

CITY COUNCIL MEETING

MARCH 18, 1981

Continued March 18, 1981

NOMA
REORGANIZATION
RES. NO. 81-28

Following introduction of the matter by Community Development Director Schroeder, Council, on motion of Councilman Pinkerton, McCarty second, certified the filing of the Negative Declaration on the Noma Reorganization with the following findings:

- a) The subject area conforms to the General Plan
- b) The subject area is properly zoned
- c) The developer of the subject property is to pay the appropriate fees to the Lodi Unified School District as a condition to mitigate the impaction on the Lodi Unified School District

On motion of Councilman Pinkerton, Katnich second, Council adopted Resolution No. 81-28 - "Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the matter of the proposed "Noma Reorganization", including the detachment of said territory from the Woodbridge Rural Fire Protection District.

JUSTIFICATION OF PROPOSAL
for Reorganization or Change of Organization Affecting Local Agencies

Filed with Local Agency Formation Commission of San Joaquin County
c/b Dewey E. Mansfield, Executive Officer
County Courthouse, Room 153
222 East Weber Avenue Phone: (209) 944-2196
Stockton, California 95202

Date: 3-6-81

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

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

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

- Three (3) copies of this completed "Justification of Proposal"
- Fifteen (15) copies of legal metes and bounds description of affected territory - consistent with standards acceptable to the County Surveyor's Office
- Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" x 11" which is the most preferable size and shall be no larger than 18" x 26").
- Filing & processing fees in accordance with LAFCO fee schedule

The following persons (not to exceed three) are to be mailed copies of the Executive Officer's Report and notice of commission hearings regarding the subject proposal.

ALICE M. REIMCHE, CITY CLERK, 221 West Pine Street, Lodi, CA 95240

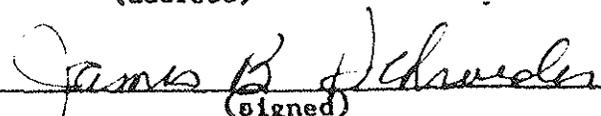
(name) (address)

TOM NOMA, 4131 E. Almond Drive, Lodi, CA 95240

(name) (address)

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

(name) (address)



(signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

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

- Local agency organization changes hereby proposed--designate affected agencies and annexations by name:
NOMA REORGANIZATION. Annex territory to the City of Lodi. Detach territory from the Woodbridge Fire Protection District.

- Statutory provisions governing proceedings:
Title 6, Division 1 (commencing with Sec. 56000) of the California Government Code District Reorganization Act of 1965.

3. Do proposed boundaries create an island or corridor of unincorporated territory?
NO
4. Do proposed boundaries split lines of assessment or ownership?
NO
5. Land area affected: square miles _____ acres 20 acres
6. Population in subject area: 2 7. Number of registered voters: 2
8. Registered voter density (per acre): .10 9. Number of dwelling units: 1
10. Estimate of population increase in next 10 years:
250⁺
11. Present land use of subject area:
Parcel is in agriculture use. Surrounding area is a mixture of residential, commercial, industrial and agricultural.
12. What is the intended development of this area:
Residential.
13. Present zoning:
R-2, Residential single-family
14. Describe proposed zoning changes:
None.
15. Assessed value of land: \$ 56,610
16. Assessed value of improvements: \$ 30,702
17. Value of publicly owned land in area: \$ -0-
18. Governmental services required by this proposal which are not presently available:
Development would require utility extensions and provision of municipal services.
19. What alternative measures would provide services listed in Item 18 above?
County services and private well and septic tank.
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal?
Minor extension of streets, water, sewer and storm lines.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?
Not known at this time.
22. How will such costs be met?
Developer will be responsible for major costs.
23. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property?
No.
24. Check here if you are submitting further comments and evaluations on additional pages.

