of the property will transfer to St. Anne's. Mr. Bartlam stated that the church will have to purchase the property. Olson stated that the maintenance of the property will then fall to the church. Bartlam confirmed that to be correct.

Commissioner Kiser asked if there will be a signal or stop sign at Pleasant and Walnut. Mr. Bartlam stated that there will not be a signal at that intersection.

Commissioners Olson, Kiser, Hennecke, and Jones stated that they had conversations with the applicant regarding the project.

Hearing Opened to the Public

- Father Brandon Ware, Pastor at St. Anne's, came forward to answer questions. Pastor stated that he has seen this done in other cities and the positive effect it has had on the community.
- Commissioner Kiser asked if Pastor Ware would be willing to agree to the conditions mentioned earlier by the Commissioners. Pastor Ware stated that he is willing to agree to the plaza never being closed to the community, but would need to be stepped through the other conditions at a little slower pace. Kiser asked if the church and school would be willing to go along with the condition of requiring employees to park in the parking lots and not on the streets. Pastor Ware stated that that sounds reasonable.
- Commissioner Olson is looking forward to watching this proposal grow, but would like to have some reassurance that the maintenance of the area will be taken care of by the Church. Pastor Ware stated that the church will be taking care of and maintaining the plaza. Olson encouraged Pastor Ware to create a maintenance fund for the plaza.
- Commissioner Heinitz asked about the funeral cueing that currently happens on Walnut Street. Pastor Ware showed on the plans what the thought was for cueing in cases of a funeral.
- Commissioner Hennecke asked if the parking lot on the east side of the church is mostly church parking and the parking lot on the west of the church is mainly for staff. Pastor Ware stated that the parking lot to the east is shared with the Methodist Church to the north and the parking lot to the west is for staff.
- Dan Phillips, Walnut Street resident, came forward to oppose the project. Mr. Phillips is concerned that the downtown will turn into a parking lot for the church. Even tonight the streets are packed with cars. It makes it difficult to get the leaves picked up by the City because there isn't a day that the church staff doesn't park in front of his house. He is concerned about the Fire Department getting to his house in a timely manner in the case of an emergency. Mr. Phillips read a letter written by his wife.
- Addison Beach, Walnut Street resident, came forward to express concerns about the project. Mr. Beach stated that his driveway is constantly blocked. He has concerns with the security at night, will this be a place for the homeless to hang out when it isn't being supervised. He would like to see permit parking for in front of his house. Commissioner Olson asked for clarification that the problem parkers are from the church and school. Mr. Beach stated that it is from the school and church. Commissioner Heinitz asked if there had been any outreach by the church. Mr. Beach stated that they did have an outreach BBQ.
- Sharon Simmons, Pleasant Avenue resident, came forward to express concerns about the project. Ms. Simmons stated that she has many of the same concerns. She suggested that the church demolish the house that they own across the street from her home to create additional parking for the project. Vice Chair Jones asked if Ms. Simmons is in support of the project. Ms. Simmons stated that she would support the project if the parking concern

would be addressed. Commissioner Hennecke asked if Ms. Simmons would be in support of taking Pleasant back to two-way traffic. Ms. Simmons stated that she would not be in support of that idea.

- Gerald Hanning, Hutchins Street resident, came forward to oppose the project, but would be okay with the project if it was left open to foot traffic. He suggested that the applicant try closing the street off for a trial-run and see how it works.
- Dale Stephens, Pleasant Avenue resident, came forward to oppose the project. Parking is a major issue. There is no parking in front of his house up until 9 pm and later. There used to be parking in the back of the church on the playground at one time. Unless there is something done with the parking Mr. Steven's can not support the project. Commissioner Olson asked if a parking permit for residences would alleviate the parking issue. Mr. Stephens stated that he honestly couldn't say with the apartments across the street. Commissioner Hennecke asked if the properties along this section of Pleasant have alley access to get additional parking. Commissioner Heinritz asked Mr. Stephens to keep an open mind and this could solve the problems that currently exist.
- Linda Larocca, Walnut Street resident, came forward to support the project. Ms. Larocca is more concerned with the speeding traffic that comes down the street currently. Blocking the street will alleviate this problem and make the area safer for the kids. The parking problem could be resolved if the school would open up the playground in the back for dropping off and picking up of students.
- Carmen Musch, Oak Street resident, came forward to support the project. Ms. Musch stated that the parking in the area isn't just because of the church and school, Hutchins Street Square and the downtown events are to blame.
- Annett Murdaca, Winerose Court resident and church parishioner, came forward to support the project. The parking issue can be worked out. The plaza will be a great place for people to come and rest or just to walk through. This will be a benefit to the Lodi community. Commissioner Olson asked if the public will be able to use this for personal use. Ms. Murdaca stated that people using the space for personal gain hasn't been discussed at this point.
- Bob Smith, Parkland Construction contractor for the project, came forward to support the project and answer design questions. Mr. Smith stated that the church has done quite a bit of outreach to the Community, City Staff, City Council, as well as the Planning Commissioners. A traffic study and parking study have been provided in the staff report. Vice Chair Jones asked about the number of parking spaces verses staff members. Mr. Smith stated that he did not have those figures in front of him, but that there has been much discussion with the Staff Members for both the church and school and believes through notification and education all the parking issues can be worked out. Commissioner Heinritz stated that the parking and cueing need to be conditions in the resolution.
- Dennis Taricco, Principal of St. Anne's School, came forward to address a question by Commissioner Olson regarding the staff parking on the streets. Mr. Taricco stated that the majority of the staff at the school park on Church Street, not on Pleasant. The playground in the back of the school is opened up for student pick-up after school. Commissioner Kiser stated that working on the education of the school staff and parents regarding the parking and the possibility of parking permits for residences could help with some of the objections, but there will have to be a commitment from the church and school. Mr. Taricco stated that he agrees with the idea and will make it a priority to get all school staffing to park in designated areas. Commissioner Hennecke stated that maybe putting the St. Anne's parking lot as a permit parking only for St. Anne's staff would help to stop other downtown parkers from using the St. Anne's parking lot. Hennecke asked Mr. Taricco to point out where the playground is and suggested using that as additional parking as well as a drop-off and pick-up area for students. Mr. Taricco stated that the area is opened up for parents to pick up there children in the afternoon. Mr Taricco pointed out the school crossing sign that sits at Pleasant and Walnut and stated that it has been hit so many times that it is now attached with tape to keep it in place. This intersection is a true hazard.

- Dave Kirsten, downtown business owner, came forward to address the Commission. Commissioner Hennecke asked if Chair Kirsten was allowed to address the Commission on an item that he had to recue himself. Director Bartlam stated that Mr. Kirsten, Joe Citizen, is allowed to address the Commission. Mr. Kirsten stated his support for the project. He believes that clear language should be placed in the resolution that allows for the public access to be maintained in perpetuity for all of time.

Public Portion of Hearing Closed

- Commissioner Kiser stated that he would be in favor of the project only if the parking issues could be worked out. The area will need to be left open to the public forever, St. Anne's staff will have to park only in designated off street parking areas, and an approved cueing plan will need to be in place.
- Commissioner Heinitz asked what the options are for the Commission at this point. Mr. Bartlam stated that the resolution can be approved with additional conditions, the item can be continued, or the project can be denied.
- Commissioner Olson would like to see the resolution conditioned tonight rather than continuing the item to a later meeting. Mr. Bartlam suggests that the Commission direct staff to work with the City Traffic Engineer on the permit parking idea.
- Director Bartlam suggested the following conditions based on discussion:
 - The Plaza area shall not be closed from public access except for special events.
 - Staff parking for the St. Anne's church and school shall not use the public right-of way.
 - Drop-off routes for St. Anne's school will occur off of the public street and will be reviewed and approved by the Community Development Director prior to implementation.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Heinitz second, approved the request from St Anne's Catholic Church (SACC) and School to permanently vacate Walnut Street from Pleasant Avenue to Church Street to create a park and plaza area between the church and school facilities subject to the conditions in the resolution with the addition noted above. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kiser, Olson and Vice Chair Jones
 Noes: Commissioners – None
 Absent: Commissioners - Cummins and Chair Kirsten

Chair Kirsten rejoined the Commission. He clarified the reason for recueing himself from items 3b) and 3c) earlier was because of his property interest within the sphere of influence of the projects.

4. PLANNING MATTERS/FOLLOW-UP ITEMS

Director Bartlam stated that the Development Code Update will be going to the City Council to set the Public Hearing in February.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that there has been a memo provided in the packet and staff is available to answer any questions.

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

RESOLUTION NO. 2013-10

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO VACATE A PORTION OF WALNUT STREET FROM CHURCH STREET TO PLEASANT AVENUE AND TO SET A PUBLIC HEARING SO ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED ABANDONMENT CAN BE HEARD

WHEREAS, St. Anne's Catholic Church, the owner of all property on both sides of the 200 block of West Walnut Street (the "Property") have requested the vacation of the street right-of-way, and more particularly delineated on the attached map marked Exhibit A; and

WHEREAS, pursuant to the requirements of Government Code §527288.1, the name of the owner of the title or interest in the Property as it appears on the latest equalized assessment roll is:

Owner: Pastor of St. Anne's Church Corp.

WHEREAS, in accordance with Streets and Highways Code §8300 et seq., it is the desire of the City Council of the City of Lodi to vacate such street right-of-way; and

WHEREAS, a public hearing has been held by the Planning Commission on December 12, 2012, to determine General Plan conformity; and

WHEREAS, the Planning Commission found the intent to vacate the proposed street right-of-way conforming to the General Plan as conditioned in Planning Commission Resolution 12-22.

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

- 1. That this City Council does hereby fix Wednesday, March 6, 2013, at the hour of 7:00 p.m., in the City Council Chambers, Carnegie Forum, 305 West Pine Street, Lodi, California, as the time and place when and where all persons interested in or objecting to this proposed abandonment may appear before this City Council and be heard; and
- 2. That the Public Works Director shall cause to be posted notices of abandonment conspicuously along the line of the portion of street hereinabove described and proposed to be abandoned in the manner, form, and for the length of time set forth in Section 8323 of the Streets and Highways Code of the State of California; and
- 3. That copies of this resolution shall be published for at least two successive weeks prior to March 6, 2013 in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi, County of San Joaquin.

Dated: February 6, 2013

I hereby certify that Resolution No. 2013-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 6, 2013, by the following vote:

- AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk



PROPOSED STREET ABANDONMENT

200 BLOCK OF WEST WALNUT STREET
80 FOOT RIGHT-OF-WAY
PLEASANT STREET TO CHURCH STREET



ABANDONMENT BOUNDARIES



1 inch = 90 feet



January 24, 2013

Lodi City Council
c/o City Clerk
221 W Pine Street
Lodi, CA 95240

RE: Walnut Street Road Closure

Dear Council members:

Please be advised that I am fully in favor of the above-referenced pending road closure. Not only will this project provide much needed safety for the school children, but serve as a downtown beautification and gathering place for our community. As a downtown business owner, also owning a commercial property one block North of the proposed project, I believe my property value will also be enhanced by the fulfillment of this project. Please consider approval of this project at your upcoming February 6, 2013 meeting. Thank you.

Sincerely,



Scott R Marcus, CLU
Wealth Management Advisor

SRM/jk

RECEIVED
JAN 24 2013
CITY CLERK

Scott R. Marcus, CLU®
Wealth Management Advisor

207 W Oak St
Lodi, CA 95240
209 369 5555 office
800 401 2084 toll free
209 369 5559 fax
scott.marcus@nmfn.com
www.scott-marcus.com



RECEIVED
JAN 24 2013
CITY CLERK

January 24, 2013

Lodi City Council
221 W Pine Street
Lodi, CA 95240

RE: Walnut Street Road Closure

Dear Council members:

I wish to urge your support of the pending Walnut Street road closure project. I am a parent of two St. Anne's students, as well as a property and business owner one block North of the proposed project. The safety of the students should be paramount, and there are frequent close-calls with regard to traffic traveling both East and West on Walnut Street while students cross at Pleasant Street throughout the day. This project would alleviate this dangerous condition, while also providing a beautiful addition to our burgeoning downtown. Please give serious consideration to approving this wonderful project as a gift to the entire community. Thank you.

Very truly yours,



Dina M. Marcus
Firm Owner

DMM/lf



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Wally Sandelin

From: Rad Bartlam
Sent: Monday, January 28, 2013 8:22 AM
To: Wally Sandelin
Subject: FW: St. Annes Walnut Street Plaza

FYI.

Rad

-----Original Message-----

From: Randi Johl
Sent: Mon 1/28/2013 8:14 AM
To: 'Carl Maggio'
Cc: City Council; Rad Bartlam; Steve Schwabauer
Subject: RE: St. Annes Walnut Street Plaza

Thank you for your email. It was received by the City Council and forwarded to the City Manager's office for information, response and/or handling.

Randi Johl, JD, MMC
City Clerk, City of Lodi
Legislative Director, California City Clerks Association
221 West Pine Street
Lodi, California 95240
(209) 333-6702 Telephone
(209) 333-6807 Facsimile

From: Carl Maggio [mailto:carlmaggio@sbcglobal.net]
Sent: Sunday, January 27, 2013 06:45 PM
To: City Council
Subject: St. Annes Walnut Street Plaza

I would like your consideration at the February 6th city council meeting to allow the Walnut Street closure for the new St. Anne's Plaza because it will improve the downtown beautification and help with child safety for the St. Anne's children. Thank You.

Wally Sandelin

From: Rad Bartlam
Sent: Tuesday, January 22, 2013 11:29 AM
To: Wally Sandelin
Subject: FW: St. Anne's Catholic Church Plaza

FYI, Rad

-----Original Message-----

From: Randi Johl
Sent: Tue 1/22/2013 11:28 AM
To: 'Olivia Heier'
Cc: City Council; Rad Bartlam; Steve Schwabauer
Subject: RE: St. Anne's Catholic Church Plaza

Thank you for your email. It was received by the City Council and forwarded to the City Manager's office for information, response and/or handling.

Randi Johl, JD, MMC
City Clerk, City of Lodi
Legislative Director, California City Clerks Association
221 West Pine Street
Lodi, California 95240
(209) 333-6702 Telephone
(209) 333-6807 Facsimile

From: Olivia Heier [mailto:otheier@gmail.com]
Sent: Tuesday, January 22, 2013 11:07 AM
To: Randi Johl; Alan Nakanishi; Bob Johnson; JoAnne Mounce; Phil Katzakian; Larry Hansen
Subject: St. Anne's Catholic Church Plaza

Date: January 22, 2013

To: Alan Nakanishi, Mayor
Phil Katzakian, Mayor Pro Tempore
Larry Hansen, Council Member
Bob Johnson, Council Member
Joanne Mounce, Council Member

I, Olivia Heier, St. Anne's Catholic Church Parishioner am in support of the Walnut Street closure, between Church and Pleasant so that we St. Anne's can create a Plaza. As you are well aware St. Anne's Catholic Church has been a fixture in downtown Lodi for many years. St. Anne's Parishioners are Lodi business owners, employees, and community service volunteers. We love Lodi and desire only to make it a prosperous, beautiful, safe, welcoming community for all. I believe that our beautiful, peaceful Plaza once completed will especially enrich downtown Lodi and neighbors surrounding our Church property. It will slow traffic and create greater safety for the school and neighborhood children. All of us will benefit.

Thank you for giving me this opportunity to share with you my support and enthusiasm for this project.

Respectfully yours,

Olivia Heier

Wally Sandelin

From: Rad Bartlam
Sent: Tuesday, January 22, 2013 9:53 AM
To: Charles Swimley; Wally Sandelin
Subject: FW: St. Annes' Street Closure

FYI, Rad

-----Original Message-----

From: Randi Johl
Sent: Tue 1/22/2013 8:33 AM
To: 'Richard Ulricksen'
Cc: City Council; Rad Bartlam; Steve Schwabauer
Subject: RE: St. Annes' Street Closure

Thank you for your email. It was received by the City Council and forwarded to the City Manager's office for information, response and/or handling.

Randi Johl, JD, MMC
City Clerk, City of Lodi
Legislative Director, California City Clerks Association
221 West Pine Street
Lodi, California 95240
(209) 333-6702 Telephone
(209) 333-6807 Facsimile

From: Richard Ulricksen [mailto:rulricksen@gmail.com]
Sent: Tuesday, January 22, 2013 05:39 AM
To: City Council
Subject: St. Annes' Street Closure

Dear City Council Members:

I fully support the street closure of Walnut between Pleasant and Church Streets for the creation of a plaza open and accessible to the public. The plaza will create a beautiful space while functioning as a safety improvement for the St. Anne's School students as well as for the safety of the children attending catechism classes in the afternoon and evening hours.

The two-way stop creates a hazardous situation for the children as well as for adults conducting them across the street. Frequently, I have observed drivers not stopping for those at the cross walk. The speed limit is too high for a school zone.

As to the concern for the loss of parking spaces, it only about 15 parking spaces that will be affected.

Thank you for considering my support for the closure.

Lydia Ulricksen

FILE NO. 2013-201

SELF CONTAINED REPORT

Of

**Walnut Street Abandonment
Between Pleasant Avenue and Church Street
Lodi, CA 95240**

**Client
City of Lodi**

For

**Mr. Steve Schwabauer
Lodi City Attorney
221 West Pine Street
Lodi, CA 95240**

**Prepared By
Norman H. Swanberg, MAI, SRPA**

As of

February 5, 2013

SWANBERG & ASSOCIATES

15721 N. FREE ROAD, LODI, CALIFORNIA 95242, (209) 333-1993, Fax: (209) 333-2426

February 20, 2013

Mr. Steve Schwabauer
Lodi City Attorney
221 West Pine Street
Lodi, CA 95240

RE: Walnut Street Abandonment between Church Street and Pleasant Avenue

Dear Mr. Schwabauer:

As you requested, I have prepared the following Self Contained Report, of the above named property. I personally observed the property on February 5, 2013. The purpose of this appraisal is to develop a Market Value opinion of the Fee Simple Interest of the subject property. The appraisal is intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP), adopted by the Appraisal Standards Board of the Appraisal Foundation. Further, this appraisal is intended to comply with the requirements of the Codes of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

As a result of the analysis and conclusions contained in the following report of 40 pages plus Addenda, I have arrived at a Market Value opinion of the Fee Simple Interest, with easements and restrictions as described in this report, of the subject property as of February 5, 2013 of:

\$45,000
FORTY FIVE THOUSAND DOLLARS

Extraordinary Assumptions and Hypothetical Conditions

Their use might have affected the assignment results.

The appraisal is based on the hypothetical condition that the subject was rezoned to Mixed Use as of the date of value.

Respectfully submitted,



Norman H. Swanberg, MAI, SRPA
State Certified General Real Estate Appraiser AG002453, expires 1/24/2014

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

TYPE OF REPORT:	Self Contained Report
LOCATION OF PROPERTY:	Walnut Street, between Pleasant Avenue and Church Street
ASSESSORS PARCEL NO:	N/A City owned street. South of Assessor's parcels 043-041- 06, 07, & 08. North of 043-042-10
CENSUS TRACT:	0042.04
EFFECTIVE DATE OF VALUE:	February 5, 2013
RIGHTS APPRAISED:	Fee Simple
NEIGHBORHOOD DESCRIPTION:	Primarily a residential area adjoining Downtown Lodi.
SITE DESCRIPTION:	An 80 by 320 foot area currently used as a two lane road, known as Walnut Street.
IMPROVEMENT DESCRIPTION:	Typical street improvements, which are showing signs of aging.
ZONING:	RE-1, Residential Eastside Revision to Mixed Use approved February 6, 2013, effective in a few weeks. The subject is first valued as if it were buildable. Adjustments are then made for applicable easements and restrictions.
GENERAL PLAN:	Mixed use

VALUE OPINION:

With no Easements or Restrictions: \$180,000

VALUE OPINION:

**With applicable Easements and
Restrictions:** \$45,000

**CRITICAL ASSUMPTIONS AND
HYPOTHETICAL CONDITIONS:**

Their use might have affected the assignment results.

The appraisal is based on the hypothetical condition that the subject was rezoned to Mixed Use as of the date of value.

USE OF REPORT:

Possible abandonment of street

REQUESTED BY:

Denise Wiman
Senior Engineering Technician
Public Works Department
City of Lodi

LIMITING CONDITIONS AND ASSUMPTIONS

1. The Appraiser assumes no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey.
3. Testimony or appearance in court because of having made the appraisal is not included in the agreed upon fee.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hazardous materials, contaminants, hidden or unapparent conditions of the property, subsoil, or structures, easements or restrictions which would render it more or less valuable which are not disclosed by the client. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

6. Information, estimates and opinions furnished to the Appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility is assumed for its accuracy.

7. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner.

8. The appraisal is based upon the present condition of the national economy and the present purchasing power of the dollar. This report expresses the opinion of the signer as of the date of value and in no way has been contingent upon the reporting of specified values or findings.

9. The limit of the appraiser's liability is the amount of the fee.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

Their use might have affected the assignment results.

The appraisal is based on the hypothetical condition that the subject was rezoned to Mixed Use as of the date of value.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

WALNUT STREET ABANDONMENT, LODI

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I Norman H. Swanberg has completed the continuing education program of the Appraisal Institute.
- I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Norman H. Swanberg, MAI, SRPA, AG002453
State Certification expires 1/24/2014

Date: February 20, 2013

IDENTIFICATION OF THE PROPERTY

The subject is Walnut Street, between Pleasant Avenue and Church Street, City of Lodi, County of San Joaquin. A legal description is in the Addenda. The owner is the City of Lodi, which is a tax exempt entity. There are no Assessed Values, parcel numbers or Taxes.

The Assessor's Parcel Numbers for the adjoining property to the north are 043-041-06, 07 and 08. The Assessor's Parcel Number for the adjoining property to the south is 043-042-10.

Maps showing the location of the subject are in the Addenda.

PURPOSE/OBJECTIVE OF THE APPRAISAL

The objective of this Appraisal is to develop a Market Value opinion of the Fee Simple Interest of the subject property as of February 5, 2013. The subject is being valued on an "As Is" basis, subject to easements and restrictions and the hypothetical condition that the subject was rezoned to Mixed Use as of the date of value.

The date of the report is February 20, 2013.

SCOPE OF THE APPRAISAL

This is a Self Contained Report. The subject was observed by Norman Swanberg, as well as the comparables. The subject is first valued as if it were buildable. Adjustments are then made for applicable easements and restrictions. Information was obtained on sales and other items from sources considered reliable.

I have not provided any services on this property in the prior three years.

COMPETENCY

The Appraiser is competent to complete this assignment.

CLIENT

The client is the City of Lodi.

INTENDED USE

The intended use of the appraisal report is to assist in a possible abandonment of the subject property.

INTENDED USER

The intended users of the appraisal report the City of Lodi and Pastor, Saint Anne Church Corp.

