

**CERTIFICATE OF COMPLETION**

San Joaquin LAFCo  
509 West Weber Avenue, Suite 420  
Stockton, CA 95203

Doc #: 2021-030522  
02/18/2021 12:24:46 PM  
Page: 1 of 8 Fee: \$0  
Steve J. Bestolarides  
San Joaquin County Recorders  
Paid By: SHOWN ON DOCUMENT



Short Form Designation:

**TRA VIGNE REORGANIZATION TO THE CITY OF STOCKTON (LAFC 16-20)**

Tra Vigne Reorganization of 343.24 ± acres to the City of Stockton with concurrent detachments from the Waterloo-Morada Fire Protection District and San Joaquin Resource Conservation District.

1. Filed pursuant to action by City of Stockton
2. The name of each district or city involved in this change of organization or reorganization and the kind or type of change of organization ordered to each such city or district as follows:

<u>CITY OR DISTRICT</u>	<u>TYPE OF CHANGE OF ORGANIZATION</u>
City of Stockton	Annexation
Waterloo-Morada Fire Protection District	Detachment
San Joaquin Resource Conservation District	Detachment

3. The city or districts are located in the following county: San Joaquin.
4. Boundary descriptions for said change have been attached as Exhibit "A".
5. Terms and conditions, if any, are provided in Resolution 1440, attached.
6. I hereby certify that the action taken by adoption of the above cited resolution complies with the boundaries and conditions specified by the San Joaquin Local Agency Formation Commission in said resolution.

  
 \_\_\_\_\_  
 MITZI STINES, COMMISSION CLERK  
 San Joaquin Local Agency Formation Commission

FOR JAMES E. GLASER, EXECUTIVE OFFICER  
 San Joaquin Local Agency Formation Commission

Completion Date: February 17, 2021

RESOLUTION NO. 1440

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION APPROVING  
THE TRA VIGNE REORGANIZATION TO THE CITY OF STOCKTON  
WITH CONCURRENT DETACHMENTS FROM THE WATERLOO-MORADA FIRE  
PROTECTION DISTRICT AND THE SAN JOAQUIN COUNTY RESOURCE CONSERVATION  
DISTRICT (L AFC 16-20)**

WHEREAS, the above entitled proposal was initiated by resolution by the City of Stockton and on November 11, 2020 the Executive Officer certified the application filed for processing in accordance with the Local Government Reorganization Act of 2000; and

WHEREAS, the Commission held a telephonic public hearing on the proposed reorganization on January 14, 2021, pursuant to notice of hearing which was published, posted, and mailed in accordance with State law; and

WHEREAS, in accordance with Governor's Executive Order N33-20, LAFCo has arranged for members of the public to observe and address the meeting telephonically and by Zoom.

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the proposal and all persons were given an opportunity to address the hearing telephonically; and

WHEREAS, the City of Stockton certified and adopted an Environmental Impact Report (State Clearinghouse No. 2016022061) with a Statement of Overriding Considerations and adopted a Mitigation Monitoring and Reporting Program for the Tra Vigne Reorganization Project;

WHEREAS, the subject territory is uninhabited and did not have 100% owner consent;

WHEREAS, annexation of the proposed territory creates an island of unincorporated territory;

WHEREAS, the Commission has, in evaluating the proposal considered the report submitted by the Executive Officer, the factors set forth in Section 56668 of the California Government Code and testimony and evidence presented at the public hearing held on August January 14, 2021.

**NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES  
HEREBY RESOLVE, DETERMINE, AND ORDER as follows:**

Section 1. Certifies that, as a Responsible Agency, the Commission has independently reviewed and considered the Environmental Impact Report (State Clearinghouse No. 2016022061) with a Statement of Overriding Considerations and adopted a Mitigation Monitoring and Reporting Program as certified by the City of Stockton.

Section 2. Finds that the proposal is uninhabited and did not have 100% owner consent.

Section 3. Waives the protest hearing pursuant to Section 56663.

Section 4. Waives the restriction of the Local Government Reorganization Act of 2000 prohibiting the creation of an unincorporated island and finds such restriction would be detrimental to the orderly development of the community.