NOMA REORGANIZATION
057-160-14

KETTLEMAN

LANE

LANE

CHEROKEE

CHERO

12

13

ACACIA

STREET

LIEBIG

CHARLES STREET

WASHINGTON

VOELKER

STREET

ELGIN AVENUE

ACADEMY

VALLEY AVENUE

L ST

STREET

ALMOND

DRIVE

CITY LIMITS

STOCKTON

STATE

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment": Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date March 3, 1981 Project Title: NOMA REORGANIZATION

Responsible Agency: Lodi Planning Dept. Contact Person: JAMES B. SCHROEDER

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

CITY OF LODI

Address: 221 West Pine Street City: Lodi, CA County: San Joaquin County

Area Code: (209) Phone: 334-5634

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant, Tom Noma, is requesting annexation of a 20 plus acre parcel to the City of

Lodi: The parcel is located on the north side of Almond Drive., West of Cherokee Lane;

The property is designated Residential low density (1-10 units per acre) by both the San

Joaquin County & Lodi General Plan. The area is also zoned R-2, Residential single family

(5-6 units per acre) by San Joaquin County & Lodi: The project area was covered by the

"Southeast Lodi EIR 79-3." Copies are available from the Planning Department.

Project Location City: LODI Project Location County: SAN JOAQUIN COUNTY

March 16, 1981

Last Date to Appeal: _____ Address Where Preliminary Environment Assessment is Available:

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634

NOMA REORGANIZATION NEGATIVE DECLARATION

Project Description

The proposed Noma Reorganization is a 20⁺ acre annexation to the City of Lodi. The project will also include detachment from the Woodbridge Fire Protection District.

The annexation is located north of Almond Drive between Chreokee Lane and Stockton Street. (See attached maps).

The subject property is designated low-density residential (1-10 units per acre) in both the San Joaquin County and City of Lodi General Plans. The parcel is zoned R-2, residential single-family by the San Joaquin County, and was rezoned R-2, residential single-family (average 5-6 units per acre) by the City of Lodi in 1973.

The parcel is adjacent to the existing City limits. To the north and east are existing commercial and residential uses. On the south are scattered residences and two approved residential projects. On the west are mixtures of agricultural, scattered residential and industrial uses.

ENVIRONMENTAL EFFECTS

The annexation will have no significant effects on the environment. Future development of the property could affect the environment. Those impacts were discussed in the Southeast Lodi EIR 79-3 prepared by the City of Lodi Community Development Department.

Development with residential use could result in up to 100-120 dwelling units. The property has the appropriate zoning and General Plan Designation for this type of use and there are adequate utilities available in the area. The area is in Residential Growth Phase I.

Mitigation of the impact of additional students on the L.U.S.D. (estimated at 100-120 students) should be mitigated by requiring financial participation by the developer. This can be achieved by some form of payment by the developer to L.U.S.D. to help pay for additional classroom facilities. The exact form and amount of payment would be worked out by the developer and the L.U.S.D. based on the recommendations of the County-wide Task Force on School Financing.

TO: L.U.S.D.
LAFCo
Woodbridge Fire Protection Dist.
San Joaquin County

NOTICE OF PREPARATION
Negative Declaration

NOMA REORGANIZATION

Project Title

NORTH SIDE OF ALMOND DRIVE BETWEEN S. CHEROKEE LANE AND S. STOCKTON TO.

Project Location Specific

Description of nature, purpose, and beneficiaries of project: The applicant,

TOM NOMA, is requesting annexation of a 20 ac re parcel to the City of Lodi.

The parcel is located in the southeast section of Lodi and is surrounded by

the City on three sides. The parcel is currently designated low density

residential in both the S.J. County and Lodi General Plan (1-10 units/acre).

The existing S.J. County zoning is R-2, residential single family. The zoning

would permit 4-5 units per acre. No development plans have been submitted.

CITY OF LODI

DAVID MORIMOTO

(209) 334-5634

Lead Agency

Contact Person

Phone

221 West Pine Street, Lodi, CA 95240

Address

February 17, 1981

REVIEW PERIOD

Please comment by 3-10-81

Our agency would appreciate comments on the scope and areas in which your agency feels an environmental review should cover, as well as any data which may be pertinent to the project.