DEFINITIONS

Market Value

The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated.
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest.
- c. a reasonable time is allowed for exposure in the open market.
- d. payment is made in terms equivalent to cash in U.S. dollars or in terms of financial arrangements comparable thereto: and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Federal Deposit Insurance Corporation, (FDIC))

Fee Simple Interest:

An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate.

Hypothetical Condition

That which is contrary to what exists but is supposed for the purpose of analysis. This might have impacted the value opinion.

Exposure Time

Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

REGION

A map of the region is in the Addenda.

California, a state of the southwestern United States, is the third largest in area, and has the largest population. California is ranked first in agricultural cash receipts with a wide variety of goods being produced. Cattle, milk, cotton, and grapes are the most significant. California ranks first in manufacturing, and fourth in mining. San Francisco is the largest city in northern California with many other cities nearby, making the San Francisco Bay Area a large metropolitan area.

Between two mountain ranges in northern California is the Central Valley, which is about 50 miles wide and 500 miles long. The Central Valley produces huge amounts of vegetables, fruit, grain, dairy goods, nuts, and livestock. Major centers of fruit and vegetable processing in the Central Valley are Bakersfield, Fresno, Sacramento, and Stockton. The state capitol is located in Sacramento, which is in the Central Valley.

The County contains a total of 1,412 square miles and ranks 33 in size, compared to all of California's counties. The County has a strong agricultural base and consistently ranks within the top ten agricultural counties in the United States. Leading agricultural crops are milk, grapes, cattle, calves, tomatoes, eggs, hay, sugar beets, corn, asparagus, and walnuts.

San Joaquin County is in the Central Valley and adjoins some of the San Francisco Bay Area counties. Prices and population density are generally greater in the Bay Area and the counties nearby are getting increasing numbers of commuters seeking affordable housing. A report issued in 2008 predicted the population would increase to 1,783,973 by the year 2050. This is an increase of 2.6 times.

The following population statistics from the State of California Department of Finance are shown below:

State & Counties	1/1/11	1/1/12	Percent Increase
California	37,427,946	37,678,563	0.7
San Joaquin	689,160	695,750	1.0
Stanislaus	516,244	519,940	0.7
Sacramento	1,427,961	1,435,153	0.5

COMMUNITY DESCRIPTION

A map of the community is in the Addenda.

Lodi

The City of Lodi is located in California's Central Valley, 34 miles south of Sacramento, 12 miles north of Stockton, and 90 miles east of San Francisco.

Topography

The City of Lodi is generally level and has an elevation of 51 feet above sea level.

Agriculture

Wines, nuts, milk, and processed food create the strong agricultural industry of Lodi. There are numerous wineries and tasting rooms in the area, and Lodi wines are sold through out the world.

Climate

The climate is moderate compared to most of the United States.

History

The City of Lodi was incorporated in 1906 and by 1960 the population grew to 22,229. By 1970 this had increased to 28,614, by 1980 to 34,300, by 1990 to 51,874, by 2000 to 57,500, by 2010 to 62,134 and by 2011 62,473. In addition to the population growth shown above, there is additional growth in areas just outside the perimeter of the City.

Education

Lodi Unified School District includes elementary, middle, high schools, continuation high schools, day schools, an adult school, career center, a children's center, a developmental center for disabled students and several pre-school programs. There are also private elementary schools, middle schools, and high schools.

San Joaquin Delta College is located in nearby Stockton and serves the City of Lodi as well as other territories. It offers 50 different occupational programs in addition to its general academic program.

The University of Pacific is located in Stockton and is private. It offers a wide range of undergraduate and professional programs including business, public administration, math, engineering, pharmacy, music, and education. Advanced degrees are offered in pharmacy, physics, communications, education, chemistry, and others.

Humphrey's College is also located in Stockton and is a private liberal arts college. It offers AA and Bachelors programs in selected fields, including accounting, business management, secretarial science, computer science, and systems programming. They also have a law program.

Sacramento State University is located in Sacramento and is within commuting distance. It offers a variety of programs under the State University System. Stanislaus State University offers some courses in Stockton.

Health Care

Lodi has one general hospital with satellite clinics. Other facilities are available in Stockton or Sacramento.

Recreation

Lodi is located near the San Joaquin Delta, the area where the Sacramento, San Joaquin, and other rivers meet before entering the San Francisco Bay. The Delta is essentially a 700,000-acre farm randomly criss-crossed by 1,000 miles of navigable rivers, streams, sloughs, and canals resulting in a paradise for fishermen, house boaters, water skiers, and other water activities. Other recreational facilities include numerous parks, some specific use facilities, and playgrounds. The main park is Lodi Lake with swimming and boating. There are nearby county parks, a zoo, museum, and a community center.

Government

The City of Lodi has a council/manager type of government. The City owns and operates the electric utility system.

Transportation

Amtrak, the Southern Pacific Railroad and Central California Traction Company provide railroad transportation. There are regularly scheduled truck lines with contract carriers. Overnight delivery is available to Los Angeles and San Francisco. Air transportation is available at Sacramento Metropolitan Airport to the north. Greyhound Bus Lines provide bus transportation. Major highways are State Route 99 and Interstate 5 running north and south. Running east and west is State Highway 12.

Employment

Major employers in the Lodi labor market area include General Mills, Cottage Bakery, and several other manufacturing companies. Major non-manufacturing employers include Blue Shield, Lodi Unified School District, Lodi Memorial Hospital, and the City of Lodi. A 101 room Hampton Inn opened in July 2008.

The San Joaquin County unemployment rate for December is given for several years. The 2005 rate was 7.5%, 2006 7.5%, 2007 9.2%, 2008 12.9%, 2009 16.8%, 2010 18.1%, 2011 16.1, and 2012 14.5%. The unemployment rate peaked at 16% in February 1992, during that recession, and was higher during the recent recession. It has recently improved. August and September typically see the highest employment, due to crop harvests.

Summary

Lodi is a small to medium size City, not far from larger metropolitan areas. There is a good balance of education, recreation, culture and transportation. Employment within the City is diversified and additional sources are within commuting distances. The downturn in the economy has affected Lodi along with the rest of the world. In conclusion, Lodi is considered to be a stable well balanced community.

NEIGHBORHOOD DESCRIPTION

A map showing the location of the neighborhood is in the Addenda.

The neighborhood is primarily a residential area adjoining Downtown Lodi. It is north of Lodi Avenue, south of Oak Street, east of Hutchins Street, and west of Church Street. There are commercial uses along Lodi Avenue. There is a church adjoining the subject to the north and a school run by that church to the south. The General Plan and future Zoning are Mixed Use for the blocks between Church Street and Pleasant Avenue. This would allow retail on ground floors and office or residential above. It would also allow apartments. This change in use would most likely be very gradual. This area includes the subject.

Photographs of adjacent uses follow.



Buildings on the north side of Walnut Street from Pleasant Avenue

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Buildings on the south side of Walnut Street from Church Street



Buildings on the south side of Walnut Street from Church Street

WALNUT STREET ABANDONMENT, LODI



Homes to the west on the NWC of Walnut Street and Pleasant Avenue



Homes to the west on the SWC of Walnut Street and Pleasant Avenue

WALNUT STREET ABANDONMENT, LODI



Bank of Stockton Branch at the SEC of Walnut Street and Church Street



Parking lot and buildings on the NEC of Walnut Street and Church Street

SITE DESCRIPTION

Map

A map of the site is in the Addenda.

Size and Shape

The subject is Rectangular in shape. Dimensions on the Assessor's Parcel Map show 80 feet by 320 feet, which gives 25,600 square feet

Topography

The site is near level.

Utilities

All normal utilities are available.

Census Tract

The Census Tract Number is 0042.04.

Zoning

The subject was zoned RE-1, Residential Eastside on the date of value. Revision to Mixed Use was approved February 6, 2013, effective in a few weeks. The appraisal is based on the hypothetical condition that the subject was rezoned to Mixed Use as of the date of value. Mixed use does not allow a duplex or single family residence. This would allow retail on ground floors and office or residential above. It would also allow apartments.

General Plan

The General Plan is Mixed Use.

Taxes and Assessments

In June of 1978 the citizens of California passed Proposition 13. The Real Estate Tax Rate is fixed at 1% of the Assessor's full cash value plus certain voter approved bonds. Also, the Assessor may not reappraise any property until there is new construction or a transfer of ownership. When this occurs, the Assessor is obliged to revalue the property at its Market Value at the time of the construction or transfer. Since a potential buyer of the subject would face a reassessment with any property being purchased, this is not considered to adversely affect value.

The owner is the City of Lodi, which is a tax exempt entity. There are no Assessed Values, parcel numbers or Taxes.

Street and Access

The subject has frontage on Pleasant Avenue to the west and Church Street to the east. Both of these and the subject are two lane paved roads. Photographs of the streets follow.

WALNUT STREET ABANDONMENT, LODI



Looking south on Pleasant Avenue



Looking north on Pleasant Avenue

WALNUT STREET ABANDONMENT, LODI



Looking north on Church Street from Walnut Street



Looking south on Church Street from Walnut Street

Wetlands

Nothing was observed that would indicate that the subject is in a wetland area.

Seismic Conditions

There are no Alquist Priolo Special Study Zones in San Joaquin County.

Easements

There is a storm drainage line approximately in the middle of Walnut Street. There is a water line approximately a fourth of the way north of the south curb of Walnut Street. Pacific Gas and Electric Company has a gas line in the street and will retain an easement. The location of the gas line has not been identified. Lodi Electric has lines, running north to south, at the east and west ends of the subject. A ten foot wide easement is to be retained for each of these lines. Public utility easements are to be retained for the entire site.

Restrictions

Planning will not allow the subject to be fenced off and the public will be allowed to pedestrian access in perpetuity.

Toxic Hazards

This appraiser is not an expert in toxic hazards. Nothing was observed in the course of the inspection that indicated a toxic hazard problem.

History of the Subject

There have been no sales of the subject in the last three years.

Adequacy

The site is considered functionally adequate for a courtyard, with some driveways. It is also adequate for a city street.

IMPROVEMENT DESCRIPTION

Existing

The subject property is now improved with a two lane City street, sidewalks, curbs, and gutters, as well as trees. The asphalt street has cracks and patches. It appears to be near the end of its life. The sidewalks are older and have some shifting from the tree roots. The 15 trees are dormant, but appear to be healthy. Most of them are mature.

Proposed

The adjoining property to the north and south is owned by “Pastor St. Anne Church Corp.” A school is to the south. They are interested in safe passage from one side of the street to the other, with no vehicle traffic. They intend to remove the old street, sidewalks, curbs, and gutters. The proposed use will include driveways at each end to parking lots on the north side of the street. The balance will be a combination of planters and walkways. This will provide a passageway from the north to south and a nice amenity. Planning will not allow the subject to be fenced off and the public will be allowed to walk through and enjoy the area. A copy of the proposed site plan is in the Addenda.

Current photographs of the improvements follow.



Looking east on Walnut Street from Pleasant Avenue

WALNUT STREET ABANDONMENT, LODI



Looking west on Walnut Street from Church Street

HIGHEST AND BEST USE

Definition

--that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use from among reasonably probable and legal alternative uses found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners.

Also implied, is that the determination of highest and best use results from the appraiser's judgement and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value an alternative term would be profitable use.

Highest and Best Use as Vacant

Legally Permissible

The subject is first valued as if it were buildable. Adjustments are then made for applicable easements and restrictions. The subject was zoned RE-1, Residential Eastside on the date of value. Revision to Mixed Use approved was February 6, 2013, effective in a few weeks. The appraisal is based on the hypothetical condition that the subject was rezoned to Mixed Use as of the date of value. Mixed use does not allow a duplex or single family residence. This would allow retail on ground floors and office or residential above. It would also allow apartments with from eight to 35 units per acre. That would allow between five and 21 units.

Physically Possible

The site is rather long and narrow. A variety of commercial, mixed or apartment uses would be physically possible, but the shape of the parcel would be awkward.

Financially Feasible

An improved economy would be needed to be financially feasible to build at this time. Searches were made for both commercial land sales and multi-family in San Joaquin and Stanislaus Counties. The land size used in the search was between 2/10 and two acres. Six sales, of land zoned for apartments, were found with sales prices ranging

from \$1.43 to \$3.74 per square foot. One other sale was substantially higher, but it was only .21 acre and was in Newman. Commercial land sales are higher, so apartment would not be the highest & best use. The east end fronts Church Street, so retail would be logical at that end. The balance would more likely be developed as office, with parking at the west end. Some second floor apartments would be a possibility.

Maximum Productivity

The highest and best use as vacant would be to hold until there is improvement in the economy. Commercial development, at least primarily, would be the most profitable at this time. It is possible this could change by the time development is feasible.

Highest and Best Use as Improved

The streets and sidewalks are older and would be removed for normal development. The trees are attractive, but most could not be retained if the parcel were available for normal development. The existing improvements would be removed with normal development, with the possible exception of a few trees. Maximum productivity would be achieved by removing at least most of the improvements and developing the site as if vacant, when the economy improves.

Typical Buyer

The typical buyer would be an investor, other than the adjoining owner.

Typical User

The typical user would multiple commercial tenants, with a combination of ground floor retail and office. Some second floor apartments may be feasible.

Market Conditions

National and State

A credit crunch that began in 2007 escalated into a full-blown global financial crisis over the second half of 2008 as turmoil spread from the sub-prime mortgage sector of the U.S. bond market to other financial markets. As asset prices dropped, some financial institutions were forced to sell their higher quality assets to raise cash. This led to four quarters of negative growth in gross domestic product, the worst since the depression. The last of these was the second quarter of 2009.

Uncertainties in Europe have had an effect on our economy. Greece defaulted, with banks accepting less than full value for their bonds. Several other countries have high debt loads and may also fail. A recession in Europe would have a negative impact on our exports. There is uncertainty as to whether or the European Union will fail. An article in the November 16, 2012 paper indicated Europe was officially back in recession for the first time in three years.

An LA Times article in the September 14, 2012 paper told of Fed Chief, Bernanke announcement. He said \$40 billion a month will be used to purchase mortgage backed securities until the market improves substantially. This is essentially printing money which in the long run will be inflationary.

November 9, 2012 the National Association of Realtors predicted the housing recovery should continue through the coming years, assuming there are no further limitations on the availability of mortgage credit, or a "fiscal cliff". Their economist said the housing market clearly turned around in 2012. He saw no signs of inflation in 2013, but felt it would be 4 to 6% by 2015, due to the huge federal government deficit. Annual price increases in the range of 5 to 6% were predicted for the coming years. This will reduce the number of people that are upside down on their loans. So far, we have only regained half of the jobs lost during the recession.

October 2012 home and apartment construction starts reached a four year high. Housing starts at an annual rate of 478,000 in the month of April 2009. October 2012 was 894,000. Healthy is considered to be 1,500,000.

Consumer spending increased in nine of 12 regional banking districts in October and early November. The San Francisco Region had modest growth. Areas struck by the severe storm in the east saw declines.

An article in the November 30, 2012 paper told of a report by the National Association of Realtors. They indicated the number of contracts to buy homes in October was nearly the highest level in almost six years. Excluding a few months which peaked due to the home buyer tax credit, October had the most sales since March 2007.

A year end survey of 48 economists anticipated a 2.1% increase in GDP in 2013. They anticipated no change in the unemployment rate.

Edward Jones anticipates 2.0% growth in GDP in 2013.

The Mortgage Bankers Association expects very modest economic growth in 2013, but still growth. They are predicting a 1.9% increase in 2013 compared to 1.7% in 2012. They are anticipating 2.5% in 2014. They predict the unemployment will decrease very slowly to 7.7% in 2013 and 7.4% in 2014.

As expected, at the very last minute, Congress acted to reduce the size of the fiscal cliff. However, that was just one fight in the long battle over how to reduce the federal deficit, and there are more fights ahead in the coming months.

The January 15, 2013 paper told of a report from CoreLogic passed on repeat sales of the same property. They indicated home prices increased 7.5% in 2012 which was the biggest increase since 2006. They forecast another 6% for 2013.

On January 30, 2013 Costar gave a webinar discussing the economy and industrial market. The fourth quarter had negative growth. Inventories declined 1.3%, exports decreased slightly, and government spending decreased. Hopefully this is not a trend. Delinquencies on homes are declining. They predicted warehouse demand should continue to increase slightly. The national industrial absorption was good. San Jose had the worst absorption in the nation. Overall industrial vacancy was 8.9%, an improvement from the end of 2011. Industrial asking rents increased 1% for the year, with .6% of this in the last quarter. There were 111 markets with increased rents and 99 with declines. Demand has been good for larger industrial spaces. The East Bay had positive absorption and more demolition than new construction. There is now spec new construction in the East Bay. The East Bay had a 1.3% improvement in the industrial vacancy rate and a 4% increase in rents. This national organization mentioned that companies were starting to look at places like Stockton, because East Bay rents are so high. They thought the industrial market was two thirds of the way through the dip in the economy.

Bay Area Influence

Many of the Central Valley homes that were purchased by people who could not afford them were Bay Area commuters, with good paying jobs. Many of the people who lost these homes have returned to apartments in the Bay Area. This leaves an oversupply of homes in the Central Valley. The census numbers say the population has increased, but apparently the number of people with good incomes has decreased. The reduction of people with good incomes in the Central Valley reduces need for retail space, office space, etc. This is also true of people out of work.

An article in the June 16, 2011 Record gave an update on Bay Area prices. On July 17, 2009 a report from Data Quick was given in the Record. The median price for the nine county Bay Area peaked at \$665,000 in 2007 and decreased to \$290,000 in March 2008. It increased each month after this to \$352,000 in June 2009. A later article indicated a September 2009 median price of \$365,000. By May 2010 they were up to \$410,000, but declined 9% to \$372,000 in May 2011. Bay Area prices are still much higher than the Central Valley, but are fluctuating. The recent decline in prices will discourage people from buying in the Central Valley and commuting to the Bay Area. The price of gas increased substantially and then declined some. The uncertainty in the Middle East makes the future prices of gas unclear. This will discourage people from buying in the Central Valley and commuting to the Bay Area. A June 16 article by Bloomberg, and found on the internet said there was a surge of wealth from the sale of technology stocks which has caused the bidding up of home prices in Silicon Valley. Palo Alto prices climbed 20% in May from a year earlier, the biggest jump since 2008. Mountain View rose 3.1% from a year earlier, the ninth year-over-year gain in 12 months. Cupertino gained 12% in a year, Saratoga 4.7%. These are higher end areas.

The 2012 Silicon Valley Index found job growth in the high-tech hub far outpaced the country as a whole. The region had a 4% increase in jobs, compared to a nationwide increase of a little more than 1%. Another article by Forbes said new home construction in the Silicon Valley was up 97% in the third quarter of 2011 compared to a year earlier.

There is a commuter train that goes from Stockton, through Lathrop, Manteca, and Tracy on its way to San Jose. Improvements in the job market around San Jose should benefit these cities.

An article in the April 18, 2012 paper indicated March home sales decreased 4.5% from February, but prices were up 9.2%. Tight inventory and robust home sales in the Bay Area fueled the increase in median home price. Stockton had a 37% increase in home sales, and the median price increased 0.8%.

A Costar article dated September 5, 2012 San Francisco and San Jose were among the strongest commercial real estate markets in the country. They are driven by technology jobs. Absorption and rent growth have both been strong. Office rent growth in San Francisco lead the nation at 16.8% for the second quarter and San Jose also had notable increases.

On January 30, 2013 Costar gave a webinar discussing the economy and industrial market. The national industrial absorption was good. San Jose had the worst absorption in the nation. Demand has been good for larger industrial spaces. The East Bay had positive absorption and more demolition than new construction. There is now spec new construction in the East Bay. The East Bay had a 1.3% improvement in the industrial vacancy rate and a 4% increase in rents. This national organization mentioned that companies were starting to look at places like Stockton, because East Bay rents are so high.

Local

The San Joaquin County unemployment rate for December is given for several years. The 2005 rate was 7.5%, 2006 7.5%, 2007 9.2%, 2008 12.9%, 2009 16.8%, 2010 18.1%, 2011 16.1, and 2012 14.5%. The unemployment rate peaked at 16% in February 1992, during that recession, and was higher during the recent recession. It has recently improved. August and September typically see the highest employment, due to crop harvests.

The Appraisal Institute gave its 2012 Annual Spring Conference March 19, 2012. Jeff Michael, Director of University of Pacific Business Forecasting Center, spoke. He indicated San Joaquin County had bottomed out. We were creating jobs again. East Bay jobs were hard hit in the recession, but they are finally starting to recover. He anticipates a 3.5% growth rate in 2014 and 2015 for California. He indicated San Joaquin County had 7,500 excess houses. There are 2,500 to 2,600 new households formed each year, which would result in the excess being consumed by 2015. He felt we were about half way through the foreclosures.

WALNUT STREET ABANDONMENT, LODI

Loopnet is a data service that provides listing and sales information on commercial, multifamily, and industrial properties. They give per square foot statistics on asking rents and sales prices for September, 2012, three months earlier, and a year earlier. This was the latest information available as of January 29, 2013. The following are for San Joaquin County.

PROPERTY TYPE	THREE MONTH CHANGE	ANNUAL CHANGE
INDUSTRIAL RENT	-0.4%	-4.2%
INDUSTRIAL LISTING	-2.1%	-19.8%
OFFICE RENT	-2.0%	-4.4%
OFFICE LISTING	-4.2%	-20.8%
RETAIL RENT	-3.5%	-9.3%
RETAIL LISTING	-12.1%	-35.7%

This information is based on asking rents and listing prices, not actual sales or rents. The sample size for each category is not known. Tracy is closer to the Bay Area than most of the county and generally more desirable.

An article in the May 25, 2012 paper indicated the Port of Stockton received a grant to dredge the channel leading to Stockton. This will allow larger cargo ships to reach the Port, which will provide more jobs for Stockton.

On June 4, 2012 Renee Becker said she has not seen much improvement in the industrial market.

On August 6, 2012 Fred Miller felt there would be an improved industrial market within three years. He recently sold 501 Bitritto Way, Modesto and has a listing on 1244 Marchy Lane, Ceres. Both of these are industrial properties.

On September 12, 2012 Timothy Pryor commented on the industrial market. He is president of Mid Cal Industrial Properties and has been a commercial broker in the area for many years. He felt the industrial market improved very slowly but surely in the past year.

An article in the September 14, 2012 Record indicated five Central Valley metropolitan areas were the worst in the nation in foreclosure related filings in August. Stanislaus County was the worst and San Joaquin County was fifth. The rate for San Joaquin County improved by 19% from the prior month and 28% from a year earlier.

An article in the September 19, 2012 paper indicated San Joaquin County quickened its economic recovery pace in the second quarter. It was ranked 37th in the nations 100 largest metropolitan areas in improvement, up from 44th in the first quarter.

On October 3, 2012 Christopher Sill said he has had not seen any improvement in the market. He is Senior Vice President in the Stockton office of Lee & Associates. He specializes in retail and office.