Section 5. Approves the annexation of the Tra Vigne Reorganization to the City of Stockton with concurrent detachments from the Waterloo-Morada Fire Protection District and the San Joaquin County Resource Conservation District with the boundary description attached hereto as Exhibit A.

Section 6. Finds, pursuant to Government Code Section 56856.5, the reorganization is necessary to provide services to a planned, well-ordered, and efficient urban development pattern that includes appropriate consideration of the reservation of open-space lands within those urban development patterns.

PASSED AND ADOPTED this 14<sup>th</sup> day of January 2021, by the following roll call votes:

AYES: Commissioner Breitenbucher, Johnson, Krumeich, Villapudua and Chairman  
Pro Tem Patti

NOES: None

ABSENT: None



TOM PATTI, Chairman Pro Tem  
San Joaquin Local Agency  
Formation Commission

**EXHIBIT "A"****LEGAL DESCRIPTION****TRA VIGNE ANNEXATION  
TO THE CITY OF STOCKTON,  
SAN JOAQUIN COUNTY, CALIFORNIA  
(LAFC 16-20)**

ALL that certain real property, being portions of Sections 1, 2 and 3, Township 2 North, Range 6 East, and Sections 35 and 36, Township 3 North, Range 6 East, Mount Diablo Meridian, County of San Joaquin, State of California, being more particularly described as follows:

BEGINNING at a point on the North line of said Section 1, said Point of Beginning being 50.00 feet distant at right angles from the original located center of Southern Pacific Company's main track and being a point on the existing City Limits line of the City of Stockton, also said Point of Beginning bears South 89°29'52" East, 202.56 feet from the Northeast corner of said Section 2;

1. thence along said existing City Limits line, South 03°44'48" West, a distance of 1740.17 feet;
2. thence leaving said existing City Limits line and proceeding North 86°15'12" West, a distance of 150.00 feet to a point on the existing thread of Bear Creek, last said point being 200.00 feet distant at right angles from said original located center of Southern Pacific Company's main track;
3. thence along said thread of Bear Creek the following fifteen (15) courses:
  - North 60°51'12" West, a distance of 146.89 feet
  4. North 88°27'12" West, a distance of 86.78 feet;
  5. South 63°07'48" West, a distance of 297.56 feet;
  6. South 78°46'48" West, a distance of 173.60 feet;
  7. North 87°07'12" West, a distance of 285.17 feet;
  8. North 73°04'12" West, a distance of 153.97 feet;
  9. North 49°51'12" West, a distance of 187.36 feet;
  10. North 66°43'12" West, a distance of 73.31 feet;
  11. South 76°50'48" West, a distance of 74.27 feet;
  12. South 34°25'48" West, a distance of 231.07 feet;
  13. South 61°59'48" West, a distance of 227.52 feet;
  14. South 37°28'48" West, a distance of 328.76 feet;
  15. South 62°58'48" West, a distance of 272.00 feet;
  16. South 57°28'48" West, a distance of 201.25 feet;
  17. South 43°19'48" West, a distance of 225.40 feet to a point on the North-South centerline of said Section 2;
  18. thence leaving said thread and proceeding along said North-South centerline, South 02°45'07" East, a distance of 97.52 feet to the center ¼ corner of said Section 2;
  19. thence continuing along said North-South centerline, South 02°45'07" East, a distance of 70.77 feet to a point on the Southeasterly boundary of that certain property described in a Quitclaim Deed dated September 27, 1983, as Instrument Number 83070793, San Joaquin County Records;
  20. thence along said Southeasterly boundary the following twelve (12) courses:
    - South 64°49'23" West, a distance of 303.19 feet;
    21. South 85°34'23" West, a distance of 150.00 feet;
    22. North 71°40'37" West, a distance of 300.00 feet;