APD
057-16-14

ND/1980

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE NOMA REORGANIZATION
2. LOCATION North side of Almond Drive between Cherokee La & S. Stockton St. (See Map)
3. PROJECT DESCRIPTION The applicant, Tom Noma, is requesting annexation of 20 acres of land to the City of Lodi. The proposal will also include withdrawal from the Woodbridge Rural Fire District. The applicant has not submitted any development plans although the area is zoned R-2 by both the S.J.Co. & City of Lodi.
4. General Plan Designation (A) Existing (city), (B) Proposed Low Density Residential, 1-10 units per acre. No change proposed.
5. Site description and surrounding land use The subject property is in agricultural use. Areas to the north and east are commercial and residential. Areas to the south are agricultural and residential.
6. Zoning (A) Existing, (B) Proposed (A) R-2, Residential single family; (B) R-2. No change.

Will the Project Have a Significant Effect Through Any of the Following Impacts?

	<u>Yes</u>	<u>No</u>	<u>Maybe</u>
7. a. Substantial alteration of natural topography, soil or subsoil features.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially degrade surface or groundwater quality..	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete surface or groundwater resources.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially interfere with groundwater flow or recharge.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause a significant affect related to flood, erosion or siltation.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Substantial interference with the habitat of any species of fish, wildlife or plant.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Substantially increase ambient noise or glare level for adjoining areas.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Substantial reduction of existing cropland.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Adverse Impacts of project and their magnitude: Development of 20 acres at an R-2 zoning could result in 100⁺ dwelling units. 100⁺ students could be added to the school district.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: The school impactation will be mitigated by the payment of the "bedroom fee" and/or the implementation of the financing program being worked on by the countywide taskforce on school financing.

RECOMMENDATION

 Negative Declaration EIR X Conditional Negative Declaration

This property was included in the Southeast Lodi EIR 79-3.

Copies are available on request.