WALNUT STREET ABANDONMENT, LODI

On October 4, 2012 Richard Adkins said he has not seen any improvement in the market. He is with Sperry Van Ness in Sacramento and has seven years of experience. His "markets" include the metropolitan areas of Sacramento, Stockton, and Modesto.

An Article in the November 24, 2012 paper indicated grading had begun for an Amazon distribution building with 1,000,000 square feet in Tracy. It is expected to create 1,000 jobs when completed in about a year. The contract was expected to be signed within a week. A similar sized Amazon facility is also under construction 20 miles to the south in Patterson, that will process different products. Tracy indicated negotiations are in process for another similar sized project, but could not give details.

November 29, 2012 Mike Glazzy, said he has not seen any improvement in the market. He said there is greater demand for industrial property with a yard. He has an MBA and has been with Sousa Realty in Tracy since 1993. He specializes in commercial and industrial properties.

November 29, 2012 David Fish with Lee & Associates said he has not seen any improvements in the market. He joined Lee & Associates, in Stockton, in 2007 as Research Director and has specialized in sales and leasing of industrial properties since 2008.

An article in the November 30, 2012 paper indicated non-distressed residential sales were 51% of the transactions in San Joaquin County, compared to 37% a year earlier. The median sales price for a single family residence rose 14.6% from a year earlier.

The December 4, 2012 paper indicated BlueLinx leased a 120,000 square foot distribution building on five acres at the Port of Stockton. They were formerly at a Newark facility in the Bay Area. They will bring 50 jobs to the area.

An article in the December 12, 2013 paper indicated San Joaquin County was added to the Improving Market Index of the National Home Builders Association and First American Title Company.

An article in the January 16, 2013 paper indicated California home prices were increasing. The state median single family home price went up 27% from December 2011 to December 2012. San Joaquin County was 15.7% and Stanislaus County 19.2%. The Bay Area saw higher increases.

An article in the January 18, 2013 paper told of a talk by Jeffrey Michael, director of the Business Forecasting Center at University of the Pacific. He said the San Joaquin County economy has suffered more than others. He felt we have reached bottom. He said the next two years could bring a substantial bump in home prices, but did not expect it to be as dramatic as the Bay Area. The new 1,722 bed prison medical facility will bring more good high paying jobs.

WALNUT STREET ABANDONMENT, LODI

An article in the January 18, 2013 paper indicated California had a large walnut crop, and San Joaquin County leads the state in production. Demand in Asia was strong and shipments were well ahead of last year. This is keeping prices high. It is also increasing the demand for shipping facilities. The Stockton Marine Highway brings ships to Stockton which is close to the walnut supply. There were many new plantings of walnuts in recent years, so production should increase significantly if the next few years. This should have some impact on the demand for shipping facilities in Stockton.

On January 30, 2013 someone in the Pombo Real Estate office (Tracy) said there has been a little improvement in the market.

On February 16, 2012 Wayne Craig indicated interest from buyers is increasing, including interest in land. He has been developing and selling commercial real estate for many years.

In summary there was a period when very liberal loans were made on single family residences. Many people bought more than they could afford and prices escalated rapidly. The market overcorrected. The majority of home sales are foreclosure-distress sales. Near new properties are selling for less than replacement cost of the building, not counting land value. Prices will increase when supply and demand return to equilibrium. Home prices have begun to improve. Demand for office, retail, industrial, etc. will also improve. This is expected to happen gradually, with commercial/industrial lagging behind residential. We are now seeing some encouraging signs of improvement, and a slow recovery.

Exposure Time

Exposure time is defined in USPAP as follows: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Exposure time typically would be from the listing date until a purchase contract had been agreed upon. This is presumed to occur prior to the effective date of the appraisal. Escrow time would be from the date a purchase contract had been agreed upon until close of escrow. This is presumed to occur after the date of value.

The exposure times for various sales are as follows.

Sale	Exposure
Three	1,683 Days
Four	1,400 Days
Five	1,035 Days

The exposure time for Sale Five is 29 days per Comps Inc. It appears to be for the current listing. This property has previously been offered for sale and Metrolist indicates 1,035 days cumulative.

208 E. 11 th Street, Tracy sold 7/24/12	29 Days
1402 Colony Rd., Ripon sold 7/16/12	154 Days
216 W. Yosemite Ave., Manteca sold 5/22/12	29 Days

The exposure time is estimated to be nine months. This is based on good marketing, and realistic pricing.

THE APPRAISAL PROCESS

Three approaches to value, the Cost Approach, the Sales Comparison Approach, and the Income Approach are customarily utilized by Appraisers for the purpose of arriving at a value estimate for a given property. The subject is first valued as if it were buildable. Adjustments are then made for applicable easements and restrictions.

For the Cost Approach, the Appraiser determines the value of the subject site as though vacant and put to its Highest and Best Use. Then an estimate is made of the cost of replacing the subject improvements at current cost rates. From the replacement cost new dollar amount, the estimated loss in utility caused by physical, functional, and economic depreciation is subtracted. The depreciated improvement value is then added to the site to indicate the value by the Cost Approach. The Cost Approach is not meaningful for improvements the age and condition of the subject and has not been used for this reason. It is not necessary for a credible assignment result.

In applying the Sales Comparison the Appraiser takes several distinct steps. First, he seeks out properties similar to the subject, which have sold in the market. Second, he qualifies the sales to see that no unusual terms, motivating forces, etc. have distorted sale prices. Third, he compares the comparable property's physical and/or economic characteristics with those of the subject, being sure that adjustments are made for any differences. Last, the Appraiser correlates the adjusted sale prices of the sales into an indicated value for the Sales Comparison Approach.

For the Income Approach, the Appraiser determines the gross stabilized Market Rental income of the subject by analyzing comparable rental space. Then, deductions as indicated by the Market are made for vacancy and collection losses, and operating expenses. The net operating income is then capitalized by using the appropriate methodology and a capitalization rate, which is based on Market data to arrive at a value indicator. The Income Approach is not meaningful for vacant land and has not been used for this reason. It is not necessary for a credible assignment result.

THE SALES COMPARISON APPROACH

Several land sales were considered. A map showing the location of the properties is in the Addenda. Information on the land sales follows.

WALNUT STREET ABANDONMENT, LODI



SALE ONE

16 & 40 South Cherokee Lane, Lodi

A P N:	043-230-12 & 13	Sales Price:	\$400,000
Date of Sale:	12/31/2012	Price / Land SF.	\$10.21
Grantor:	Geweke Land Dev.	Terms:	Cash
Grantee:	City of Lodi	Land Area:	39,194 SF
Deed Number:	42034	Offsites:	Complete
Marketing Time:	Unknown	Building:	Two small
Zoning:	C-2 General Com.		
Comments:	This is an older used car lot that had been vacant and for sale for some time. It was purchased as land for a new fire station. Information was from the Lodi News Sentinel, another appraiser, and Steve Schwabauer, Lodi City Attorney.		

WALNUT STREET ABANDONMENT, LODI



SALE TWO

3131 West Hammer Lane, Stockton

A P N:	082-220-08	Sales Price:	\$290,000
Date of Sale:	11/8/2012	Price / Land SF.	\$9.51
Grantor:	Hammer & Kelley Part	Terms:	Conventional
Grantee:	Nos Soucis Inc.	Land Area:	91,476 SF
Deed Number:	146670	Offsites:	Complete
Marketing Time:	N/A	Building:	Demolish
Zoning:	Commercial		
Comments:	There is now a Walgreens on this formerly developed site. Information is from another appraiser and public records.		

WALNUT STREET ABANDONMENT, LODI



SALE THREE

1810 South Fresno Avenue, Stockton

A P N:	163-820-65	Sales Price:	\$348,480
Date of Sale:	12/27/2012	Price / Land SF.	\$4.00
Grantor:	S. J. Valley Associates	Terms:	Cash
Grantee:	Msd-DV Stockton Llc	Land Area:	87,120 SF
Deed Number:	17534	Offsites:	Complete
Marketing Time:	N/A	Building:	None
Zoning:	Commercial		
Comments:	This is a vacant parcel with frontage on three streets, including Highway 4. Information was from Comps and Public records.		

WALNUT STREET ABANDONMENT, LODI



SALE FOUR (Listing)

5 & 9 W. Lockeford Street, Lodi

A P N:	041-165-06 & 07	Listed Price:	\$89,950
Date of Sale:	Current listing	Price / Land SF.	\$7.56
Grantor:	Stephen Mertz	Terms:	TBD
Grantee:	N/A	Land Area:	11,900 SF
Deed Number:	N/A	Offsites:	Complete
Marketing Time:	1,400 Days	Building:	None
Zoning:	C-2, General Commercial		
Comments:	These are two adjoining parcels with 70 feet of frontage on Lockeford Street, and 170 feet deep. Information is from Comps, Metrolist, and public records.		

WALNUT STREET ABANDONMENT, LODI



SALE FIVE (Listing)
217 North School Street, Lodi

A P N:	043-023-04	Listed Price:	\$299,000
Date of Sale:	Current Listing	Price / Land SF.	\$11.07
Grantor:	J. & D. Lockwood	Terms:	TBD
Grantee:	N/A	Land Area:	27,007 SF
Deed Number:	N/A	Offsites:	Complete
Marketing Time:	See Comments	Building:	None
Zoning:	C-2, General Commercial		
Comments:	This is a vacant lot at the corner of Lockeford & School. Comps indicates it as being listed for 29 days, which is apparently the current listing. It has previously been listed. Metrolist shows the cumulative days on market at 1,035. Information is from Comps, Metrolist, and public records.		

Land Sales Analysis

An adjustment grid is on the next page. Downward adjustments are made when the comparable is superior. Upward adjustments are made when the comparable is inferior. A value indicator is shown from each sale as well as the land value opinion.

Downward adjustments are made for time because values are still declining.

Adjustments are made for size because smaller parcels tend to sell for more per square foot than larger parcels.

Significant adjustments are made for shape, because the subject is long and narrow. Sale Four is similar in shape. Sale Three has frontage on three streets, so it has a larger adjustment than the others.

Adjustments for demolition are made under improvements. The subject needs demolition and three of the sales did not.

Adjustments have been made for location, with consideration to the fact that the subject has only 80 feet of frontage on Church Street. The other end fronts a residential area. A very large adjustment is made on Sale Three because it is in South Stockton.

Sale One is the most current and the most similar in size of the closed sales. It is in Lodi. It had similar improvements that needed to be demolished.

Sale Two is a recent transaction with improvements that needed to be demolished and is equal in location.

Sale Three is a recent transaction with commercial land.

Sale Four (a listing) is the most similar in shape, is in Lodi, and had a zero net adjustment.

Sale Five (a listing) is the most similar in size and is in Lodi.

There is a narrow range of indicators from the closed sales and the listings are slightly higher. There were relatively few adjustments with most of the sales. All of the closed sales indicate \$7.00 if rounded to the nearest dollar. The indicator from Sale Three is within four cents of \$7.00 per square foot. One of the closed sales indicates higher and one lower. The listings indicate slightly higher values, but they may sell for less. Market Value of the Fee Simple interest is \$7.00 per square foot, which gives \$180,000 rounded.

WALNUT STREET ABANDONMENT, LODI

LAND VALUE

2013-201L SALE NO.	PRICE	SALE DATE	NET SQ. FEET	SHAPE	IMPS	ZONING	LOC.	OFFSITES	TOTAL ADJ.	PER FT. VALUE IND.
SUBJECT	N/A	N/A	25,600	Narrow	Demolition	Use	Lodi	Complete	N/A	N/A
1, Cherokee Ln. Adjustment	\$10.21	12/31/2012 (\$0.10)	39,194 \$0.00	Superior (\$4.00)	Similar \$0.00	Com \$0.00	Cherokee \$1.00	Complete \$0.00	(\$3.10)	\$7.11
2, Hammer, Stk. Adjustment	\$9.51	11/8/2012 (\$0.29)	91,476 \$1.50	Superior (\$4.00)	Similar \$0.00	Com \$0.00	Equal \$0.00	Complete \$0.00	(\$2.79)	\$6.72
3, S. Fresno, Stk. Adjustment	\$4.00	12/27/2012 (\$0.04)	87,120 \$1.50	Superior (\$4.50)	None (\$1.00)	Com \$0.00	Inferior \$7.00	Complete \$0.00	\$2.96	\$6.96
4, Lockford St. Adjustment	\$7.56	Asking \$0.00	11,900 (\$1.00)	Similar \$0.00	None (\$1.00)	Com \$0.00	Inferior \$2.00	Complete \$0.00	\$0.00	\$7.56
5, School St. Adjustment	\$11.07	Asking \$0.00	27,007 \$0.00	Superior (\$4.00)	None (\$1.00)	Com \$0.00	Inferior \$1.50	Complete \$0.00	(\$3.50)	\$7.57
CONCLUSION	25,600	Sq. Ft.	X	\$7.00	=	\$179,200		ROUNDED		\$180,000

ALLOCATION OF VALUE

The previous analysis is for the Fee Simple Value with no easements or restrictions. Not all rights are to be transferred. The City will retain public utility easements under the entire area. The City will retain rights for pedestrian access, with the exception of when Church is having service. Buildings cannot be constructed in the area.

The Church/school will no longer have vehicle traffic between their facilities on opposite sides of the street, other than at the ends to provide parking lot access. There will be an attractive pedestrian only area. The Church will need to demolish much of the street improvements, construct, and maintain the new improvements.

Considering the above the City is retaining 75% of the rights and value. The Church is acquiring 25% of the rights and value.

RECONCILIATION AND VALUE CONCLUSION

The Fee Simple value, without easements or restrictions, is \$180,000. The allocation of value is 25% for the rights to be acquired by the Church. Multiplying \$180,000 times 25% gives \$45,000.

Conclusion

As a result of the analysis and conclusions contained in the preceding report plus Addenda, I have arrived at a Market Value opinion of the Fee Simple Interest, with the easements and restriction previously described, of the subject property as February 5, 2013 of **\$45,000**.

Extraordinary Assumptions and Hypothetical Conditions

Their use might have affected the assignment results.

The appraisal is based on the hypothetical condition that the subject was rezoned to Mixed Use as of the date of value.

ADDENDA

- A. Legal Description
- B. Location Maps of Subject
- C. Site Plan
- D. Location Map and Parcel Maps of Land Sales
- E. Appraisers Qualifications
- F. Appraisers License

A. Legal Description



BAUMBACH & PIAZZA, INC.

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323 W. Elm Street
Lodi, CA 95240-2003
Phone (209) 368-6618
Fax (209) 368-6610

Roadway Abandonment
City of Lodi
Walnut Street

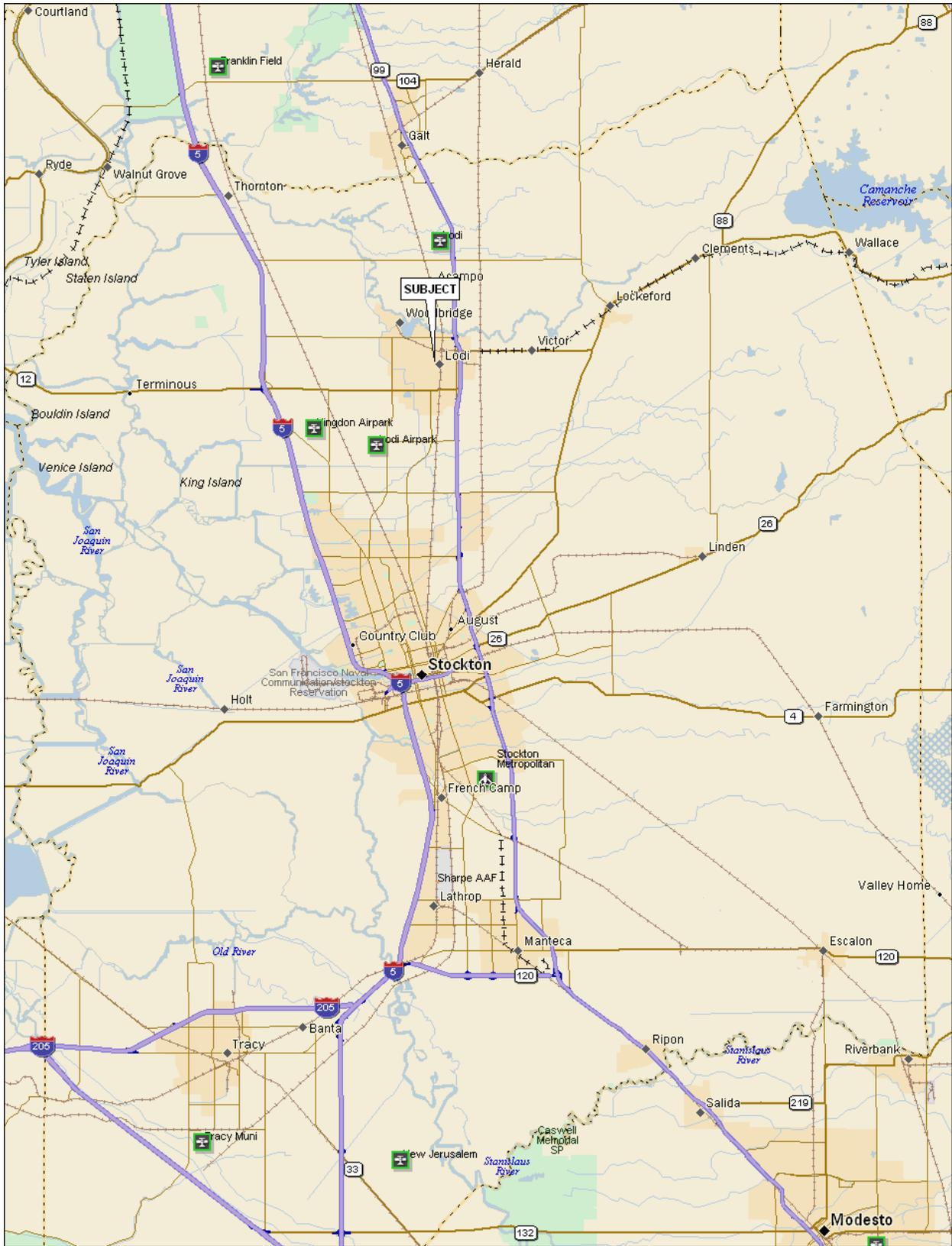
That certain real property situated in the State of California, County of San Joaquin, City of Lodi, described more particularly as follows:

BEGINNING at the southwest corner of Lot 8, Block 5 as shown on "City of Lodi", formerly "Mokelumne", as filed in Book 2 of Maps and Plats, page 12, San Joaquin County Records; thence southerly to the northwest corner of Lot 1, Block 6 as shown on said Map; thence easterly along the northerly line of said Block 6 to the northeast corner of Lot 4, Block 6 of said Map; thence northerly to the southeast corner of Lot 5, Block 5 of said Map; thence westerly along the southerly line of Block 5 of said Map to the TRUE POINT OF BEGINNING.