23. South 87°19'23" West, a distance of 75.00 feet;
24. South 40°24'23" West, a distance of 300.00 feet;
25. South 47°49'23" West, a distance of 175.00 feet;
26. South 58°04'23" West, a distance of 600.00 feet;
27. South 34°54'23" West, a distance of 560.00 feet;
28. South 29°59'23" West, a distance of 600.00 feet;
29. South 25°34'23" West, a distance of 300.00 feet;
30. South 45°04'23" West, a distance of 100.00 feet;
31. South 58°04'23" West, a distance of 2.72 feet to a point on the Easterly right-of-way line of West Lane (variable width), last said point being the northeast corner of that certain parcel as described in Easement Deed to the City of Stockton, filed for record April 3, 2008 as Document Number 2008-053542, San Joaquin County Records;
32. thence along said Easterly right-of-way line South 02°28'13" East, a distance of 98.18 feet to a point on the City Limits Line;
33. thence along said City Limits Line South 86°37'39" West, a distance of 131.05 feet to the West line of the 25-foot wide strip as described in Grant Deed to the State of California, filed for record June 12, 1885 in Book "A" of Deeds, Volume 58, Page 8, San Joaquin County Records;
34. thence along last said West line, North 03°00'55" West, a distance of 2210.24 feet to a point on the East-West centerline of said Section 3;
35. thence along said East-West centerline South 89°44'36" East, a distance of 25.04 feet to the West 1/4 corner of said Section 2;
36. thence along the West line of said Section 2, parallel and 110.00 feet distant at right angles from said Easterly right-of-way line, North 03°01'59" West, a distance of 2751.29 feet to the Northwest corner of said Section 2;
37. thence along the West line of said Section 35, North 00°00'59" East, a distance of 40.00 feet to a point on the North right-of-way line of Eight Mile Road (80 feet wide);
38. thence along said North right-of-way line South 89°39'55" East, a distance of 130.00 feet to a point on the Easterly line of that certain real property, as described in Grant Deed to the County of San Joaquin, filed for record January 18, 1964 in Book 2775 of Official Records, at Page 43, San Joaquin County Records;
39. thence along last said Easterly line South 12°29'50" East, a distance of 10.26 feet to a point on said North right-of-way line of Eight Mile Road, last said point being 30.00 feet distant at right angles from the North line of said Section 2;
40. thence along said North right-of-way line of Eight Mile Road, parallel with and 30.00 feet distant at right angles from said North line of Section 2, South 89°39'55" East, a distance of 1455.70 feet to the Southeast corner of that certain real property, as described in Grant Deed to Juan I. Calderon et ux, filed for record on May 18, 2016 as Document No. 2016-057490, San Joaquin County Records;
41. thence along the East line of said Calderon property, North 01°12'05" East, a distance of 10.00 feet to a point, which is 40.00 feet distant at right angles from said North line of Section 2, last said point being also a point on the North right-of-way line of Eight Mile Road (80-foot wide);
42. thence along said North right-of-way line, parallel with said North line of Section 2, South 89°39'55" East, a distance of 1081.24 feet;
43. thence continuing along said North right-of-way line South 89°00'51" East, a distance of 1455.58 feet to a point on the West line of that certain property, as described in Easement Deed to the City of Stockton, filed for record February 25, 2010 as Document No. 2010-026980, San Joaquin County Records;

44. thence along last said West line North  $00^{\circ}11'04''$  West, a distance of 27.01 feet to a point which is 67.01 feet distant at right angles from said North line of Section 2;
45. thence along the North line of said Easement Deed to the City of Stockton the following four (4) courses: parallel with said North line of Section 2 South  $89^{\circ}00'51''$  East, a distance of 170.01 feet;
46. North  $00^{\circ}59'09''$  East, a distance of 35.50 feet to a point which is 102.51 feet distant at right angles from said North line of Section 2;
47. parallel with said North line of Section 2 South  $89^{\circ}00'51''$  East, a distance of 214.65 feet;
48. North  $87^{\circ}05'11''$  East, a distance of 315.31 feet to a point on the Easterly line of Lot 29, as shown on that certain map titled "Map of Morse Colony", filed for record July 3, 1895 in Volume 2 of Maps & Plats, at Page 19, San Joaquin County Records;
49. thence along said Easterly line of Lot 29 South  $00^{\circ}10'36''$  East, a distance of 83.97 feet to a point on said North right-of-way line, last said point being 40.00 feet distant at right angles from said North line of Section 2;
50. thence parallel with last said North line and along said North right-of-way line South  $89^{\circ}00'51''$  East, a distance of 495.75 feet;
51. thence continuing along said North right-of-way line and its Easterly extension South  $89^{\circ}29'52''$  East, a distance of 204.66 feet to a point which is 50.00 feet distant at right angles from aforesaid original located center of Southern Pacific Company's main track, being also a point on aforesaid existing City Limits line of the City of Stockton;
52. thence along said existing City Limits line, South  $03^{\circ}44'48''$  West, a distance of 40.06 feet to the Point of Beginning.