JAMES B. SCHROEDER
Environmental Review Officer

James B. Schroeder 2-20-81

NOMA REORGANIZATION
057-160-14

KETTLEMAN

LANE

LANE

CHEROKEE

CHERO

ACACIA

STREET

CHARLES STREET

WASHINGTON

YOELKER

STREET

ELGIN AVENUE

VALLEY AVENUE

ACADEMY

12

13

L 57

STREET

ALMOND

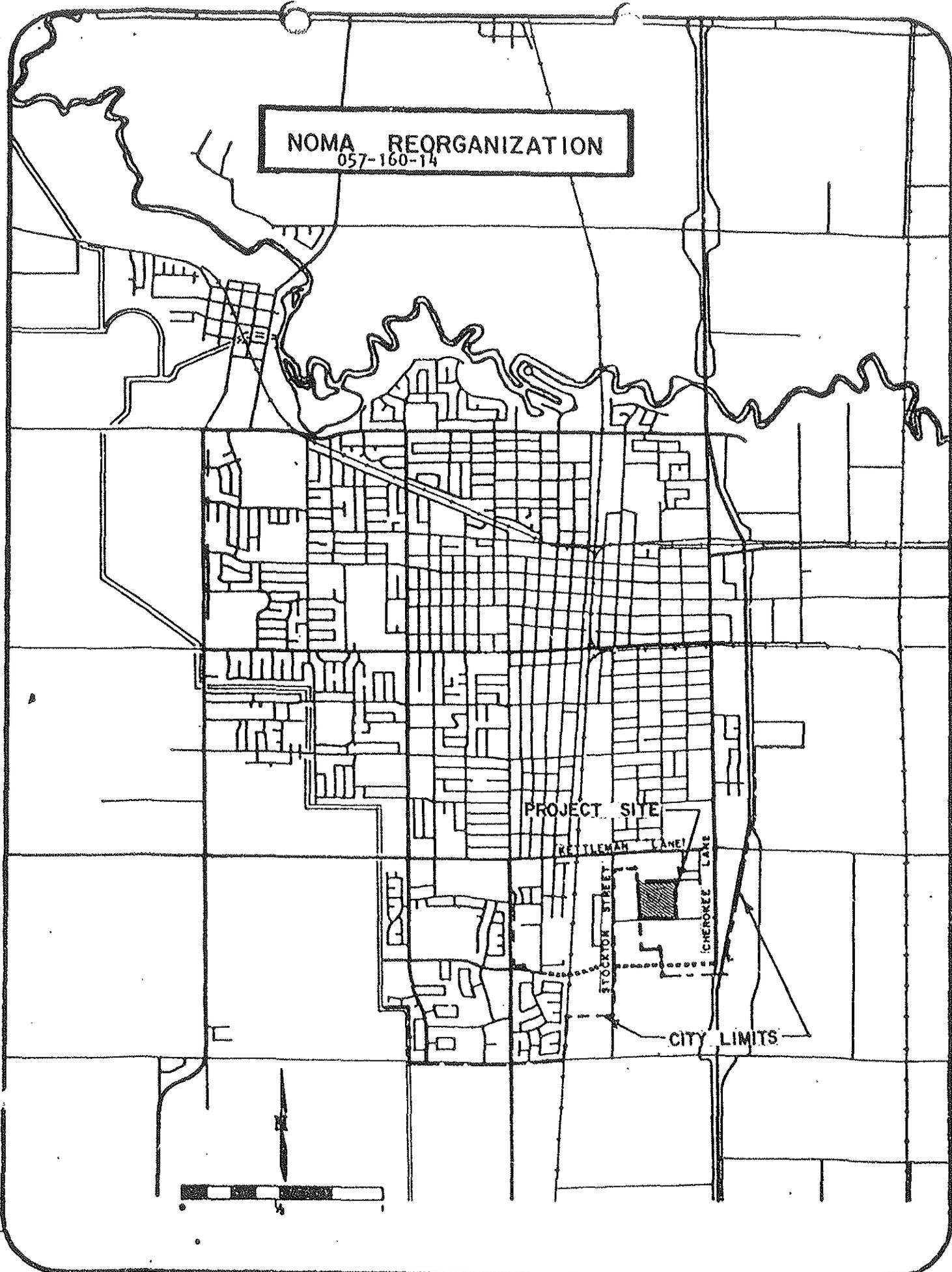
DRIVE

CITY LIMITS

STOCKTON

STATE

NOMA REORGANIZATION
057-160-14



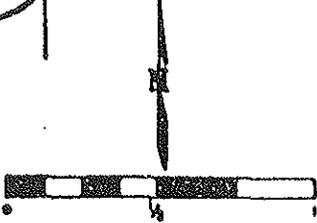
PROJECT SITE

KESTLEMAN LANE

STOCKTON STREET

CHERONEE LANE

CITY LIMITS



CITY COUNCIL

WALTER KATNICH, Mayor
JAMES A. McCARTY, Mayor Pro Tem
RICHARD L. HUGHES
ROBERT G. MURPHY
JAMES W. PINKERTON, Jr.

 CITY OF LODI

CITY HALL, 221 WEST PINE STREET
LODI, CALIFORNIA 95240
(209) 334-5634

HENRY A. GLAVES, Jr.
City Manager
ALICE M. REIMICHE
City Clerk
RONALD M. STEIN
City Attorney

March 25, 1981

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

Re: "NOMA ADDITION" REORGANIZATION TO THE CITY OF LODI AND
DETACHMENT FROM THE WOODBRIDGE RURAL FIRE PROTECTION
DISTRICT

Gentlemen:

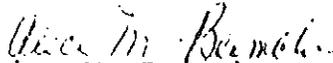
Enclosed please find the following documents pertaining to the
aforementioned reorganization and detachment:

1. Three (3) copies of "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description
of affected territory - consistent with standards accept-
able to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and
affected agencies (area and vicinity maps).
4. Filing fee of \$300.00
5. Seven (7) copies of Resolution 81-28 - "Resolution of the
Lodi City Council for the application to the San Joaquin
County Local Agency Formation Commission in the matter of
the proposed "Noma Addition" reorganization, including the
detachment of certain territory within the area proposed
for annexation to the City of Lodi".

Also enclosed please find a copy of the Negative Declaration.