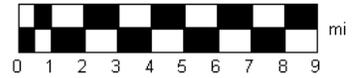


J. Cook Elson
1/28/13

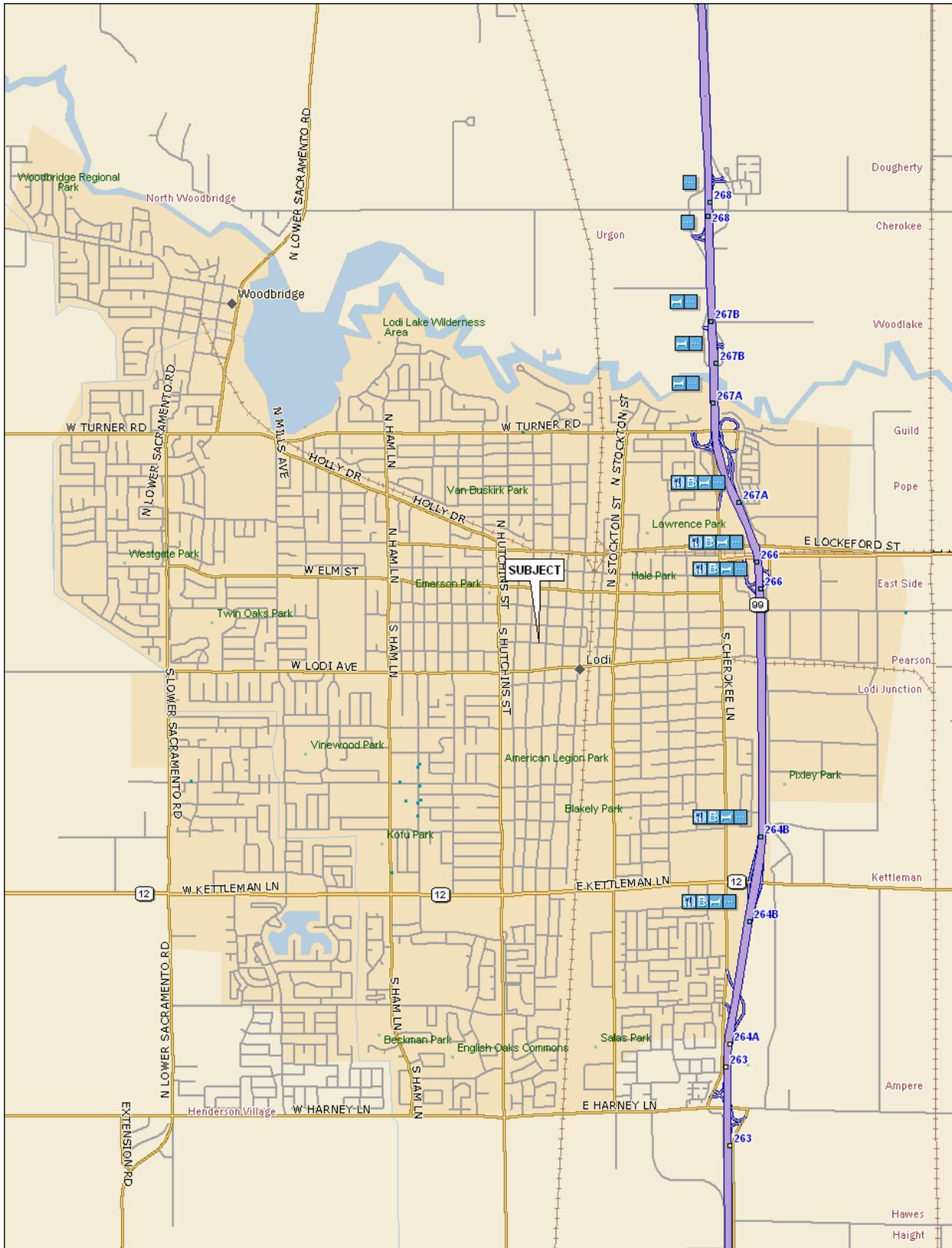
B. Location Maps of Subject



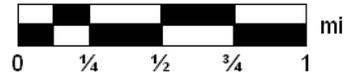
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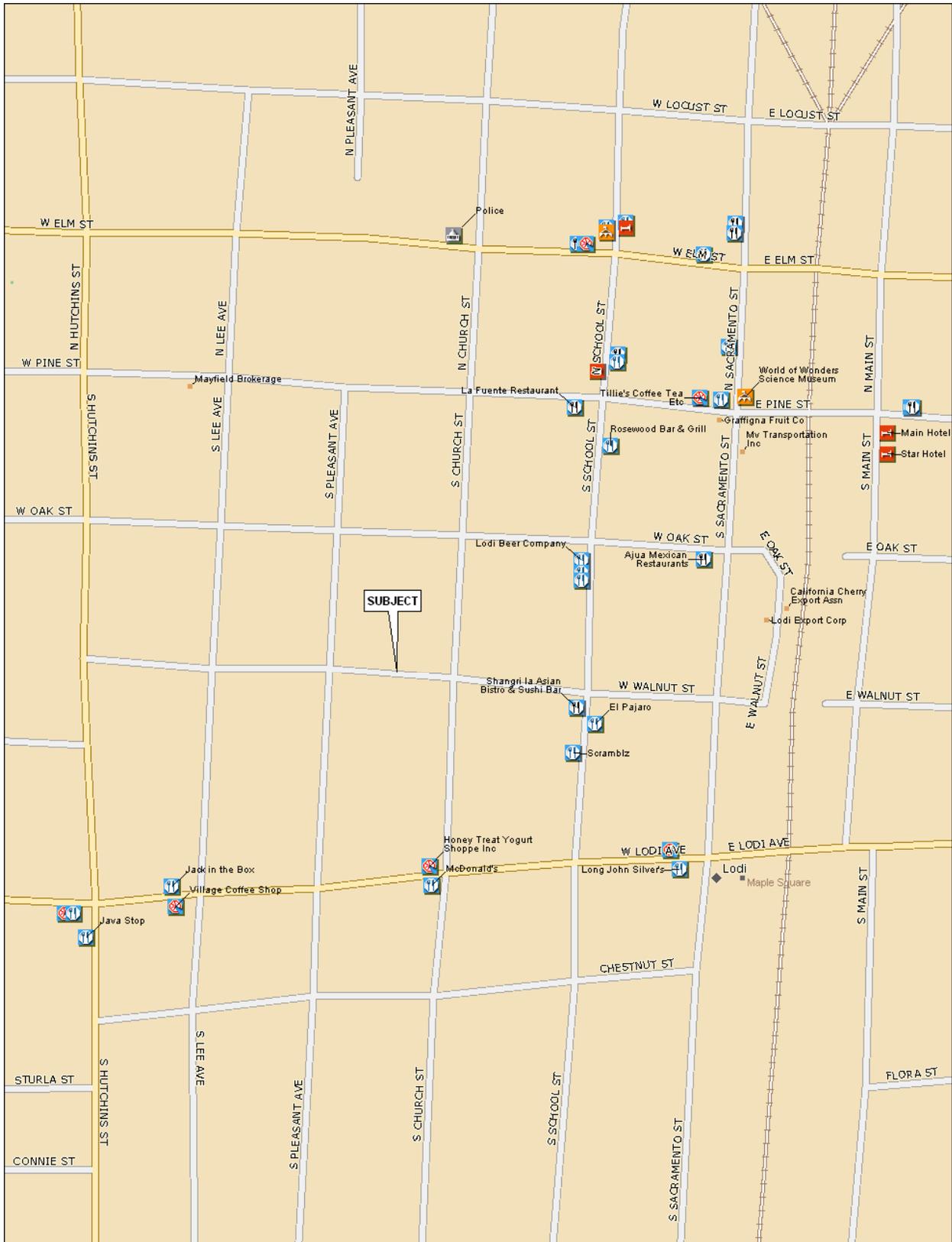
Data Zoom 9-3



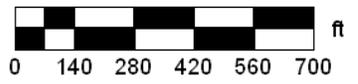
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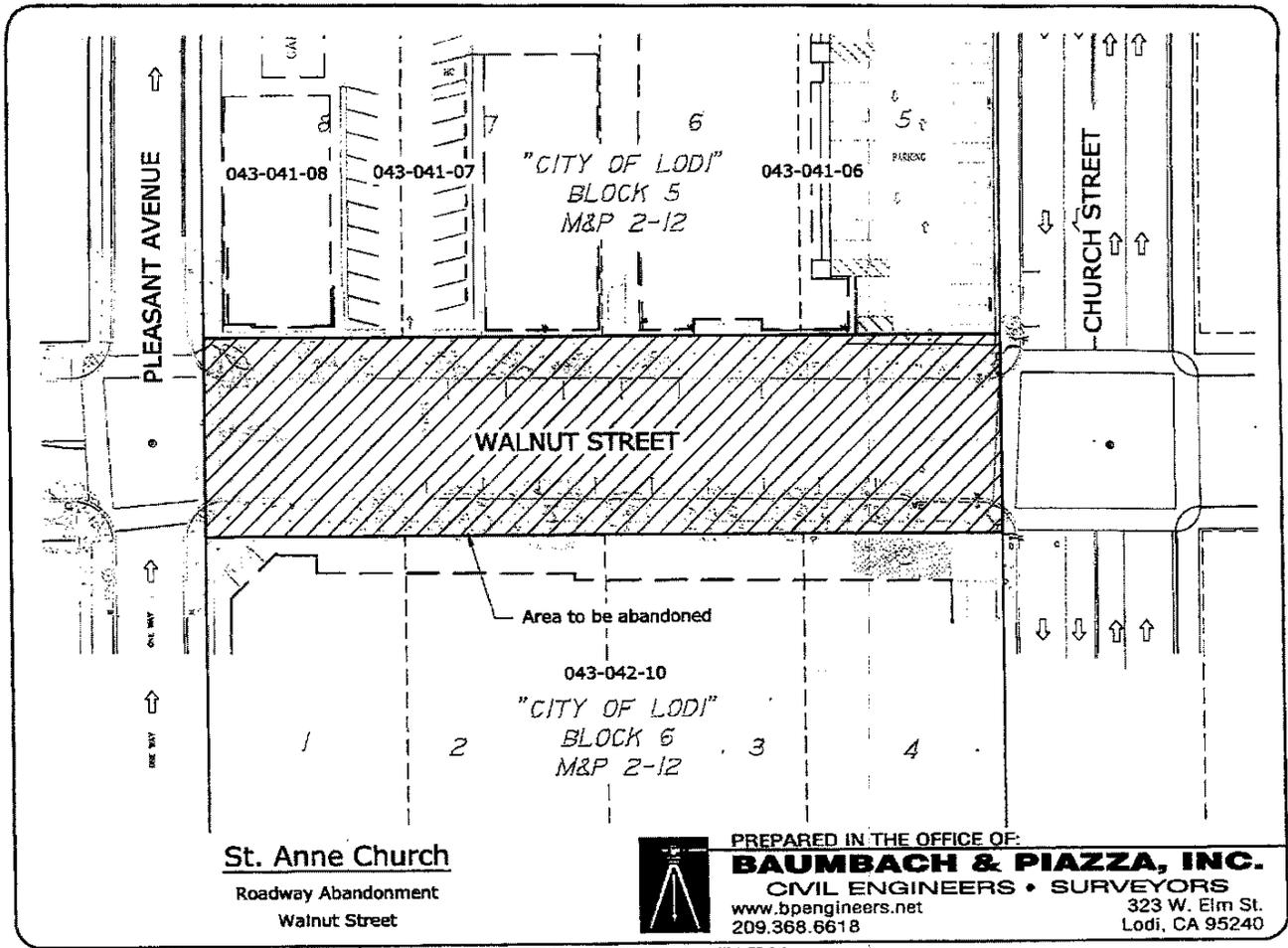
Data Zoom 12-4



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Data Zoom 15-4



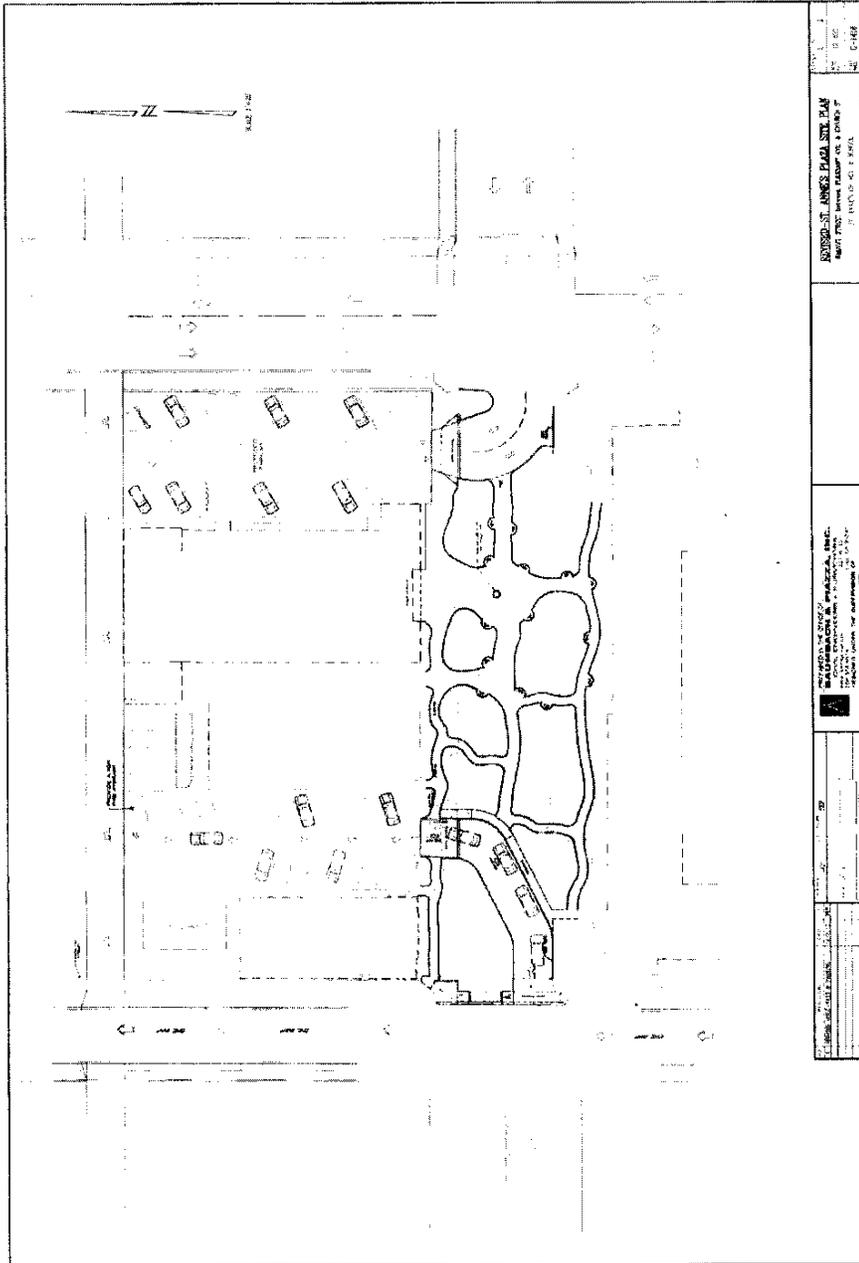
St. Anne Church
 Roadway Abandonment
 Walnut Street



PREPARED IN THE OFFICE OF:
BAUMBACH & PIAZZA, INC.
 CIVIL ENGINEERS • SURVEYORS
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 209.368.6618
 323 W. Elm St.
 Lodi, CA 95240

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C. Site Plan

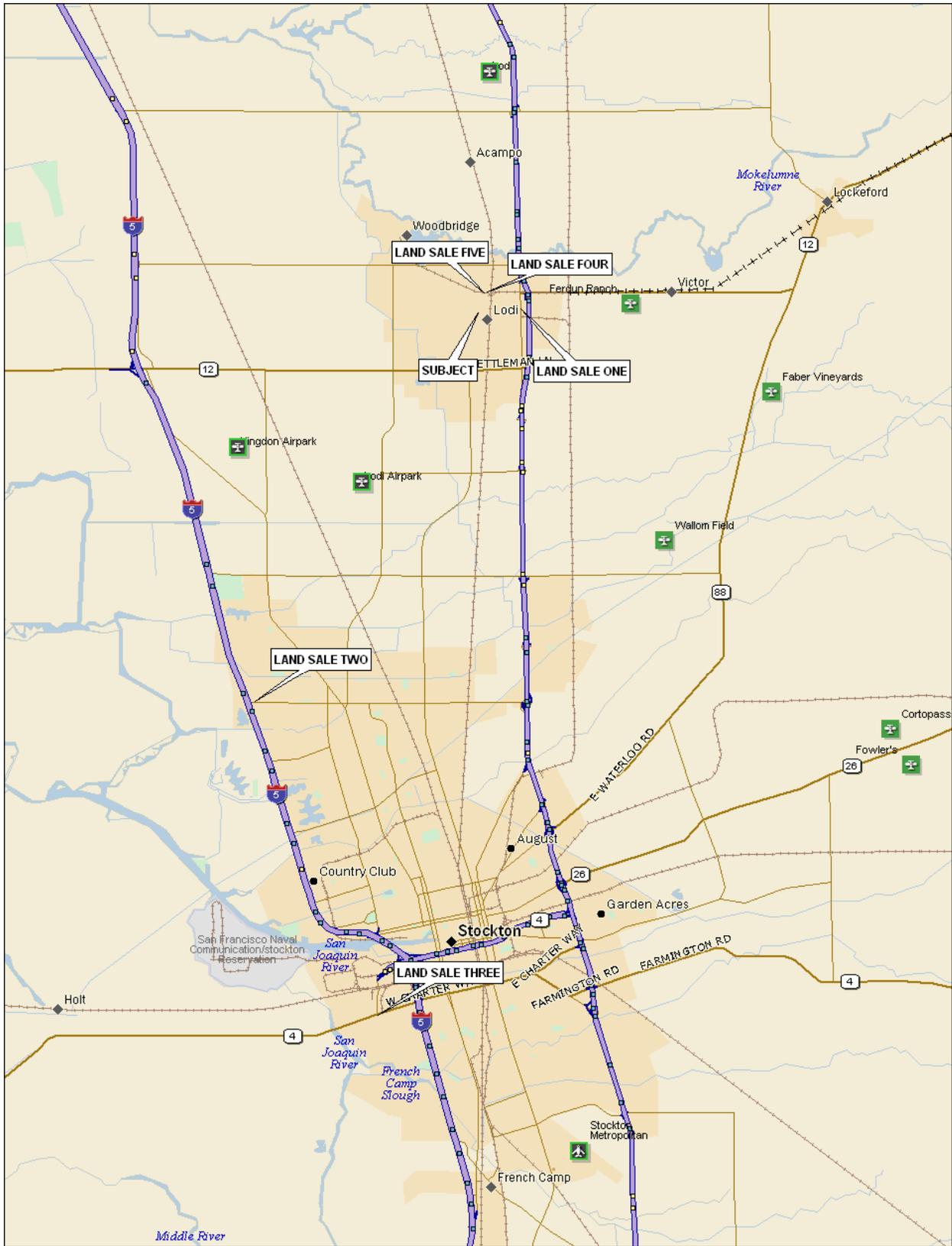


PROJECT NO. 5048-011T	DATE 12/4/12	SCALE 1" = 40'
K&D Anderson & Associates, Inc. TRANSPORTATION ENGINEERS		
DESIGNED BY: [Name]		
CHECKED BY: [Name]		
APPROVED BY: [Name]		
DATE: 12/4/12		
PROJECT: [Name]		
SHEET NO. 1 OF 1		

K&D Anderson & Associates, Inc.
Transportation Engineers
5048-011T 12/4/12

REVISED SITE PLAN

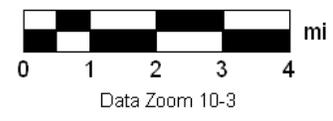
D. Location Maps and Parcel Maps of Land Sales

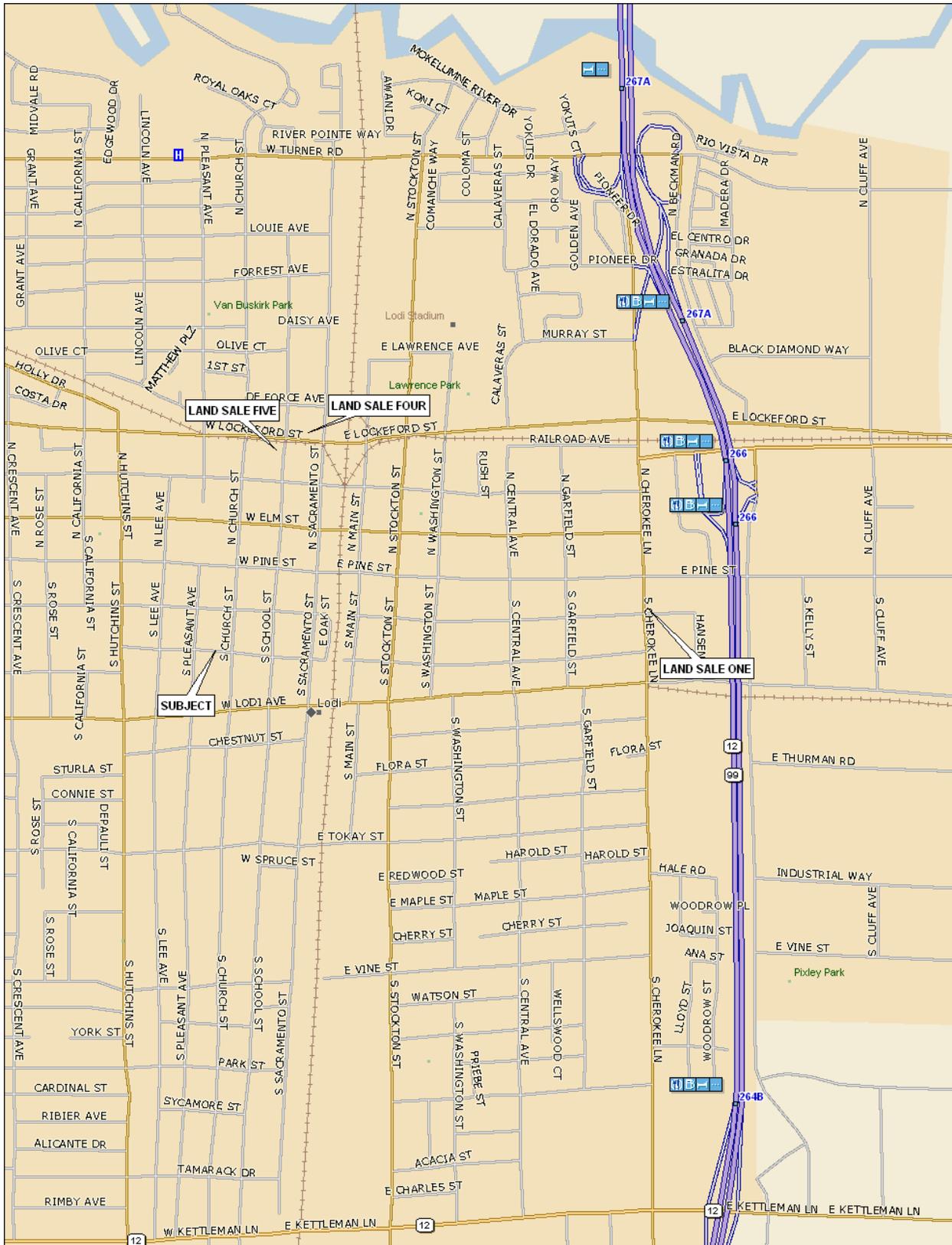


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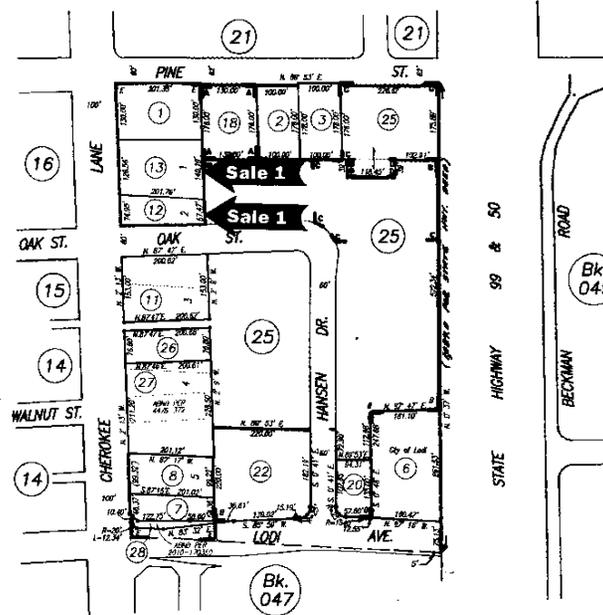


Data Zoom 13-6

LODI TROTting PARK
 POR. HANSEN INDUSTRIAL PARK
 POR. SEC. 6 T.3N. R.6E., M.D.B.&M.

THIS MAP IS FOR
 ASSESSMENT USE ONLY

043-23



A- P. M. Bk. 04 Pg. 058
 B- P. M. Bk. 04 Pg. 190
 C- P. M. Bk. 09 Pg. 174
 D- R. M. Bk. 24 Pg. 019
 E- R. M. Bk. 02 Pg. 005

NOTE: Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.