Containing 343.27 acres, more or less.

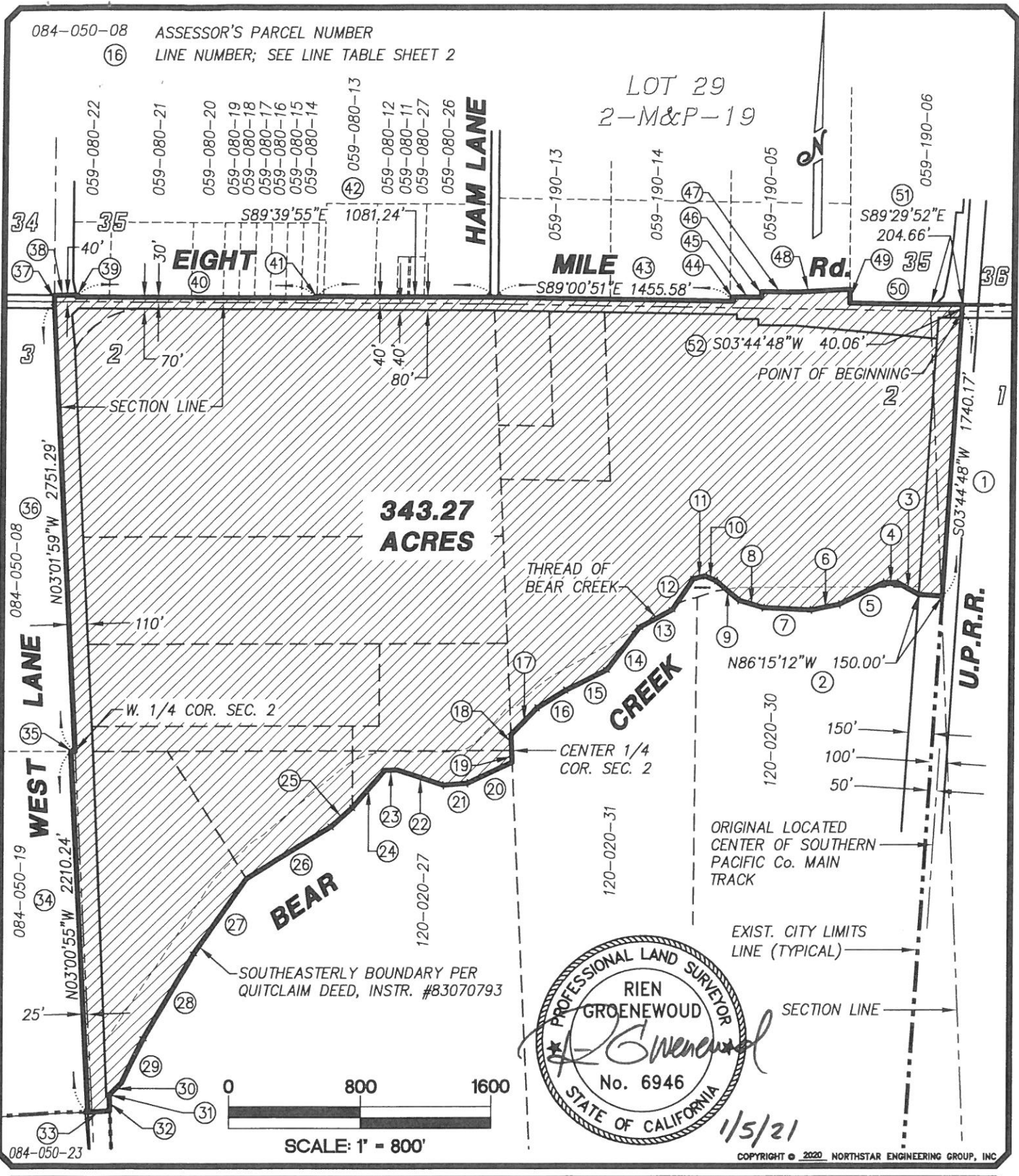
A grid bearing of North  $72^{\circ}20'31''$  East between found City of Stockton Monuments "4N-8" and "9N-18" was used as a basis for all bearings. All distances are ground.