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

Very truly yours,


Alice M. Reimiche
City Clerk

AR:dg

Enc,

JUSTIFICATION OF PROPOSAL
for Reorganization or Change of Organization Affecting Local Agencies

Filed with Local Agency Formation Commission of San Joaquin County
c/o Dewey E. Mansfield, Executive Officer
County Courthouse, Room 153
222 East Weber Avenue Phone: (209) 944-2196
Stockton, California 95202

Date: 3-6-81

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

- | | |
|--|---|
| <input type="checkbox"/> incorporate a city | <input type="checkbox"/> disincorporate a city |
| <input type="checkbox"/> form a district | <input type="checkbox"/> dissolve a district |
| <input checked="" type="checkbox"/> annex territory to an agency | <input checked="" type="checkbox"/> detach territory from an agency |
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To further deliberations by the Commission, we submit the following:

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2. Fifteen (15) copies of legal metes and bounds description of affected territory - consistent with standards acceptable to the County Surveyor's Office
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ALICE M. REICHE, CITY CLERK, 221 West Pine Street, Lodi, CA 95240

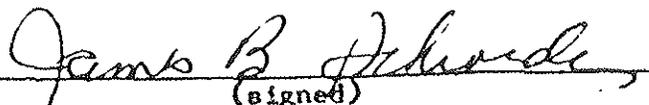
(name) (address)

DON MORITA, 24 N. Main Street, Lodi, CA 95240

(name) (address)

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

(name) (address)



(signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

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

1. Local agency organization changes hereby proposed--designate affected agencies and annexations by name:
NOMA REORGANIZATION. Annex territory to the City of Lodi. Detach territory from the Woodbridge Fire Protection District.

2. Statutory provisions governing proceedings:
Title 6, Division 1 (commencing with Sec. 56000) of the California Government Code District Reorganization Act of 1965.

3. Do proposed boundaries create an island or corridor of unincorporated territory?
NO
4. Do proposed boundaries split lines of assessment or ownership?
NO
5. Land area affected: square miles _____ acres 20 acres
6. Population in subject area: 2 7. Number of registered voters: 2
8. Registered voter density (per acre): .10 9. Number of dwelling units: 1
10. Estimate of population increase in next 10 years:
250⁺
11. Present land use of subject area:
Parcel is in agriculture use. Surrounding area is a mixture of residential, commercial, industrial and agricultural.
12. What is the intended development of this area:
Residential.
13. Present zoning:
R-2, Residential single-family
14. Describe proposed zoning changes:
None.
15. Assessed value of land: \$ 56,610
16. Assessed value of improvements: \$ 30,702
17. Value of publicly owned land in area: \$ -0-
18. Governmental services required by this proposal which are not presently available:
Development would require utility extensions and provision of municipal services.
19. What alternative measures would provide services listed in Item 18 above?
County services and private well and septic tank.
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal?
Minor extension of streets, water, sewer and storm lines.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?
Not known at this time.
22. How will such costs be met?
Developer will be responsible for major costs.
23. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property?
No.
24. Check here if you are submitting further comments and evaluations on additional pages

NOMA ADDITION

A portion of "A. J. LARSON'S SUBDIVISION" of the Northeast one-quarter of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian, the map or plat being filed in Book of Official Maps and Plats, Volume 2, page 4, San Joaquin County Records, and described as follows:

Beginning at the Southwest corner of GEWEKE ADDITION NO. 3, as annexed to the City of Lodi by Lodi City Resolution No. 4332, said point being also the Northwest corner of Lot 11 of said "A.J. LARSON'S SUBDIVISION;" thence North $87^{\circ} 07'$ East, along the existing City Limit line, 991.69 feet to the Northwest corner of ALMOND DRIVE ADDITION, as annexed to the City of Lodi by Lodi City Resolution No. 3630; thence South $00^{\circ} 38'$ East, along the existing City Limit line, 867.00 feet to a point in TANDY RANCH ADDITION, as annexed to the City of Lodi by Lodi City Resolution No. 80-36; thence South $86^{\circ} 44'$ West, along the existing City Limit line, 958.25 feet to the Northwest corner of said TANDY RANCH ADDITION; thence leaving said City Limit line, South $86^{\circ} 44'$ West, 35.75 feet, more or less, to the Southwest corner of Lot 11 of said "A. J. LARSON'S SUBDIVISION"; thence northerly, along the West line of said Lot 11, to the Northwest corner of said Lot and the point of beginning.

Containing 20.09 acres, more or less.