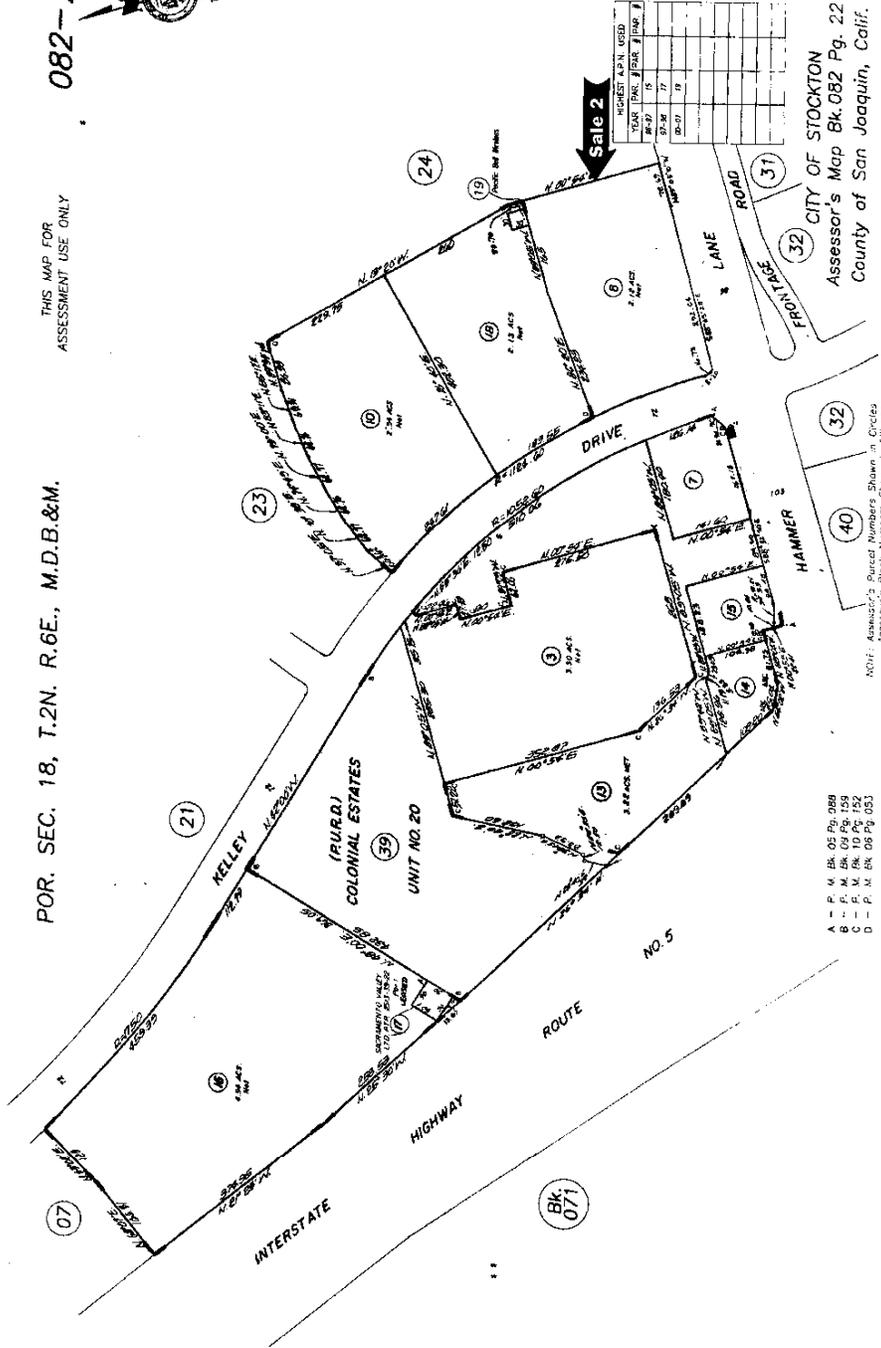
HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
79-80	23		
80-81	24		
84-85	25		
04-10	27		
11-12	28		

CITY OF LODI
 Assessor's Map Bk.043 Pg.23
 County of San Joaquin, Calif.

POR. SEC. 18, T.2N. R.6E., M.D.B.&M.

THIS MAP FOR
ASSESSMENT USE ONLY

082-22



A - P. M. BK. 05 Pg. 088
 B - P. M. BK. 10 Pg. 152
 C - P. M. BK. 10 Pg. 153
 D - P. M. BK. 08 Pg. 033

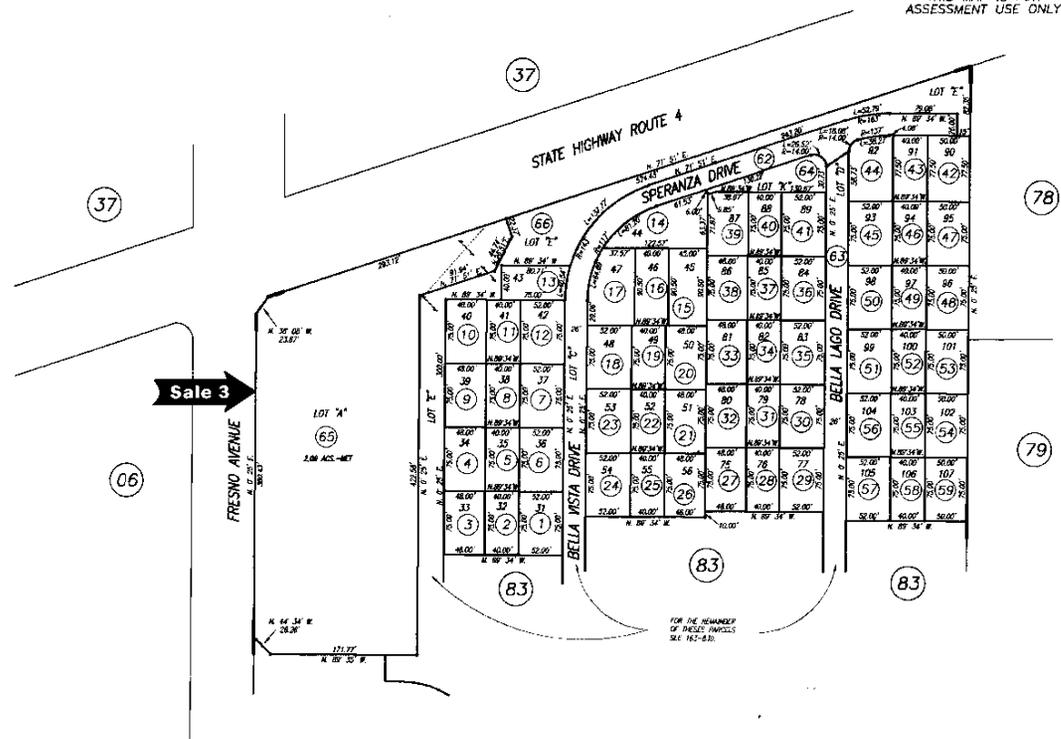
NOT: Assessor's Parcel Numbers Shown in Circles
 Assessor's Block Numbers Shown in Ellipses

CITY OF STOCKTON
 Assessor's Map Bk. 082 Pg. 22
 County of San Joaquin, Calif.

POR. MOSS GARDEN WEST

THIS MAP IS FOR
ASSESSMENT USE ONLY

163-82



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
08-09	64	66	

CITY OF STOCKTON
Assessor's Map Bk.163 Pg.82
County of San Joaquin, Calif.

08-09

R. M. Bk. 41 Pg. 041

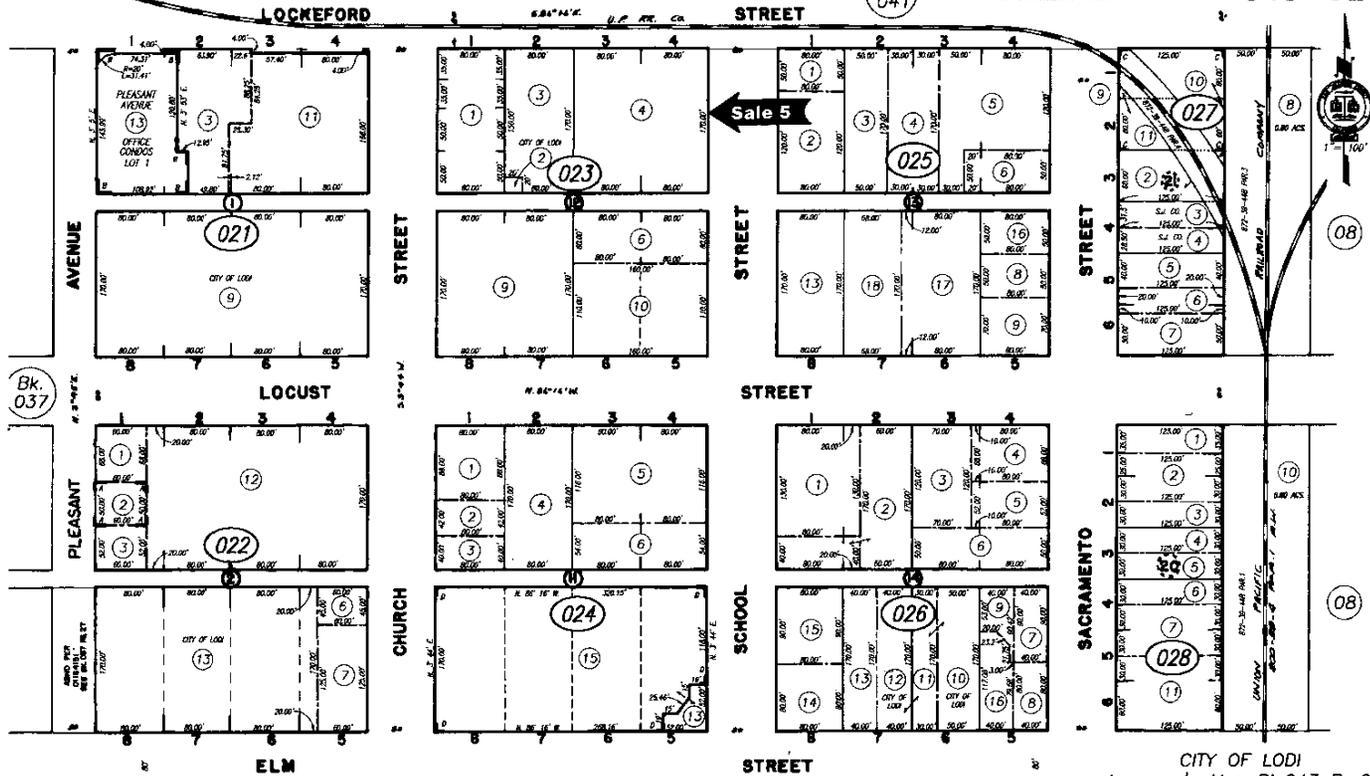
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Assessor's Block Numbers Shown in Ellipses.

POR. LODI (MOKELUMNE)

Bk. 041

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043-02



Bk. 037

A- R. S. Bk. 02 Pg. 012
 B- R. M. Bk. 25 Pg. 077
 R. M. Bk. 02 Pg. 012

C- R. S. Bk. 31 Pg. 121
 D- P. M. Bk. 22 Pg. 091

03

NOTE: Assessor's Parcel Numbers Shown in Circles.
 Assessor's Block Numbers Shown in Ellipses.

CITY OF LODI
 Assessor's Map Bk.043 Pg.02
 County of San Joaquin, Calif.

E. Appraiser's Qualifications

SWANBERG & ASSOCIATES

15721 N. FREE ROAD LODI, CALIFORNIA 95242 (209) 333-1993 Fax: (209) 333-2426
Email: swan04@ymail.com

NORMAN H. SWANBERG, MAI, SRPA

QUALIFICATIONS

California Certified General Real Estate Appraiser AG002453
Expiration date 1/24/2012

APPRAISAL EXPERIENCE

Independent Appraiser: 11-84 to present

Assignments primarily narrative Appraisals of commercial property
Assignments primarily in San Joaquin and Stanislaus Counties
Assignments to \$18,200,000
Qualified as an expert witness, and testified in San Joaquin County Superior Court

American Savings and Loan Association (State Savings prior to merger)

Commercial Appraisal Supervisor	4-84 to 10-84
Appraisal Procedures Coordinator	4-82 to 3-84
Commercial Appraiser	3-81 to 3-82

Appraisals and Field Reviews in eleven states
Appraisal Assignments to \$176,000,000

San Joaquin County Assessors Office

Appraiser III	1976 to 1981
Appraiser II	1973 to 1976
Appraiser I	1972 to 1973

Appraisal assignments included residential, commercial, and industrial properties. Other assignments included sales and cash equivalency analysis and supervision of up to eight appraisers.

PROFESSIONAL ASSOCIATIONS

The American Institute of Real Estate Appraisers (AIREA) and the Society of Real Estate Appraisers (SREA) merged 1-1-91, and are now the Appraisal Institute. The MAI Designation was earned with the AIREA, and the SRPA Designation with the SREA.

MAI Certificate No. 7513 Certified until 12-31-2010

Past member of AIREA Candidate Guidance Committee & Admissions Committees

SREA Offices held: President, 1987-88, President Elect, Vice President, Chapter Director

GENERAL EDUCATION

California State University Hayward
BS Business Administration 1968

California Military Academy
Commissioned Second Lieutenant 1967

Merritt College, Oakland, California
AA Social Science 1966

REAL ESTATE APPRAISAL COURSES

Appraisal Institute (formerly SREA and AIREA)
Highest & Best Use, & Market Analysis
Standards of Professional Practice
Litigation Valuation (Examination not taken)
The Electronic Spreadsheet in the Appraisal Office, Part I and II
Valuation Analysis and Report Writing
Case Studies
Capitalization Theory and Techniques III
Capitalization Theory and Techniques II
Cap. I (Challenged)
Applied Income Property Valuation
Principles of Income Property Appraising
Report Writing Seminar – R2 Exam
Introduction to Appraising Real Property

Plus numerous seminars on Appraisal topics

F. Appraiser's License

STATE OF CALIFORNIA



Business, Transportation & Housing Agency

OFFICE OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

NORMAN H. SWANBERG

has successfully met the requirements for a license as a general real estate appraiser in the State of California and is, therefore, entitled to use the title "Certified General Real Estate Appraiser".

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

OREA APPRAISER IDENTIFICATION NUMBER

AG002453

This is a true and correct copy
Of the original certificate

Date Issued: January 25, 2012

Date Expires: January 24, 2014

Handwritten signature of Norman H. Swanberg.

Norman H. Swanberg
AG002453
October 3, 2011

Handwritten signature of Bob Clark.

Director, OREA

Audit No. 136512

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

RESOLUTION NO. 2013-33

A RESOLUTION OF THE LODI CITY COUNCIL VACATING THE
200 BLOCK OF WEST WALNUT STREET BETWEEN CHURCH
STREET AND PLEASANT AVENUE AND AUTHORIZING THE
CITY MANAGER TO EXECUTE AGREEMENTS REQUIRED TO
IMPLEMENT THE ABANDONMENT

=====

WHEREAS, this City Council, acting in accordance with provisions of Part III of Division 9 of the Streets and Highways Code of this State, did on the 6th day of February, 2013, pass and adopt Resolution of Intention No. 2013-10 therein declaring the intention of said City Council to vacate and abandon the 200 block of West Walnut Street between Church Street and Pleasant Avenue, Lodi, California, County of San Joaquin, State of California, reserving, however, and accepting from the vacation, a permanent and right therein to construct, maintain, repair, and operate lines for public utilities, in, over, and across said vacated public street rights of way and more particularly described as follows, to wit:

Beginning at the southwest corner of Lot 8, Block 5 as shown on "City of Lodi", formerly "Mokelumne", as filed in Book 2 of Maps and Plats, page 12, San Joaquin County Records; thence southerly to the northwest corner of Lot 1, Block 6 as shown on said Map; thence easterly along the northerly line of said Block 6 to the northeast corner of Lot 4, Block 6 of said Map; thence northerly to the southeast corner of Lot 5, Block 5 of said Map; thence westerly along the southerly line of Block 5 of said Map to the True Point of Beginning.

WHEREAS, said notice of said intended vacation was regularly given by publication and by posting, both in time, form, and manner as required by law as is evidence by affidavits on file and on record in the office of the City Clerk of the City of Lodi; and

WHEREAS, in accordance with the provisions stated herein and also contained in the posted notices of the adoption of said resolution, notice was given that a public hearing would be held before the City Council in the City Council Chambers, Carnegie Forum, 305 West Pine Street, Lodi, California, beginning at 7:00 p.m., on Wednesday, March 6, 2013, where and when any person interested in or objecting to said vacation could appear and be heard in relation thereto; and

WHEREAS, at that time and place, a public hearing was held and conducted and testimony received for and against the vacation contemplated; and

WHEREAS, at the March 6, 2013, City Council meeting, from the evidence submitted, the City Council of the City of Lodi did determine that the 200 block of West Walnut Street between Church Street and Pleasant Avenue, Lodi, California, County of San Joaquin, State of California, will be unnecessary for present or future public use and did so find and declare; and

WHEREAS, the Planning Commission did find that the subject vacation was consistent with the General Plan of the City of Lodi.

NOW, THEREFORE, BE IT RESOLVED that pursuant to the findings and under the authority of Section 8323 of the Streets and Highways Code of the State of California, that the vacation of the 200 block of West Walnut Street between Church Street and Pleasant Avenue, Lodi, California, County of San Joaquin, State of California, shall be abandoned upon completion and acceptance by the City of the following requirements and conditions of approval:

1. Prepare improvement plans showing intersections at Church and Walnut Streets and at Pleasant Avenue and Walnut Street as per approved traffic analysis "Revised Site Plan" dated December 4, 2012, including improvements necessary to traffic light located at Church and Walnut Streets.

2. Prepare public improvement plans for alley north of Walnut Street between Church Street and Pleasant Avenue.

3. Abandon three public street lights located within the proposed abandonment, as per request by Lodi Electric Utility Department.
4. Add Knox box to all buildings, as per request by Lodi Fire Department.
5. Paint curbs for fire lane/no parking on Pleasant Avenue for apparatus access to alleys and other areas, as per Lodi Fire Department.
6. Initial and annual operation permits required, as per Lodi Fire Department.
7. St. Anne's employees shall not use Walnut Street or Pleasant Avenue to park their vehicles for extended periods of time, as per Planning Commission Resolution No. P.C. 12-26.
8. That the City Council hereby authorizes the City Manager to execute agreements to implement this abandonment.
9. Reserving, and excepting from the vacation, pedestrian access between Pleasant Avenue and Church Streets, as per Planning Commission Resolution No. P.C. 12-26.
10. Reserving, and excepting from the vacation, a permanent and right therein to construct, maintain, repair, and operate lines for public utilities, in, over and across the entire right of way, and no buildings or structures shall be constructed nor shall anything be planted within the easement which would interfere with the use or operation of public utilities in the easement.
11. Enter into a purchase and sale agreement in a form satisfactory to the City Attorney to purchase the vacated property upon the Recording of the Resolution to Vacate referenced in paragraph 12 below at its appraised price. The appraisal was commissioned by City staff and performed by a state-certified appraiser.
12. The City Council approval of this Resolution will become null and void if all requirements and conditions of approval are not met.
13. Filing of this Resolution to Vacate in the office of the County Recorder will not take place until all requirements and conditions of approval are met.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager is authorized to enter into a purchase and sale agreement consistent with Condition 11 above for the vacated property.

Reference is hereby made to a map or plan on file in the office of the City Clerk of the City of Lodi for the particulars as to the proposed vacation.

Dated: March 6, 2013

=====

I hereby certify that Resolution No. 2013-33 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 6, 2013, by the following vote:

- AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL
City Clerk

The City of Lodi
Public Works



Walnut Street Vacation
(Pleasant Avenue – Church Street)
Public Hearing
March 6, 2013

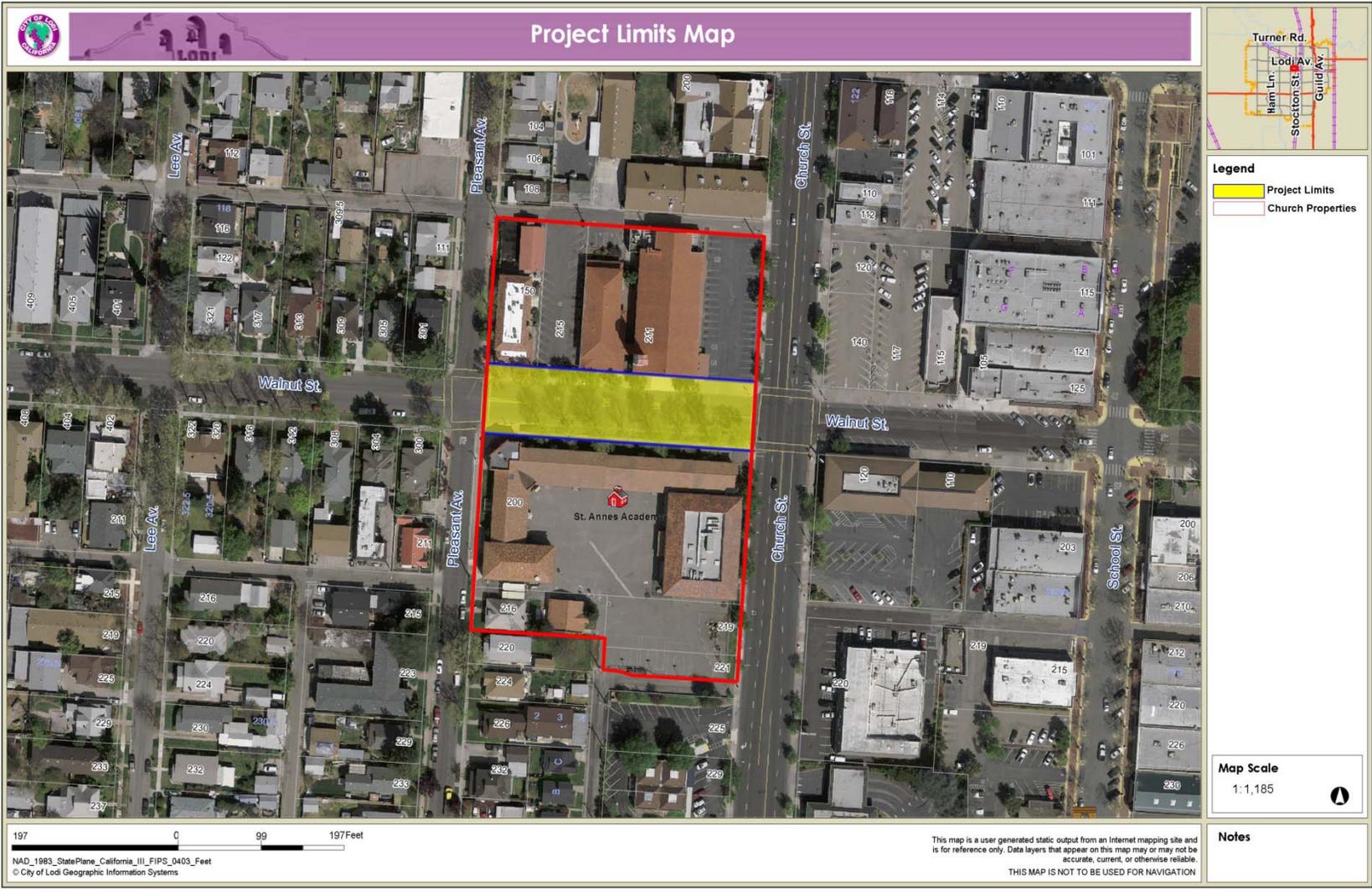


Overview

- Background
- Project Description
- Project Impacts
- Action
- Questions



Overview





Background

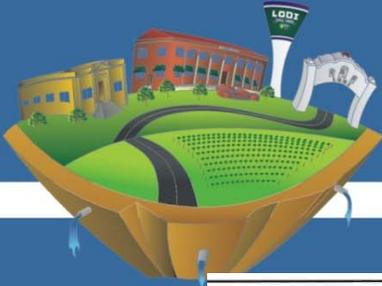
Timeline

- 8/21/12 Petition to Vacate Filed
- 12/1/12 Notice for Planning Commission Hearing Posted
- 12/12/12 Planning Commission Action
- 2/6/13 Set Public Hearing
- 2/9/13 Legal Ad in LNS
- 2/23/13 Legal Ad in LNS
- 2/11/13 Posted Notifications
- 3/6/13 Public Hearing