This legal description as described is delineated on the accompanying "Exhibit B" and made a part hereof for reference purposes.



1/5/21

  
Rien Groenewoud, P.L.S. 6946



DWC NAME: K:\J15-1532 Bear Creek East Specific Plan\Map\Maping\Exhibit\J15-1532 LAFCD Tra Vigne Annex Exhibit.dwg PLOTTED: 01/05/21 15:33

**NorthStar**  
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 (209) 524-3525 Phone (209) 524-3526 Fax

**TRA VIGNE**  
 ANNEXATION to the CITY of STOCKTON  
**EXHIBIT "B"**  
 (LAFCD 16-20)  
 STOCKTON SAN JOAQUIN Cnty CALIFORNIA

JOB:	J15-1532
DATE:	01/05/21
SCALE:	1"=800'
DRAWN:	RG
DESIGN:	RG
CHK'D:	RG
SHEET	01 OF 02

THREAD OF BEAR CREEK		
LINE TABLE		
LINE #	BEARING	LENGTH
3	N 60°51'12" W	146.89'
4	N 88°27'12" W	86.78'
5	S 63°07'48" W	297.56'
6	S 78°46'48" W	173.60'
7	N 87°07'12" W	285.17'
8	N 73°04'12" W	153.97'
9	N 49°51'12" W	187.36'
10	N 66°43'12" W	73.31'
11	S 76°50'48" W	74.27'
12	S 34°25'48" W	231.07'
13	S 61°59'48" W	227.52'
14	S 37°28'48" W	328.76'
15	S 62°58'48" W	272.00'
16	S 57°28'48" W	201.25'
17	S 43°19'48" W	225.40'

LINE TABLE		
LINE #	BEARING	LENGTH
32	S 02°28'13" E	98.18'
33	S 86°37'39" W	131.05'
35	S 89°44'36" E	25.04'
37	N 00°00'59" E	40.00'
38	S 89°39'55" E	130.00'
39	S 12°29'50" E	10.26'
40	S 89°39'55" E	1455.70'
41	N 01°12'05" E	10.00'
44	N 00°11'04" W	27.01'
45	S 89°00'51" E	170.01'
46	N 00°59'09" E	35.50'
47	S 89°00'51" E	214.65'
48	N 87°05'11" E	315.31'
49	S 00°10'36" E	83.97'
50	S 89°00'51" E	495.75'

LINE TABLE		
LINE #	BEARING	LENGTH
18	S 02°45'07" E	97.52'
19	S 02°45'07" E	70.77'

SOUTHEASTERLY BOUNDARY PER QUITCLAIM DEED, INSTR. #83070793		
LINE TABLE		
LINE #	BEARING	LENGTH
20	S 64°49'23" W	303.19'
21	S 85°34'23" W	150.00'
22	N 71°40'37" W	300.00'
23	S 87°19'23" W	75.00'
24	S 40°24'23" W	300.00'
25	S 47°49'23" W	175.00'
26	S 58°04'23" W	600.00'
27	S 34°54'23" W	560.00'
28	S 29°59'23" W	600.00'
29	S 25°34'23" W	300.00'
30	S 45°04'23" W	100.00'
31	S 58°04'23" W	2.72'



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DWG NAME: K:\15-1532 Bear Creek East Specific Plan\Map\Map\Exhibits\15-1532 LAFCD Tra Vigne Annex Exhibit.dwg PLOTTED: 01/05/21 15:30

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**TRA VIGNE**  
**ANNEXATION to the CITY of STOCKTON**  
**EXHIBIT "B"**  
**(LAFCD 16-20)**  
**STOCKTON SAN JOAQUIN Cnty CALIFORNIA**

JOB: J15-1532  
DATE: 01/05/21  
SCALE: NO SCALE  
DRAWN: RG  
DESIGN: RG  
CHK'D: RG  
SHEET  
**02**  
OF **02**