NOMA REORGANIZATION
057-160-14

KETTLEMAN LANE

CHERO

12

LANE

CHEROKEE

STATE

ACACIA

STREET

LERIC

CHARLES STREET

WASHINGTON

LANE

VOELKER

STREET

B

ELGIN AVENUE

VALLEY AVENUE

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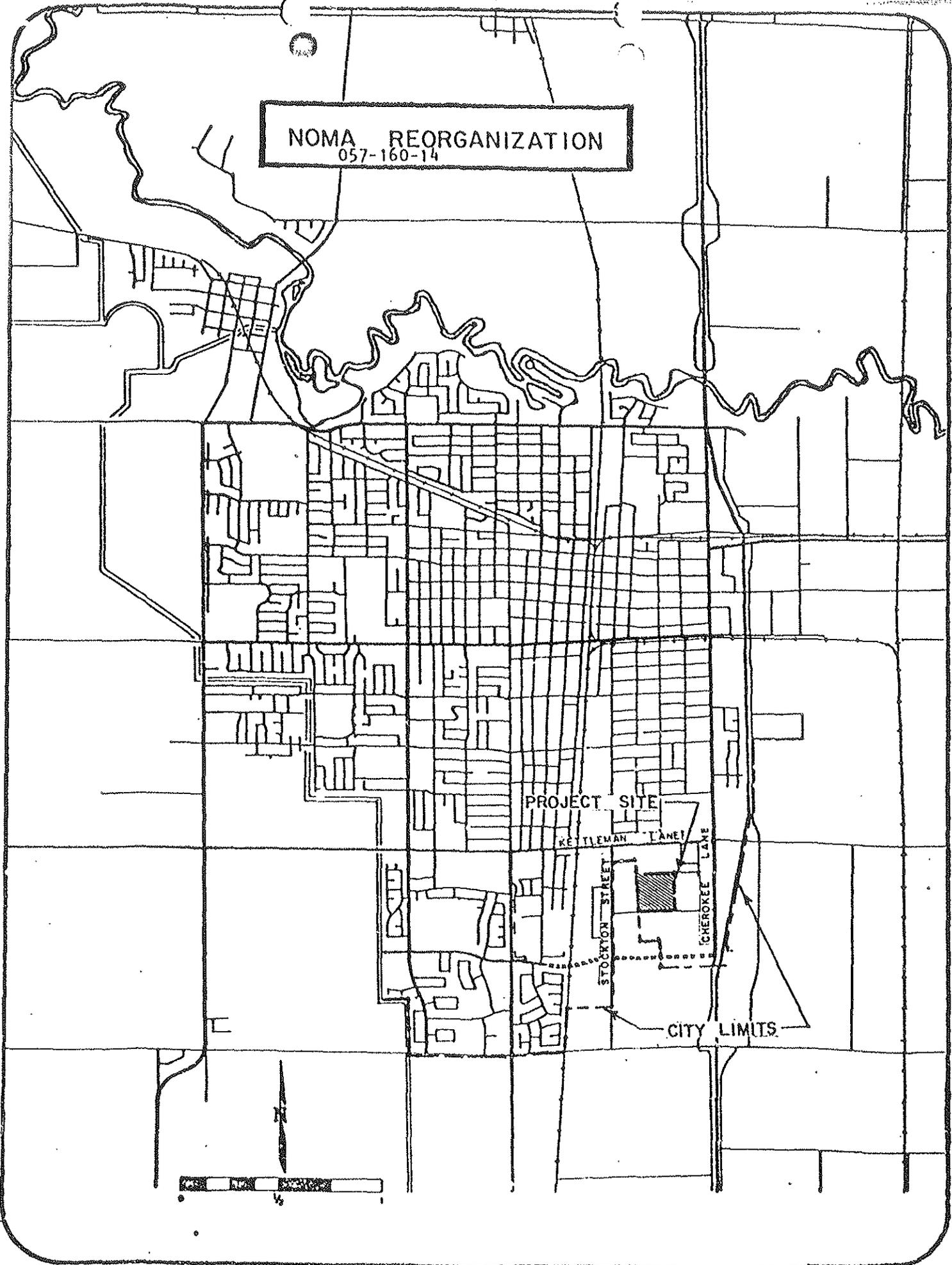
ALMOND