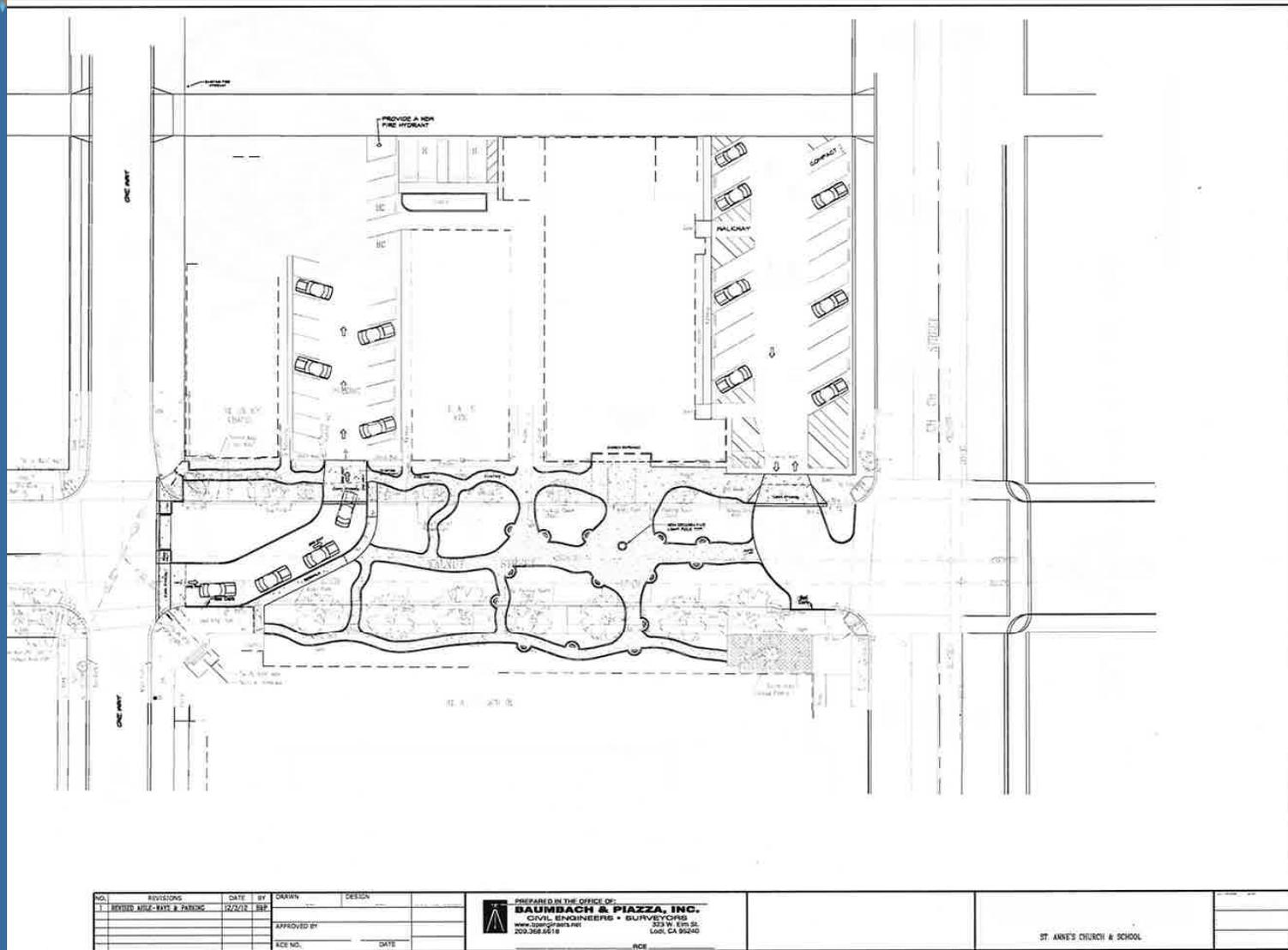


Background





Project Description



NO.	REVISIONS	DATE	BY	DESIGN
1	REVISED DRIVE-WAY & PARKING	12/2/12	SEP	

APPROVED BY: _____
 DATE: _____

PREPARED IN THE OFFICE OF:
BAUMBACH & PIAZZA, INC.
 CIVIL ENGINEERS • SURVEYORS
 www.baupiazzainc.com
 209.368.8618
 213 W. 15th St.
 Los Angeles, CA 90015

PROJECT NO.: _____
 DATE: _____

ST. ANN'S CHURCH & SCHOOL



Background



Examples of Plaza Settings



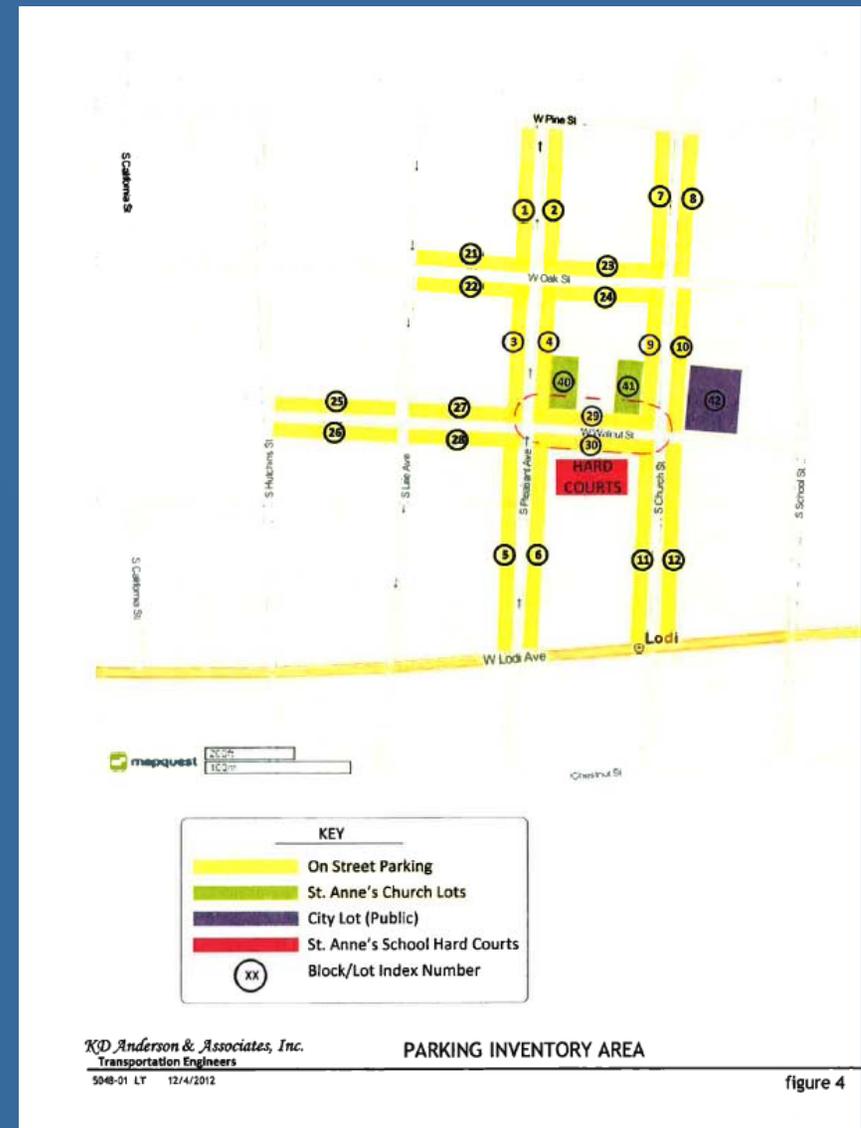
Project Impacts

- Parking
- Traffic Circulation
- Public Access
- Costs



Project Impacts

- Parking
 - 245 on street spaces
 - 124 off street spaces
 - 369 Total
- Max Used
 - 123 Morning
 - 163 Afternoon





Project Impacts

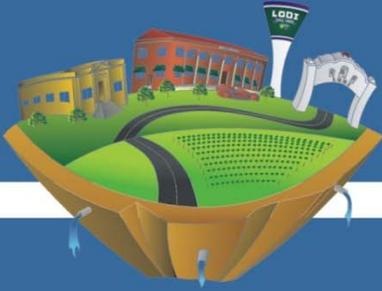
- Traffic
 - Intersections
 - Level of Service
 - Insignificant Impact
 - Vehicle Volumes
 - Level of Service
 - Insignificant Impact





Project Impacts

- Public Access
 - Condition of Approval
 - Except During Special Events
- Cost
 - Appraised Value
 - \$45,000



Action

- Approve requested vacation with conditions and authorize City Manager to execute required agreements
- Deny requested vacation



Questions

2-28-2013

G-2

TO - LODI CITY COUNCIL

WE SUPPORT ST. ANN'S PLAZA PARK
WE EDWARD AND MARJORIE
DEGENSTEIN WISH TO INFORM
YOU WE SUPPORT THE PARK
DEVELOPMENT AND ESTABLISH
THE PARK ON WALNUT STREET
BETWEEN CHURCH AND PLEASANT
STREET. IT WILL ADD TO THE
BEAUTY OF OUR CITY AND
WOULD PROTECT CHILDREN WHEN
CROSSING THE STREET BETWEEN
CHURCH AND SCHOOL

THANK YOU

Edward Degenstein
Marjorie Degenstein
2935 ROSEWOOD DRIVE
LODI, CA. 95242

RECEIVED

MAR - 5 2013

CITY CLERK

G-2

WE SUPPORT ST. ANNE'S PLAZA PARK

**LODI CITY COUNCIL
City Clerk's Office
221 W. Pine Street
Lodi, CA 95240**

**RECEIVED
MAR - 5 2013
CITY CLERK**

We (I), the undersigned, wish to inform the Lodi City Council, that we support the development & establishment of a Park on Walnut Street between Church Street & Pleasant Street. We believe it will add to the environmental beauty of our City - Thank you.

Name: *Ana M. Culbertson / Jim H. Culbertson*
Address: *815 Denby Way*
Lodi, CA Zip Code: *Lodi CA 95240*

G-2

Annette Robinson
PO Box 1146
Walnut Grove, CA 95690
March 5, 2013

Lodi City Council
c/o City Clerk's Office
City of Lodi
221 W. Pine Street
Lodi, CA 95240

RE: St. Anne's Street Closure Project

Dear Mayor Nakanishi and Council Members:

It is my pleasure to write a letter in support of the proposal of the St. Anne's Street Closure Project.

As a parent of a St. Anne's student, it is my feeling that the street closure will increase the safety and security of our children and faculty. The closure will provide much needed space for walking paths that the students will use daily to and from church, safer vehicle access for drop-off and pick-up of students, and create a landscaped park-like setting that will beautify this area of downtown Lodi. It is my opinion that the impact on public parking and traffic flow will be minimal.

I fully support the efforts of St. Anne's as they seek approval for this project. Safety of my child is obviously my highest priority. Every morning it is very stressful to see distracted drivers pay no attention to crossing guards and crosswalk laws. If for no other reason, closing Walnut Street will minimize the odds of having one of our St. Anne's students struck by a careless driver. That would be an unnecessary tragedy that could have been prevented.

Thank you in advance for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Annette Robinson". The signature is fluid and cursive, written over a horizontal line.

Annette Robinson
St. Anne's Parent

G-2

Jennifer Robison

From: Randi Johl
Sent: Tuesday, March 05, 2013 08:56 AM
To: 'Leo Warmerdam'
Cc: City Council; Rad Bartlam; Steve Schwabauer; Jennifer Robison
Subject: RE: Street closure by St. Anne's Church and School.

Thank you for your email. It was received by the City Council and forwarded to the City Manager's office for information, response and/or handling.

Randi Johl, JD, MMC
City Clerk, City of Lodi
Legislative Director, California City Clerks Association
221 West Pine Street
Lodi, California 95240
(209) 333-6702 Telephone
(209) 333-6807 Facsimile

-----Original Message-----

From: Leo Warmerdam [mailto:lightningleo55@hotmail.com]
Sent: Tuesday, March 05, 2013 07:36 AM
To: cityclerk@lodi.gov; anakanishi@lodi.gov; bjohnson@lodi.gov; jmounce@lodi.gov; pkatzakian@lodi.gov; lhansen@lodi.gov
Subject: Street closure by St. Anne's Church and School.

Dear City Council men and women,
I would like to voice my support for the proposal to close Walnut Street between St. Anne's Church and School. In addition to contributing to the overall beauty and appeal to downtown and inner Lodi, I believe this project will also help avoid possible accidents between motorists and the many, many school students who cross this street everyday. Some of these students are very young and their parents do not always accompany them. I have witnessed several incidents where an accident of this nature nearly occurred. Reverend Brandon Ware of St. Anne's Church has a terrific plan in place for this area and I ask that you will offer him your complete support.

Thank you for your time, and for your concern for the betterment of our community. Best regards,

Leo A. Warmerdam

Sent from my iPhone

G-2

From: Randi Johl
Sent: Monday, March 04, 2013 05:00 PM
To: 'mandmborges@comcast.net'
Cc: City Council; Rad Bartlam; Steve Schwabauer
Subject: RE: St. Anne's Street Closure Project

Thank you for your email. It was received by the City Council and forwarded to the City Manager's office for information, response and/or handling.

Randi Johl, JD, MMC
City Clerk, City of Lodi
Legislative Director, California City Clerks Association
221 West Pine Street
Lodi, California 95240
(209) 333-6702 Telephone
(209) 333-6807 Facsimile

From: mandmborges@comcast.net [mailto:mandmborges@comcast.net]
Sent: Monday, March 04, 2013 03:53 PM
To: Randi Johl; Alan Nakanishi; Bob Johnson; JoAnne Mounce; Phil Katzakian; Larry Hansen
Subject: St. Anne's Street Closure Project

Dear Sirs and Madam:

I would like to relay to you that I support the St. Anne's Street Closure Project. I am a parent at St. Anne's School and have been for the last eighteen years. Yes, eighteen years: Our oldest child graduated and the next year our youngest started kindergarten. I have also been a staff member at St. Anne's for ten years. I have enjoyed every year but I do feel it would be beneficial to have this project completed. It would provide a safer more controlled environment for our students and the staff.

I would like to thank you all for your service and I hope that you will approve the project.

Sincerely,

Michele Borges
2124 Jackson St.
Lodi, CA 95242

RECEIVED

MAR - 6 2013

CITY CLERK

March 6, 2013

G-2

Dear Honorable Alan Nakanishi and Council Members,

In 1864, Walnut Street was dedicated as means to easier travel in that part of the then unincorporated city. This was advantageous to the establishment of St. Anne's Church 40 years later on Walnut Street in 1904. (The City of Lodi was incorporated in 1906.) In 1922, St. Anne's School was built directly opposite the church which was beneficial because of Walnut Street.

It is proposed that Walnut Street from Pleasant Street to Church Street now be closed off permanently for a plaza/park where only foot traffic would be permitted, no vehicular traffic.

Not just a few people use Walnut Street from Hutchins Street to Church Street numerous days during the week rather than the heavily traveled Lodi Avenue or alternates Pine Street/Oak Street. These streets are unsatisfactory for those who drive on Walnut Street, besides adding extra traffic on those neighborhood streets if diverted from Walnut Street.

Some parents have indicated concern for the safety of children attending St. Anne's School, going to and from school in the

crosswalk, and that this plaza/park would solve this safety issue. There are public schools in the city that deal with far more difficult traffic safety issues.

These parents should check traffic safety issues at Reese Elementary School (Elm Street/Mills Avenue intersection) or Lakewood Elementary School (Turner Road/Ham Lane intersection) to compare safety issues they face each school day and realize the traffic problems on Walnut Street are far less dangerous.

Those who drive on Walnut Street regularly know what it is like to have the street closed to vehicular traffic when it has been each year about a week and a half for the annual Oktoberfest activities, so we can speak from past experience as to an inconvenience on a short term basis.

Adding to the problem of this short term closure is that Pleasant Street is a one way street heading north, dead-ending at Pine Street and the Veteran's Plaza, while Lee Avenue heads south one way from Locust Street to heavily traveled Lodi Avenue.

This configuration of streets with closing of Walnut Street near the area raises concerns of emergency response time, when even seconds can be a life/death situation.

It is a difficult decision for those in responsible positions of authority to resolve to give up permanently public property. This would definitely be setting precedence for other entities to ask the city for equal treatment.

An hypothetical case could be Lodi Unified School District some future day asking the city to give up access on Pleasant Street between Chestnut Street and Tokay Street so that both sides of Needham School would be safer and connected by a plaza/park area.

Some might mention that the City of Lodi has already closed a street for the benefit of Cottage Bakery, but this was not in the middle of the city and was a safety issue concerning Homeland Security.

A question to be asked is what benefit is this proposed closing of Walnut Street to the City of Lodi citizens as a whole.

Please use caution in making such an historic precedent setting decision for

the future generations of the City of Lodi.

I strongly urge the city keep the public access to Walnut Street as it is today rather than relinquishing it to a private entity with limited access.

Thank you.

In Christian love,
Myna Wetzel

WE SUPPORT ST. ANNE'S PLAZA PARK
February 20,2013

G-2
RECEIVED
MAR -4 2013
CITY CLERK

LODI CITY COUNCIL
City Clerk's Office
221 W. Pine Street
Lodi, CA 95240

We, Bonifacio and Lourdes Sanchez, wish to inform the Lodi City Council, that we support the development & establishment of a Park setting on Walnut Street between Church Street & Pleasant Street. We have lived in Lodi since 1996 and we believe it will add to the environmental beauty of our City.

Thank you for your cooperation,

Bonifacio Sanchez

Bonifacio Sanchez

Lourdes Sanchez

Lourdes Sanchez

Address: 805 S. Church St
Lodi, CA 95240

G-2

RECEIVED
MAR - 1 2013
CITY CLERK

I SUPPORT ST. ANNE'S PLAZA PARK

**LODI CITY COUNCIL
City Clerk's Office
221 W. Pine Street
Lodi, CA 95240**

**I, the undersigned, wish to inform the Lodi
City Council, that I support the
development & establishment of a Park on
Walnut Street between Church Street &
Pleasant Street. We believe it will add to
the environmental beauty of our City –
Thank you.**

**Name: Debbie Uhlich
Address: 112 N. Avena Avenue
Lodi, CA Zip Code: 95240**



**Please immediately confirm receipt
of this fax by calling 333-6702**

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

**SUBJECT: PUBLIC HEARING RE: INTENTION TO VACATE PORTION OF WALNUT
STREET FROM CHURCH TO PLEASANT**

**PUBLISH DATE: SATURDAY, FEBRUARY 9, 2013
SATURDAY, FEBRUARY 23, 2013**

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
LNS ACCT. #0510052 City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, FEBRUARY 7, 2013

ORDERED BY: RANDI JOHL
CITY CLERK


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
Phoned to confirm receipt of all pages at _____ (time) CF MB JMR (initials)

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 2013-10

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO VACATE A PORTION OF WALNUT STREET FROM CHURCH STREET TO PLEASANT AVENUE AND TO SET A PUBLIC HEARING SO ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED ABANDONMENT CAN BE HEARD

=====

WHEREAS, St. Anne’s Catholic Church, the owner of all property on both sides of the 200 block of West Walnut Street (the “Property”) have requested the vacation of the street right-of-way, and more particularly delineated on the map, which can be viewed in the City Clerk’s Office; and

WHEREAS, pursuant to the requirements of Government Code §27288.1, the name of the owner of the title or interest in the Property as it appears on the latest equalized assessment roll is:

Owner: Pastor of St. Anne’s Church Corp.

WHEREAS, in accordance with Streets and Highways Code §8300 et seq., it is the desire of the City Council of the City of Lodi to vacate such street right-of-way; and

WHEREAS, a public hearing has been held by the Planning Commission on December 12, 2012, to determine General Plan conformity; and

WHEREAS, the Planning Commission found the intent to vacate the proposed street right-of-way conforming to the General Plan as conditioned in Planning Commission Resolution 12-22.

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

1. That this City Council does hereby fix **Wednesday, March 6, 2013, at the hour of 7:00 p.m., in the City Council Chambers, Carnegie Forum, 305 West Pine Street, Lodi, California**, as the time and place when and where all persons interested in or objecting to this proposed abandonment may appear before this City Council and be heard; and

2. That the Public Works Director shall cause to be posted notices of abandonment conspicuously along the line of the portion of street hereinabove described and proposed to be abandoned in the manner, form, and for the length of time set forth in Section 8323 of the Streets and Highways Code of the State of California; and

3. That copies of this resolution shall be published for at least two successive weeks prior to March 6, 2013 in the “Lodi News Sentinel”, a daily newspaper of general circulation printed and published in the City of Lodi, County of San Joaquin.

Dated: February 6, 2013

=====

I hereby certify that Resolution No. 2013-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 6, 2013, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

RANDI JOHL
City Clerk



DECLARATION OF POSTING

PUBLIC HEARING RE: INTENTION TO VACATE PORTION OF WALNUT STREET FROM CHURCH TO PLEASANT

On Monday, February 11, 2013, in the City of Lodi, San Joaquin County, California, a Public Hearing re: intention to vacate portion of Walnut Street from Church to Pleasant (attached and marked as Exhibit A), was posted at the following locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

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

Executed on February 11, 2013, at Lodi, California.

ORDERED BY:

**RANDI JOHL
CITY CLERK**



JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 2013-10

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO VACATE A PORTION OF WALNUT STREET FROM CHURCH STREET TO PLEASANT AVENUE AND TO SET A PUBLIC HEARING SO ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED ABANDONMENT CAN BE HEARD

=====

WHEREAS, St. Anne's Catholic Church, the owner of all property on both sides of the 200 block of West Walnut Street (the "Property") have requested the vacation of the street right-of-way, and more particularly delineated on the attached map marked Exhibit A; and

WHEREAS, pursuant to the requirements of Government Code §27288.1, the name of the owner of the title or interest in the Property as it appears on the latest equalized assessment roll is:

Owner: Pastor of St. Anne's Church Corp.

WHEREAS, in accordance with Streets and Highways Code §8300 et seq., it is the desire of the City Council of the City of Lodi to vacate such street right-of-way; and

WHEREAS, a public hearing has been held by the Planning Commission on December 12, 2012, to determine General Plan conformity; and

WHEREAS, the Planning Commission found the intent to vacate the proposed street right-of-way conforming to the General Plan as conditioned in Planning Commission Resolution 12-22.

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

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2. That the Public Works Director shall cause to be posted notices of abandonment conspicuously along the line of the portion of street hereinabove described and proposed to be abandoned in the manner, form, and for the length of time set forth in Section 8323 of the Streets and Highways Code of the State of California; and

3. That copies of this resolution shall be published for at least two successive weeks prior to March 6, 2013 in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi, County of San Joaquin.

Dated: February 6, 2013

=====

I hereby certify that Resolution No. 2013-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 6, 2013, by the following vote:

- AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk



PROPOSED STREET ABANDONMENT
200 BLOCK OF WEST WALNUT STREET
80 FOOT RIGHT-OF-WAY
PLEASANT STREET TO CHURCH STREET



ABANDONMENT BOUNDARIES



1 inch = 90 feet



DECLARATION OF MAILING

PUBLIC HEARING RE: INTENTION TO VACATE PORTION OF WALNUT STREET FROM CHURCH TO PLEASANT

On February 11, 2013, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing Public Hearing re: intention to vacate portion of Walnut Street from Church to Pleasant, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

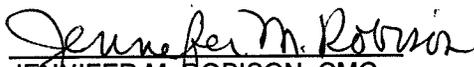
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

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

Executed on February 11, 2013, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

CITY COUNCIL

ALAN NAKANISHI, Mayor
PHIL KATZAKIAN,
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE MOUNCE

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702 / FAX (209) 333-6807
www.lodi.gov cityclerk@lodi.gov

KONRADT BARTLAM
City Manager
RANDI JOHL, City Clerk
D. STEPHEN SCHWABAUER
City Attorney

February 11, 2013

TO: Interested Parties

**VACATION: INTENTION TO VACATE A PORTION OF WALNUT STREET
FROM CHURCH STREET TO PLEASANT AVENUE**

This is to inform you that the City Council, at its regular meeting on February 6, 2013, adopted a Resolution of Intention to vacate a portion of Walnut Street from Church Street to Pleasant Avenue and set a public hearing for March 6, 2013.

Enclosed for your information is a copy of the resolution along with a map of the area to be abandoned.

In addition, this matter was heard by the Planning Commission on December 12, 2012. Please contact the Community Development Department at (209) 333-6711 if you have any questions.

Should you have questions regarding the abandonment, please contact the Public Works Department at (209) 333-6706.



Randi Johl
City Clerk

RJ/jmr

Enclosure

cc: Public Works Director
Community Development Director

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 2013-10

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO VACATE A PORTION OF WALNUT STREET FROM CHURCH STREET TO PLEASANT AVENUE AND TO SET A PUBLIC HEARING SO ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED ABANDONMENT CAN BE HEARD

WHEREAS, St. Anne's Catholic Church, the owner of all property on both sides of the 200 block of West Walnut Street (the "Property") have requested the vacation of the street right-of-way, and more particularly delineated on the attached map marked Exhibit A; and

WHEREAS, pursuant to the requirements of Government Code §27288.1, the name of the owner of the title or interest in the Property as it appears on the latest equalized assessment roll is:

Owner: Pastor of St. Anne's Church Corp.

WHEREAS, in accordance with Streets and Highways Code §8300 et seq., it is the desire of the City Council of the City of Lodi to vacate such street right-of-way; and

WHEREAS, a public hearing has been held by the Planning Commission on December 12, 2012, to determine General Plan conformity; and

WHEREAS, the Planning Commission found the intent to vacate the proposed street right-of-way conforming to the General Plan as conditioned in Planning Commission Resolution 12-22.

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

1. That this City Council does hereby fix **Wednesday, March 6, 2013, at the hour of 7:00 p.m., in the City Council Chambers, Carnegie Forum, 305 West Pine Street, Lodi, California**, as the time and place when and where all persons interested in or objecting to this proposed abandonment may appear before this City Council and be heard; and

2. That the Public Works Director shall cause to be posted notices of abandonment conspicuously along the line of the portion of street hereinabove described and proposed to be abandoned in the manner, form, and for the length of time set forth in Section 8323 of the Streets and Highways Code of the State of California; and

3. That copies of this resolution shall be published for at least two successive weeks prior to March 6, 2013 in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi, County of San Joaquin.

Dated: February 6, 2013

I hereby certify that Resolution No. 2013-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 6, 2013, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk



PROPOSED STREET ABANDONMENT

200 BLOCK OF WEST WALNUT STREET
80 FOOT RIGHT-OF-WAY
PLEASANT STREET TO CHURCH STREET



ABANDONMENT BOUNDARIES



1 inch = 90 feet

VACATION / ABANDONMENT
MAILING LIST

EXHIBIT B

RESOLUTION OF INTENTION (Setting Public Hearing)

Certified copy w/cover letter to:

PG&E
12 W. Pine Street
Lodi, CA 95240

AT&T
6505 Tam O Shanter Drive
Stockton, CA 95210

AT&T California
Attn: Engineering/Public Works Dept.
2300 E. Eight Mile Road
Stockton, CA 95210

Central Valley Waste Services
P.O. Box 241001
Lodi, CA 95241-9501

Chief Deputy County Surveyor
Attn: Joe Bussalacci
1810 E. Hazelton Avenue
Stockton, CA 95205

Certified copies to:

Denise Wiman, Public Works

Community Development Department

Police Department

Fire Department

RESOLUTION OF VACATION (After Public Hearing)

Certified copy w/cover letter:

PG&E
AT&T
Pacific Bell
Central Valley Waste Services
Chief Deputy County Surveyor
Denise Wiman, Public Works
Wes Fujitani, Public Works
Community Development Department
Police Department
Fire Department

Walnut Street Vacation Public Hearing Mailing list

APN	OWNER	ADDRESS	CITY	STATE	ZIP
3729014	SAN JOAQUIN, COUNTY OF	COURTHOUSE	STOCKTO	CA	95202
3729015	JOHNSON, JEFF	306 W OAK ST	LODI	CA	95240
3729016	ULRICKSEN, KARA L	310 W OAK ST	LODI	CA	95240
3729017	WATSON, VALENTINA ETAL	713 OAKMONT CT	LODI	CA	95242
3729018	GRAHAM, DOYLE M	316 W OAK ST	LODI	CA	95240
3729028	HENDEY, EDWIN V & JUDITH	305 W WALNUT AVE	LODI	CA	95240
3729031	ZANONI, MARY MONDAVI TR	5295 E ARMSTRONG RD	LODI	CA	95240
3729032	UHLICH, ERVIN H & ARLUE M TR	317 W WALNUT ST	LODI	CA	95240
3729033	ELLSBURY, BONNIE TR	118 S LEE AVE	LODI	CA	95240
3729034	WALL, JULIE ANN TR	122 S LEE AVE	LODI	CA	95240
3729035	LAROCCA, ROBERT	321 N WALNUT ST	LODI	CA	95240
3729036	ALLEN, MARILEE E	401 W WALNUT ST	LODI	CA	95240
3729037	KNITTEL, CLAYTON R TR	1707 W ELM ST	LODI	CA	95242
3729038	JOHNSON, WILLIAM F TR	907 TARA PL	LODI	CA	95240
3729042	GLENN, JERRY L & SUSAN Y ETAL	2443 MACARTHUR PKWY	LODI	CA	95242
3729043	CHIURAZZI, RICHARD	5063 OAK MELLO CT	ELK GROV	CA	95758
3729044	SIMMONS, SHARON	106 S SUNSET	LODI	CA	95240
3729045	BEACH, LAURIE A	301 W WALNUT ST	LODI	CA	95240
3729046	PECK, DENNIS & JULIE	309 W WALNUT ST	LODI	CA	95240
3729047	PECK, DENNIS & JULIE	309 W WALNUT ST	LODI	CA	95240
3730002	SANGUINETTI, STEPHEN M & ELLIC	518 STURLA ST	LODI	CA	95240
3730003	BRAND, MARK DOUGLAS ETAL	21815 NE 104TH PL	REDMOND	WA	98053
3730004	TROXEL, JAMES & JEWELL TR	10 CHRISDUMAR LN	PETALUM	CA	94952
3730005	ANDERSON, RAYMOND F & K J	402 W WALNUT ST	LODI	CA	95240
3730006	ROTHENBERGER, KARL	211 S LEE AVE	LODI	CA	95240
3730007	VIEL, ROBERT A	PO BOX 622	RIO VISTA	CA	94571
3730008	MEISSNER, MARK G & KRISTINE N	316 W WALNUT ST	LODI	CA	95240
3730009	PHILLIPS, DANIEL A & JUDY K TR	312 W WALNUT ST	LODI	CA	95240
3730010	MCCONAHEY, PAUL L III & ROBERT	PO BOX 93	ACAMPO	CA	95220
3730011	MANLEY, PATRICK J M & EVELYN D	PO BOX 2584 STE 2100	LODI	CA	95241
3730012	MCCARTY, MATHEW L & GRETA L TR	417 RIVER MEADOWS DR	WOODBR	CA	95258
3730013	COMBS, ROBERT F & JEAN M TR	600 W PINE ST	LODI	CA	95240
3730014	HERMOSILLO, TONY & CHRISTIA M	4554 HILDRETH LN	STOCKTO	CA	95212
3730015	HERRMAN, GERALD LEROY TR	PO BOX 203	HAYWAR	CA	94543

Walnut Street Vacation Public Hearing Mailing list

3730016	WEYAND, MICHAEL & J M	229 S PLEASANT AVE	LODI	CA	95240
3730017	BECHILL, ROBERT DAVID & PAMELA	233 PLEASANT AVE	LODI	CA	95240
3730018	DONNELLY, KEVIN DENNIS & CATHY	500 160 AVE NE UNIT 2213	BELLEVUE	WA	98004
3730019	SUHAIMI, SUNYO L TR ETAL	631 DROMANA CT	SAN RAMON	CA	94582
3730020	OSMAN, KHADEJI	5748 DALE RD	MODESTO	CA	95356
3730025	RATHJEN, BENJAMIN & P N	236 S LEE	LODI	CA	95240
3730026	MARLESE, JAN ETAL	232 S LEE AVE	LODI	CA	95240
3730027	POWELL, ROBERT M & ROBIN E	230 S LEE AVE	LODI	CA	95240
3730028	SCHOCK, HOWARD & PATTY K TR	224 S LEE AVE	LODI	CA	95240
3730029	PERICAO, JOSEPH M ETAL	219 N MAIN ST	LODI	CA	95240
3730030	HERSKOVIC, PHIL TR ETAL	12 S ROSE ST	LODI	CA	95240
3730058	DE LA CRUZ, SERGIO A ETAL	317 W LODI AVE	LODI	CA	95240
3730059	FINANCIAL ENTERPRISES LP	PO BOX 306	ACAMPO	CA	95220
3730060	REED, CHAD C & SHELBY K TR	2351 W MARCH LN #A	STOCKTON	CA	95207
3730061	TAVES, MELVIN S	16 S CRESCENT AVE	LODI	CA	95240
4304101	POLANSKY, GERALD W & CAROL Z T	2418 FARNSWORTH DR	LIVERMORE	CA	94551
4304102	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304103	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304104	1ST METHODIST CHURCH OF LODI	200 W OAK ST	LODI	CA	95240
4304105	1ST METHODIST CHURCH OF LODI	200 W OAK ST	LODI	CA	95240
4304106	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304107	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304108	PASTOR OF ST ANNE CHURCH	215 W WALNUT ST	LODI	CA	95240
4304204	BANK OF THE WEST	1450 TREAT BLVD	WALNUT	CA	94597
4304205	J & B RENTALS LLC	PO BOX 707	LODI	CA	95241
4304206	STEPHENS, DALE ALAN	224 S PLEASANT AVE	LODI	CA	95240
4304210	PASTOR OF ST ANNE CHURCH	215 W WALNUT ST	LODI	CA	95240
4304211	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304213	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240

Walnut Street Vacation Public Hearing Mailing list

4304214	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304215	STEPHENS, ROGER E & JULIE	342 TARANSAY CT	STOCKTO	CA	95210
4304301	BAFFONI, IVERN V TR ETAL	540 KENSINGTON WAY	LODI	CA	95242
4304302	HOHN PROPERTIES 110 LLC	5420 T STREET	SACRAME	CA	95819
4304303	KIRSTEN, DAVID A & PATRICIA M	PO BOX 2607	LODI	CA	95241
4304304	LODI, CITY OF				0
4304305	BIDDLE, PHILLIP E & BONNIE G T	309 MOKELUMNE RIVER DR	LODI	CA	95240
4304307	GLICK, SUZANNE GUSLANI ETAL	165 W CLEVELAND ST #2	STOCKTO	CA	95204
4304310	MORRIS BROWN REALTY PTP	2929 SW VESTA ST	PORTLAN	OR	97219
4304312	FLUETSCH, MICHAEL & KRISTINA T	2024 EDGEWOOD DR	LODI	CA	95242
4304313	LODI, CITY OF				0
4304314	LODI, CITY OF				0
4304315	LODI, CITY OF				0
4304316	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4304317	PHILLIPS, DANIEL A & JUDY K TR	312 W WALNUT ST	LODI	CA	95240
4304401	LODI NATIONAL BANK	PO BOX 1110	STOCKTO	CA	95201
4304410	MARINI, RICHARD A JR & SHARON	840 TILDEN DR	LODI	CA	95242
4304411	LODI, CITY OF				0
4304413	BANK OF STOCKTON	PO BOX 1110	STOCKTO	CA	95201
4304414	SCHOOL STREET PROPERTIES LLC	203 S SCHOOL ST	LODI	CA	95240
4305001	PIHL, TERESA LEE ETAL	232 S PLEASANT AVE	LODI	CA	95240
4305002	HIRAMOTO, DAVID TR ETAL	2067 KENT DR	LOS ALTO	CA	94024
4305003	HIRAMOTO, DAVID TR ETAL	2067 KENT DR	LOS ALTO	CA	94024
4305004	LOW, ROBERT M TR ETAL	215 C WEST LODI AVE	LODI	CA	95240
4305005	MEISSNER, ROSA TR ETAL	2387 FUNSTON AVE	SAN FRAN	CA	94116
4305006	MEISSNER, ROSA TR ETAL	2387 FUNSTON AVE	SAN FRAN	CA	94116
4305008	FARMERS & MERCHANTS BANK, LODI	PO BOX 3000	LODI	CA	95241
4305015	MCCAULEY, MARJORIE L TR	1118 TENEIGHTH WAY	SACRAME	CA	95818
4305016	MCCAULEY, MARJORIE L TR	1118 TENEIGHTH WAY	SACRAME	CA	95818
4305017	INGRUM, DANIEL B & CAROL L TR	220 S SCHOOL ST	LODI	CA	95240
4305018	PRESSER, JAN	1415 MIDVALE RD	LODI	CA	95240

Walnut Street Vacation Public Hearing Mailing list

4326001	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4326002	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4326003	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4326004	DOWNTOWN LODI PARTNERS LLC	7663 E VIA DE VENTURA	SCOTTSD	AZ	85258
4326005	ROSA, RANDALL W & CHRISTIE C	115 S SCHOOL ST #6	LODI	CA	95240
4326006	KIRSTEN, DAVID A & PATRICIA M	PO BOX 2607	LODI	CA	95241
4326007	WORFOLK, DAVID E & BETH A TR E	16178 N LOCUST TREE RD	LODI	CA	95240
4326008	SPARK PROPERTIES ETAL	115 S SCHOOL ST STE G	LODI	CA	95240



MEMORANDUM
Office of the Lodi City Clerk

TO: Public Works Director

FROM: Randi Johl
City Clerk *RJ*

DATE: February 11, 2013

SUBJECT: RESOLUTION OF INTENTION TO VACATE A PORTION OF WALNUT STREET FROM CHURCH STREET TO PLEASANT AVENUE

Please be advised that the City Council, at its meeting of February 6, 2013, adopted the attached resolution declaring its intention to vacate a portion of Walnut Street from Church Street to Pleasant Avenue and set the matter for public hearing on March 6, 2013.

Pursuant to law, the Public Works Department is required to post at least three copies of the subject resolution and map in the area to be abandoned at least 15 days prior to the Public Hearing. Upon completion of the posting, please forward a copy of the Affidavit of Posting to me for our records.

Please contact me should you have any questions.

RJ/jmr

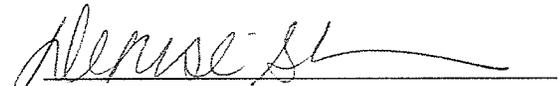
Attachment

DECLARATION OF POSTING

On February 12, 2013, in the City of Lodi, San Joaquin County, California, I, Denise Wiman, of the City of Lodi, served the attached notice by posting copies upon the premises in the 200 Block of West Walnut Street, Lodi, CA. as shown on Exhibit A attached and described in Resolution No 2013-10 Lodi, California, as prescribed in Section 8323 of the Streets and Highways Code.

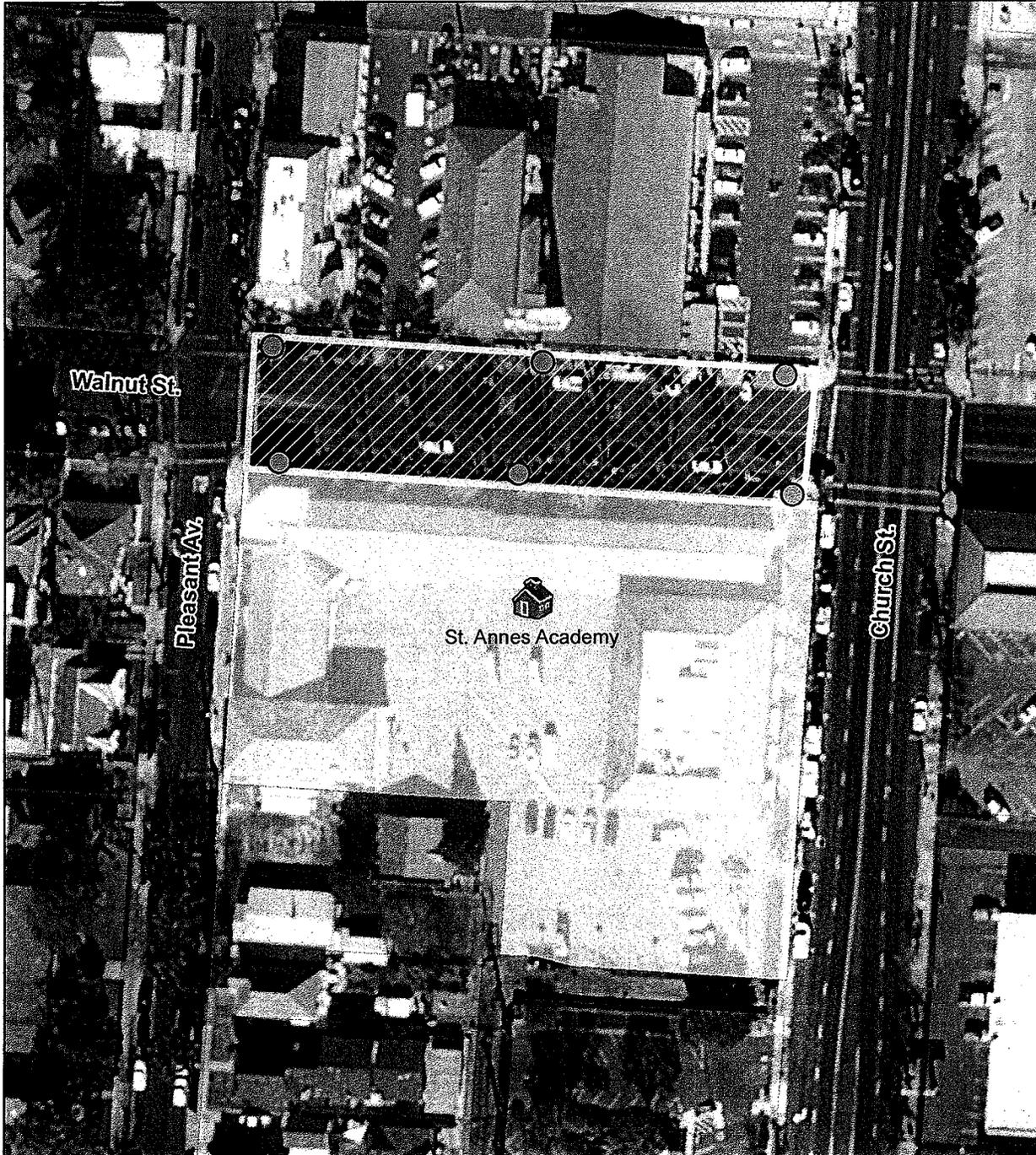
I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 12, 2013, at Lodi, California


Signature



DECLARATION OF POSTING
200 BLOCK OF WEST WALNUT STREET
80 FOOT RIGHT-OF-WAY
PLEASANT STREET TO CHURCH STREET
FEBRUARY 12, 2013



ABANDONMENT BOUNDARIES



POST LOCATION



1 inch = 90 feet

NOTICE OF VACATION

PUBLIC HEARING

CARNEGIE FORUM

305 WEST PINE ST

LODI, CA

7:00 PM

MARCH 6, 2013

Denise Wiman

CITY COUNCIL

ALAN NAKANISHI, Mayor
PHIL KATZAKIAN,
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE MOUNCE

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
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www.lodi.gov cityclerk@lodi.gov

KONRADT BARTLAM
City Manager
RANDI JOHL, City Clerk
D. STEPHEN SCHWABAUER
City Attorney

February 11, 2013

TO: Interested Parties

**VACATION: INTENTION TO VACATE A PORTION OF WALNUT STREET
FROM CHURCH STREET TO PLEASANT AVENUE**

This is to inform you that the City Council, at its regular meeting on February 6, 2013, adopted a Resolution of Intention to vacate a portion of Walnut Street from Church Street to Pleasant Avenue and set a public hearing for March 6, 2013.

Enclosed for your information is a copy of the resolution along with a map of the area to be abandoned.

In addition, this matter was heard by the Planning Commission on December 12, 2012. Please contact the Community Development Department at (209) 333-6711 if you have any questions.

Should you have questions regarding the abandonment, please contact the Public Works Department at (209) 333-6706.



Randi Johl
City Clerk

RJ/jmr

Enclosure

cc: Public Works Director
Community Development Director

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 2013-10

A RESOLUTION OF THE LODI CITY COUNCIL DECLARING ITS INTENTION TO VACATE A PORTION OF WALNUT STREET FROM CHURCH STREET TO PLEASANT AVENUE AND TO SET A PUBLIC HEARING SO ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED ABANDONMENT CAN BE HEARD

=====

WHEREAS, St. Anne's Catholic Church, the owner of all property on both sides of the 200 block of West Walnut Street (the "Property") have requested the vacation of the street right-of-way, and more particularly delineated on the attached map marked Exhibit A; and

WHEREAS, pursuant to the requirements of Government Code §27288.1, the name of the owner of the title or interest in the Property as it appears on the latest equalized assessment roll is:

Owner: Pastor of St. Anne's Church Corp.

WHEREAS, in accordance with Streets and Highways Code §8300 et seq., it is the desire of the City Council of the City of Lodi to vacate such street right-of-way; and

WHEREAS, a public hearing has been held by the Planning Commission on December 12, 2012, to determine General Plan conformity; and

WHEREAS, the Planning Commission found the intent to vacate the proposed street right-of-way conforming to the General Plan as conditioned in Planning Commission Resolution 12-22.