DRIVE

CITY LIMITS

STOCKTON

NOMA REORGANIZATION
057-160-14



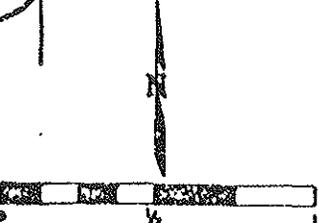
PROJECT SITE

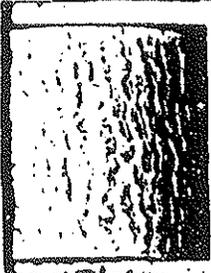
KETTLEMAN LANE

CHEROKEE LANE

STOCKTON STREET

CITY LIMITS





TOM M. NOMA
YURIKO NOMA
4131 E. ALMOND DRIVE
LODI, CALIF. 95240

3631

March 24th 1961 90-844
1211
\$300.00

PAY TO THE ORDER OF L.A.F.C.O.

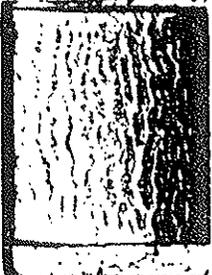
TOM M. NOMA
YURIKO NOMA 300 DOLS 00 CTS

DOLLARS

Farmers & Merchants Bank
OF CENTRAL CALIFORNIA
LODI, CALIFORNIA

Tom M. Noma

⑆1211⑆0844⑆000⑆22718⑆8⑆



RESOLUTION NO. 81-28

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION TO THE SAN SOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED "LOMA" REORGANIZATION INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

WHEREAS, this proposal is made pursuant to the District Reorganization Act of 1965 contained in Division 1 of Title 6 (commencing with Section 56000) of the California Government Code, and;

WHEREAS, the nature of the proposed change of organization is the annexation of the City of Lodi of an area comprising 20.09 acres, more or less, and the withdrawal of said 20.09 acres from the Woodbridge Rural Fire Protection District and described and depicted in Exhibit "A".

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

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

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

WHEREAS, the reasons for this proposal are as follows:

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

as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lodi that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Noma" reorganization which includes annexation of 20.09 acres from the Woodbridge Rural Fire Protection District as described and depicted in Exhibit "A" attached hereto. This is all subject to the aforementioned terms and conditions.

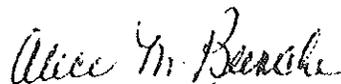
Dated: March 18, 1981

I hereby certify that Resolution No. 81-28 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 18, 1981 by the following vote:

Ayes: Councilmen - McCarty, Murphy, Hughes, Pinkerton and Katnich

Noes: Councilmen - None

Absent: Councilmen - None


ALICE M. REIMCHE
City Clerk

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment": Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date March 3, 1981 Project Title: NOMA REORGANIZATION

Responsible Agency: Lodi Planning Dept. Contact Person: JAMES B. SCHROEDER

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

CITY OF LODI

Address: 221 West Pine Street City: Lodi, CA County: San Joaquin County

Area Code: (209) Phone: 334-5634

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant, Tom Noma, is requesting annexation of a 20 plus acre parcel to the City of

Lodi: The parcel is located on the north side of Almond Drive., West of Cherokee Lane;

The property is designated Residential low density (1-10 units per acre) by both the San Joaquin County & Lodi General Plan. The area is also zoned R-2, Residential single family

(5-6 units per acre) by San Joaquin County & Lodi: The project area was covered in the

"Southeast Lodi EIR 79-3." Copies are available from the Planning Department.

Project Location City: LODI Project Location County: SAN JOAQUIN COUNTY

March 16, 1981

Last Date to Appeal:

Address Where Preliminary Environment Assessment is Available:

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634

NOMA REORGANIZATION NEGATIVE DECLARATION

Project Description

The proposed Noma Reorganization is a 20⁺ acre annexation to the City of Lodi. The project will also include detachment from the Woodbridge Fire Protection District.

The annexation is located north of Almond Drive between Chreokee Lane and Stockton Street. (See attached maps).

The subject property is designated low-density residential (1-10 units per acre) in both the San Joaquin County and City of Lodi General Plans. The parcel is zoned R-2, residential single-family by the San Joaquin County, and was rezoned R-2, residential single-family (average 5-6 units per acre) by the City of Lodi in 1973.

The parcel is adjacent to the existing City limits. To the north and east are existing commercial and residential uses. On the south are scattered residences and two approved residential projects. On the west are mixtures of agricultural, scattered residential and industrial uses.

ENVIRONMENTAL EFFECTS

The annexation will have no significant effects on the environment. Future development of the property could affect the environment. Those impacts were discussed in the Southeast Lodi EIR 79-3 prepared by the City of Lodi Community Development Department.

Development with residential use could result in up to 100-120 dwelling units. The property has the appropriate zoning and General Plan Designation for this type of use and there are adequate utilities available in the area. The area is in Residential Growth Phase I.

Mitigation of the impact of additional students on the L.U.S.D. (estimated at 100-120 students) should be mitigated by requiring financial participation by the developer. This can be achieved by some form of payment by the developer to L.U.S.D. to help pay for additional classroom facilities. The exact form and amount of payment would be worked out by the developer and the L.U.S.D. based on the recommendations of the County-wide Task Force on School Financing.

INITIAL STUDY

- 1. PROJECT TITLE NOMA REORGANIZATION
- 2. LOCATION North side of Almond Drive between Cherokee La & S. Stockton St. (See Map)
- 3. PROJECT DESCRIPTION The applicant, Tom Noma, is requesting annexation of 20 acres of land to the City of Lodi. The proposal will also include withdrawal from the Woodbridge Rural Fire District. The applicant has not submitted any development plans although the area is zoned R-2 by both the S.J.Co. & City of Lodi.
- 4. General Plan Designation (A) Existing (city), (B) Proposed Low Density Residential, 1-10 units per acre. No change proposed.
- 5. Site description and surrounding land use The subject property is in agricultural use., Areas to the north and east are commercial and residential. Areas to the south are agricultural and residential.
- 6. Zoning (A) Existing, (B) Proposed (A) R-2, Residential single family; (B) R-2. No change.

Will the Project Have a Significant Effect Through Any of the Following Impacts?

Yes No Maybe

- 7. a. Substantial alteration of natural topography, soil or subsoil features..... X
- b. Substantially degrade surface or groundwater quality.. X
- c. Substantially deplete surface or groundwater resources..... X
- d. Substantially interfere with groundwater flow or recharge..... X
- e. Cause a significant affect related to flood, erosion or siltation..... X
- f. Substantial interference with the habitat of any species of fish, wildlife or plant..... X
- g. Violate ambient air quality standards or create substantial air emissions or objectionable odors..... X
- h. Substantially increase ambient noise or glare level for adjoining areas..... X
- i. Substantial reduction of existing cropland..... X
- j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards..... X

- k. Have a substantial, demonstrable, negative aesthetic effect.....
- l. Result in the disruption or alteration of an archeological, historical or paleontological site....
- m. Cause or allow substantial increase in consumption in any natural resources.....
- n. Results in the use or waste of substantial amounts of fuel or energy.....
- o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads.....
- p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....
- r. Induce substantial growth, concentration or displacement of population.....
- s. Result in an alteration or conflict with existing or planned land uses.....
- t. Conflict with adopted plans, goals or policies of the City of Lodi.....

Yes	No	Maybe
_____	X	_____
_____	_____	X
_____	X	_____

Adverse Impacts of project and their magnitude: Development of 20 acres at an R-2 zoning could result in 100⁺ dwelling units. 100⁺ students could be added to the school district.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: The school impactation will be mitigated by the payment of the "bedroom fee" and/or the implementation of the financing program being worked on by the countywide taskforce on school financing.

RECOMMENDATION

 Negative Declaration EIR X Conditional Negative Declaration

This property was included in the Southeast Lodi EIR 79-3.

Copies are available on request.

JAMES B. SCHROEDER
Environmental Review Officer

James B. Schroeder 2-20-81

NOMA REORGANIZATION
057-160-14