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

1. That this City Council does hereby fix **Wednesday, March 6, 2013, at the hour of 7:00 p.m., in the City Council Chambers, Carnegie Forum, 305 West Pine Street, Lodi, California**, as the time and place when and where all persons interested in or objecting to this proposed abandonment may appear before this City Council and be heard; and

2. That the Public Works Director shall cause to be posted notices of abandonment conspicuously along the line of the portion of street hereinabove described and proposed to be abandoned in the manner, form, and for the length of time set forth in Section 8323 of the Streets and Highways Code of the State of California; and

3. That copies of this resolution shall be published for at least two successive weeks prior to March 6, 2013 in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi, County of San Joaquin.

Dated: February 6, 2013

=====

I hereby certify that Resolution No. 2013-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 6, 2013, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

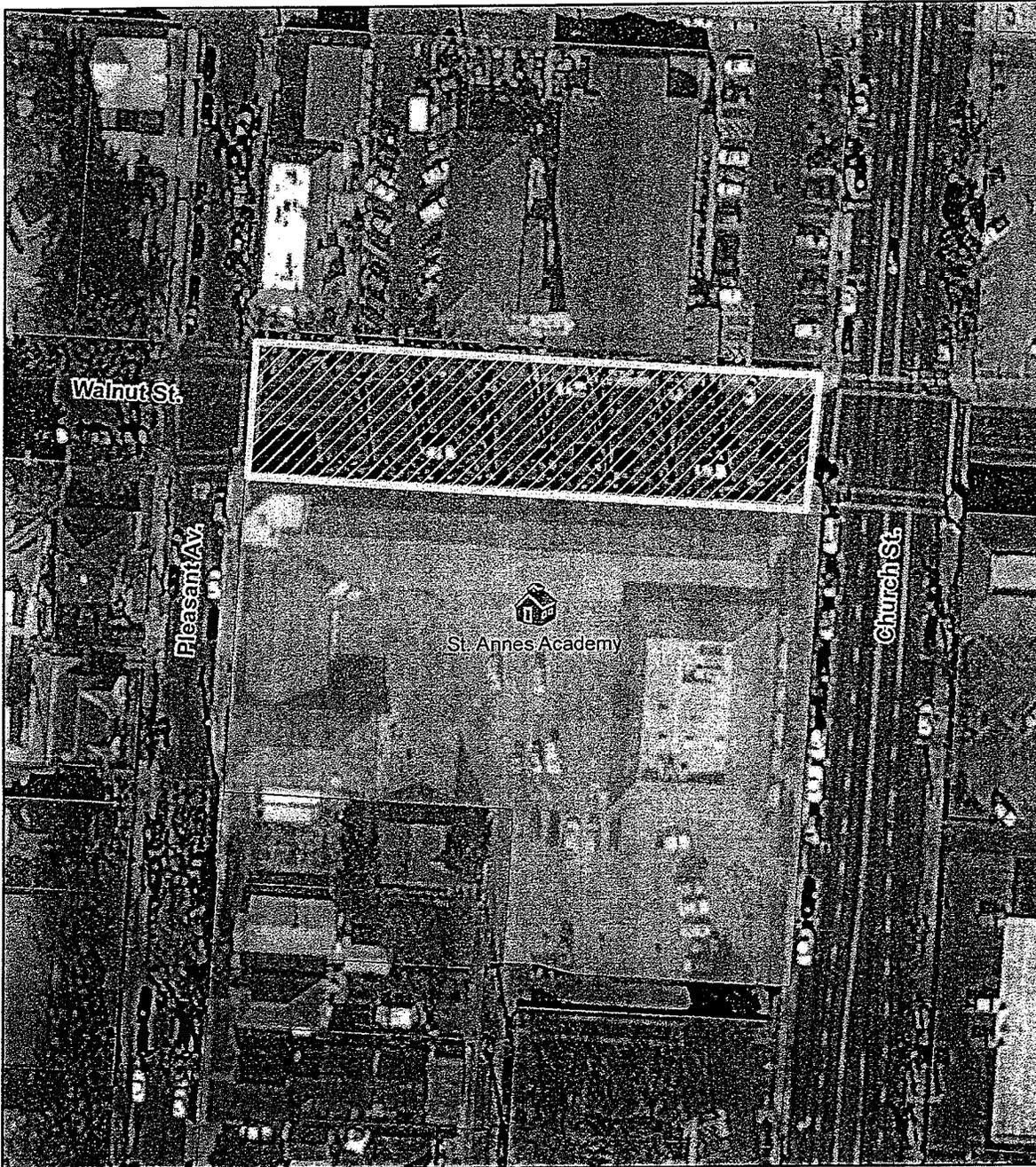
ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk



PROPOSED STREET ABANDONMENT

200 BLOCK OF WEST WALNUT STREET
80 FOOT RIGHT-OF-WAY
PLEASANT STREET TO CHURCH STREET



Walnut St.

Pleasant Av.

Church St.



St. Annes Academy

ABANDONMENT BOUNDARIES



1 inch = 90 feet



DECLARATION OF MAILING

LETTER AND RESOLUTION VACATING THE 200 BLOCK OF WEST WALNUT STREET BETWEEN CHURCH STREET AND PLEASANT AVENUE

On March 13, 2013, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing letter and resolution vacating the 200 Block of West Walnut Street between Church Street and Pleasant Avenue, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

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 13, 2013, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

CITY COUNCIL

ALAN NAKANISHI, Mayor
PHIL KATZAKIAN,
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE MOUNCE

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702 / FAX (209) 333-6807
www.lodi.gov cityclerk@lodi.gov

KONRADT BARTLAM
City Manager
RANDI JOHL, City Clerk
D. STEPHEN SCHWABAUER
City Attorney

March 13, 2013

TO: Interested Parties

**VACATION: TO VACATE THE 200 BLOCK OF WEST WALNUT STREET
BETWEEN CHURCH STREET AND PLEASANT AVENUE**

This is to inform you that the City Council, at its regular meeting on March 6, 2013, considered the above matter and declared the area vacated and abandoned.

Enclosed for your information is a certified copy of the resolution along with a map of the abandoned area.

Should you have questions regarding the abandonment, please contact the Public Works Department at (209) 333-6706.


for **Randi Johl**
City Clerk

RJ/jmr

Enclosure

cc: Public Works Department

RESOLUTION NO. 2013-33

A RESOLUTION OF THE LODI CITY COUNCIL VACATING THE
200 BLOCK OF WEST WALNUT STREET BETWEEN CHURCH
STREET AND PLEASANT AVENUE AND AUTHORIZING THE
CITY MANAGER TO EXECUTE AGREEMENTS REQUIRED TO
IMPLEMENT THE ABANDONMENT

=====

WHEREAS, this City Council, acting in accordance with provisions of Part III of Division 9 of the Streets and Highways Code of this State, did on the 6th day of February, 2013, pass and adopt Resolution of Intention No. 2013-10 therein declaring the intention of said City Council to vacate and abandon the 200 block of West Walnut Street between Church Street and Pleasant Avenue, Lodi, California, County of San Joaquin, State of California, reserving, however, and accepting from the vacation, a permanent and right therein to construct, maintain, repair, and operate lines for public utilities, in, over, and across said vacated public street rights of way and more particularly described as follows, to wit:

Beginning at the southwest corner of Lot 8, Block 5 as shown on "City of Lodi", formerly "Mokelumne", as filed in Book 2 of Maps and Plats, page 12, San Joaquin County Records; thence southerly to the northwest corner of Lot 1, Block 6 as shown on said Map; thence easterly along the northerly line of said Block 6 to the northeast corner of Lot 4, Block 6 of said Map; thence northerly to the southeast corner of Lot 5, Block 5 of said Map; thence westerly along the southerly line of Block 5 of said Map to the True Point of Beginning.

WHEREAS, said notice of said intended vacation was regularly given by publication and by posting, both in time, form, and manner as required by law as is evidence by affidavits on file and on record in the office of the City Clerk of the City of Lodi; and

WHEREAS, in accordance with the provisions stated herein and also contained in the posted notices of the adoption of said resolution, notice was given that a public hearing would be held before the City Council in the City Council Chambers, Carnegie Forum, 305 West Pine Street, Lodi, California, beginning at 7:00 p.m., on Wednesday, March 6, 2013, where and when any person interested in or objecting to said vacation could appear and be heard in relation thereto; and

WHEREAS, at that time and place, a public hearing was held and conducted and testimony received for and against the vacation contemplated; and

WHEREAS, at the March 6, 2013, City Council meeting, from the evidence submitted, the City Council of the City of Lodi did determine that the 200 block of West Walnut Street between Church Street and Pleasant Avenue, Lodi, California, County of San Joaquin, State of California, will be unnecessary for present or future public use and did so find and declare; and

WHEREAS, the Planning Commission did find that the subject vacation was consistent with the General Plan of the City of Lodi.

NOW, THEREFORE, BE IT RESOLVED that pursuant to the findings and under the authority of Section 8323 of the Streets and Highways Code of the State of California, that the vacation of the 200 block of West Walnut Street between Church Street and Pleasant Avenue, Lodi, California, County of San Joaquin, State of California, shall be abandoned upon completion and acceptance by the City of the following requirements and conditions of approval:

1. Prepare improvement plans showing intersections at Church and Walnut Streets and at Pleasant Avenue and Walnut Street as per approved traffic analysis "Revised Site Plan" dated December 4, 2012, including improvements necessary to traffic light located at Church and Walnut Streets.

2. Prepare public improvement plans for alley north of Walnut Street between Church Street and Pleasant Avenue.

3. Abandon three public street lights located within the proposed abandonment, as per request by Lodi Electric Utility Department.
4. Add Knox box to all buildings, as per request by Lodi Fire Department.
5. Paint curbs for fire lane/no parking on Pleasant Avenue for apparatus access to alleys and other areas, as per Lodi Fire Department.
6. Initial and annual operation permits required, as per Lodi Fire Department.
7. St. Anne's employees shall not use Walnut Street or Pleasant Avenue to park their vehicles for extended periods of time, as per Planning Commission Resolution No. P.C. 12-26.
8. That the City Council hereby authorizes the City Manager to execute agreements to implement this abandonment.
9. Reserving, and excepting from the vacation, pedestrian access between Pleasant Avenue and Church Streets, as per Planning Commission Resolution No. P.C. 12-26.
10. Reserving, and excepting from the vacation, a permanent and right therein to construct, maintain, repair, and operate lines for public utilities, in, over and across the entire right of way, and no buildings or structures shall be constructed nor shall anything be planted within the easement which would interfere with the use or operation of public utilities in the easement.
11. Enter into a purchase and sale agreement in a form satisfactory to the City Attorney to purchase the vacated property upon the Recording of the Resolution to Vacate referenced in paragraph 12 below at its appraised price. The appraisal was commissioned by City staff and performed by a state-certified appraiser.
12. The City Council approval of this Resolution will become null and void if all requirements and conditions of approval are not met.
13. Filing of this Resolution to Vacate in the office of the County Recorder will not take place until all requirements and conditions of approval are met.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager is authorized to enter into a purchase and sale agreement consistent with Condition 11 above for the vacated property.

Reference is hereby made to a map or plan on file in the office of the City Clerk of the City of Lodi for the particulars as to the proposed vacation.

Dated: March 6, 2013

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I hereby certify that Resolution No. 2013-33 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 6, 2013, by the following vote:

- AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL
City Clerk

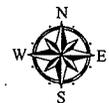


PROPOSED STREET ABANDONMENT

200 BLOCK OF WEST WALNUT STREET
80 FOOT RIGHT-OF-WAY
PLEASANT STREET TO CHURCH STREET



ABANDONMENT BOUNDARIES



1 inch = 90 feet

**VACATION / ABANDONMENT
MAILING LIST**

RESOLUTION OF INTENTION (Setting Public Hearing)

Certified copy w/cover letter to:

PG&E
12 W. Pine Street
Lodi, CA 95240

AT&T
6505 Tam O Shanter Drive
Stockton, CA 95210

AT&T California
Attn: Engineering/Public Works Dept.
2300 E. Eight Mile Road
Stockton, CA 95210

Central Valley Waste Services
P.O. Box 241001
Lodi, CA 95241-9501

Chief Deputy County Surveyor
Attn: Joe Bussalacci
1810 E. Hazelton Avenue
Stockton, CA 95205

Certified copies to:

Denise Wiman, Public Works

Community Development Department

Police Department

Fire Department

RESOLUTION OF VACATION (After Public Hearing)

Certified copy w/cover letter:

PG&E
AT&T
Pacific Bell
Central Valley Waste Services
Chief Deputy County Surveyor
Denise Wiman, Public Works
Wes Fujitani, Public Works
Community Development Department
Police Department
Fire Department

Walnut Street Vacation Public Hearing Mailing list

APN	OWNER	ADDRESS	CITY	STATE	ZIP
3729014	SAN JOAQUIN, COUNTY OF	COURTHOUSE	STOCKTO	CA	95202
3729015	JOHNSON, JEFF	306 W OAK ST	LODI	CA	95240
3729016	ULRICKSEN, KARA L	310 W OAK ST	LODI	CA	95240
3729017	WATSON, VALENTINA ETAL	713 OAKMONT CT	LODI	CA	95242
3729018	GRAHAM, DOYLE M	316 W OAK ST	LODI	CA	95240
3729028	HENDEY, EDWIN V & JUDITH	305 W WALNUT AVE	LODI	CA	95240
3729031	ZANONI, MARY MONDAVI TR	5295 E ARMSTRONG RD	LODI	CA	95240
3729032	UHLICH, ERVIN H & ARLUE M TR	317 W WALNUT ST	LODI	CA	95240
3729033	ELLSBURY, BONNIE TR	118 S LEE AVE	LODI	CA	95240
3729034	WALL, JULIE ANN TR	122 S LEE AVE	LODI	CA	95240
3729035	LAROCCA, ROBERT	321 N WALNUT ST	LODI	CA	95240
3729036	ALLEN, MARILEE E	401 W WALNUT ST	LODI	CA	95240
3729037	KNITTEL, CLAYTON R TR	1707 W ELM ST	LODI	CA	95242
3729038	JOHNSON, WILLIAM F TR	907 TARA PL	LODI	CA	95240
3729042	GLENN, JERRY L & SUSAN Y ETAL	2443 MACARTHUR PKWY	LODI	CA	95242
3729043	CHIURAZZI, RICHARD	5063 OAK MELLO CT	ELK GROV	CA	95758
3729044	SIMMONS, SHARON	106 S SUNSET	LODI	CA	95240
3729045	BEACH, LAURIE A	301 W WALNUT ST	LODI	CA	95240
3729046	PECK, DENNIS & JULIE	309 W WALNUT ST	LODI	CA	95240
3729047	PECK, DENNIS & JULIE	309 W WALNUT ST	LODI	CA	95240
3730002	SANGUINETTI, STEPHEN M & ELLIC	518 STURLA ST	LODI	CA	95240
3730003	BRAND, MARK DOUGLAS ETAL	21815 NE 104TH PL	REDMOND	WA	98053
3730004	TROXEL, JAMES & JEWELL TR	10 CHRISDUMAR LN	PETALUM	CA	94952
3730005	ANDERSON, RAYMOND F & K J	402 W WALNUT ST	LODI	CA	95240
3730006	ROTHENBERGER, KARL	211 S LEE AVE	LODI	CA	95240
3730007	VIEL, ROBERT A	PO BOX 622	RIO VISTA	CA	94571
3730008	MEISSNER, MARK G & KRISTINE N	316 W WALNUT ST	LODI	CA	95240
3730009	PHILLIPS, DANIEL A & JUDY K TR	312 W WALNUT ST	LODI	CA	95240
3730010	MCCONAHEY, PAUL L III & ROBERT	PO BOX 93	ACAMPO	CA	95220
3730011	MANLEY, PATRICK J M & EVELYN D	PO BOX 2584 STE 2100	LODI	CA	95241
3730012	MCCARTY, MATHEW L & GRETA L TR	417 RIVER MEADOWS DR	WOODBRI	CA	95258
3730013	COMBS, ROBERT F & JEAN M TR	600 W PINE ST	LODI	CA	95240
3730014	HERMOSILLO, TONY & CHRISTIA M	4554 HILDRETH LN	STOCKTO	CA	95212
3730015	HERRMAN, GERALD LEROY TR	PO BOX 203	HAYWARD	CA	94543

Walnut Street Vacation Public Hearing Mailing list

3730016	WEYAND, MICHAEL & J M	229 S PLEASANT AVE	LODI	CA	95240
3730017	BECHILL, ROBERT DAVID & PAMELA	233 PLEASANT AVE	LODI	CA	95240
3730018	DONNELLY, KEVIN DENNIS & CATHY	500 160 AVE NE UNIT 2213	BELLEVUE	WA	98004
3730019	SUHAIMI, SUNYO L TR ETAL	631 DROMANA CT	SAN RAMON	CA	94582
3730020	OSMAN, KHADEJI	5748 DALE RD	MODESTO	CA	95356
3730025	RATHJEN, BENJAMIN & P N	236 S LEE	LODI	CA	95240
3730026	MARLESE, JAN ETAL	232 S LEE AVE	LODI	CA	95240
3730027	POWELL, ROBERT M & ROBIN E	230 S LEE AVE	LODI	CA	95240
3730028	SCHOCK, HOWARD & PATTY K TR	224 S LEE AVE	LODI	CA	95240
3730029	PERICAO, JOSEPH M ETAL	219 N MAIN ST	LODI	CA	95240
3730030	HERSKOVIC, PHIL TR ETAL	12 S ROSE ST	LODI	CA	95240
3730058	DE LA CRUZ, SERGIO A ETAL	317 W LODI AVE	LODI	CA	95240
3730059	FINANCIAL ENTERPRISES LP	PO BOX 306	ACAMPO	CA	95220
3730060	REED, CHAD C & SHELBY K TR	2351 W MARCH LN #A	STOCKTON	CA	95207
3730061	TAVES, MELVIN S	16 S CRESCENT AVE	LODI	CA	95240
4304101	POLANSKY, GERALD W & CAROL Z T	2418 FARNSWORTH DR	LIVERMORE	CA	94551
4304102	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304103	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304104	1ST METHODIST CHURCH OF LODI	200 W OAK ST	LODI	CA	95240
4304105	1ST METHODIST CHURCH OF LODI	200 W OAK ST	LODI	CA	95240
4304106	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304107	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304108	PASTOR OF ST ANNE CHURCH	215 W WALNUT ST	LODI	CA	95240
4304204	BANK OF THE WEST	1450 TREAT BLVD	WALNUT	CA	94597
4304205	J & B RENTALS LLC	PO BOX 707	LODI	CA	95241
4304206	STEPHENS, DALE ALAN	224 S PLEASANT AVE	LODI	CA	95240
4304210	PASTOR OF ST ANNE CHURCH	215 W WALNUT ST	LODI	CA	95240
4304211	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304213	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240

Walnut Street Vacation Public Hearing Mailing list

4304214	PASTOR ST ANNE CHURCH CORP	215 W WALNUT ST	LODI	CA	95240
4304215	STEPHENS, ROGER E & JULIE	342 TARANSAY CT	STOCKTO	CA	95210
4304301	BAFFONI, IVERN V TR ETAL	540 KENSINGTON WAY	LODI	CA	95242
4304302	HOHN PROPERTIES 110 LLC	5420 T STREET	SACRAME	CA	95819
4304303	KIRSTEN, DAVID A & PATRICIA M	PO BOX 2607	LODI	CA	95241
4304304	LODI, CITY OF				0
4304305	BIDDLE, PHILLIP E & BONNIE G T	309 MOKELUMNE RIVER DR	LODI	CA	95240
4304307	GLICK, SUZANNE GUSLANI ETAL	165 W CLEVELAND ST #2	STOCKTO	CA	95204
4304310	MORRIS BROWN REALTY PTP	2929 SW VESTA ST	PORTLAN	OR	97219
4304312	FLUETSCH, MICHAEL & KRISTINA T	2024 EDGEWOOD DR	LODI	CA	95242
4304313	LODI, CITY OF				0
4304314	LODI, CITY OF				0
4304315	LODI, CITY OF				0
4304316	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4304317	PHILLIPS, DANIEL A & JUDY K TR	312 W WALNUT ST	LODI	CA	95240
4304401	LODI NATIONAL BANK	PO BOX 1110	STOCKTO	CA	95201
4304410	MARINI, RICHARD A JR & SHARON	840 TILDEN DR	LODI	CA	95242
4304411	LODI, CITY OF				0
4304413	BANK OF STOCKTON	PO BOX 1110	STOCKTO	CA	95201
4304414	SCHOOL STREET PROPERTIES LLC	203 S SCHOOL ST	LODI	CA	95240
4305001	PIHL, TERESA LEE ETAL	232 S PLEASANT AVE	LODI	CA	95240
4305002	HIRAMOTO, DAVID TR ETAL	2067 KENT DR	LOS ALTO	CA	94024
4305003	HIRAMOTO, DAVID TR ETAL	2067 KENT DR	LOS ALTO	CA	94024
4305004	LOW, ROBERT M TR ETAL	215 C WEST LODI AVE	LODI	CA	95240
4305005	MEISSNER, ROSA TR ETAL	2387 FUNSTON AVE	SAN FRAN	CA	94116
4305006	MEISSNER, ROSA TR ETAL	2387 FUNSTON AVE	SAN FRAN	CA	94116
4305008	FARMERS & MERCHANTS BANK, LODI	PO BOX 3000	LODI	CA	95241
4305015	MCCAULEY, MARJORIE L TR	1118 TENEIGHTH WAY	SACRAME	CA	95818
4305016	MCCAULEY, MARJORIE L TR	1118 TENEIGHTH WAY	SACRAME	CA	95818
4305017	INGRUM, DANIEL B & CAROL L TR	220 S SCHOOL ST	LODI	CA	95240
4305018	PRESSER, JAN	1415 MIDVALE RD	LODI	CA	95240

Walnut Street Vacation Public Hearing Mailing list

4326001	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4326002	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4326003	DOWNTOWN PARTNERS LLC	4350 E CAMELBACK RD STE E-250	PHOENIX	AZ	85018
4326004	DOWNTOWN LODI PARTNERS LLC	7663 E VIA DE VENTURA	SCOTTSD	AZ	85258
4326005	ROSA, RANDALL W & CHRISTIE C	115 S SCHOOL ST #6	LODI	CA	95240
4326006	KIRSTEN, DAVID A & PATRICIA M	PO BOX 2607	LODI	CA	95241
4326007	WORFOLK, DAVID E & BETH A TR E	16178 N LOCUST TREE RD	LODI	CA	95240
4326008	SPARK PROPERTIES ETAL	115 S SCHOOL ST STE G	LODI	CA	95240