

121
APPLICATION TO
LAFCO FOR THE
WOODBIDGE
SCHOOL PARCEL
REORGANIZATION
AND WITHDRAWAL

RES. NO. 81-57

Agenda item "k" - "School Parcel - Eilers Reorganization, including annexation of territory to the City of Lodi and Detachment from the Woodbridge Fire District" was introduced by Community Development Director Schroeder who presented diagrams of the subject area. Speaking on behalf of the proposed annexation were the following:

- a) President of the Lodi Unified School District, Board of Trustees, John Vatsula
- b) Constantine Baranoff, recently resigned Director of Facilities and Planning
- c) Superintendent of Schools - Elleerth Larson

Council had earlier received a letter from the Lodi Unified School District stating that the Lodi Unified School District Board of Trustees did approve being included in the annexation of the Eilers property as long as "we" have their signed agreement to pay the development fees directly to the District.

126
A lengthy discussion followed with questions being directed to Staff and to those representatives from the Lodi Unified School District who were in the audience.

On motion of Councilman Hughes, Murphy second, Council adopted Resolution No. 81-57 approving the Application to LAFCO of the Woodbridge School Reorganization and detachment of territory with the condition that improvements will be made on this parcel at the time such improvements are made to the Eilers parcels, which application was approved at the May 20, 1981 Council meeting. The motion carried by the following vote:

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

Noes: Councilmen - Pinkerton

Absent: Councilmen - None

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 Date: 3-23-81
Stockton, California 95202

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:

1. Three (3) copies of this completed "Justification of Proposal"
2. Fifteen (15) copies of legal metes and bounds description of affected territory - consistent with standards acceptable to the County Surveyor's Office
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing & 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 W. Pine Street, Lodi, CA 95240

(name)

(address)

HENRY G. EILERS, 16657 E. Milton Road, Linden, CA 95236

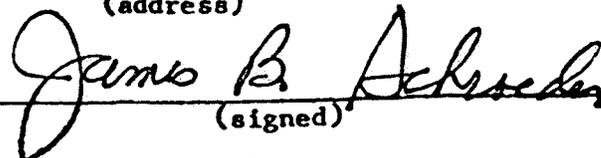
(name)

(address)

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

(name)

(address)


(signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

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

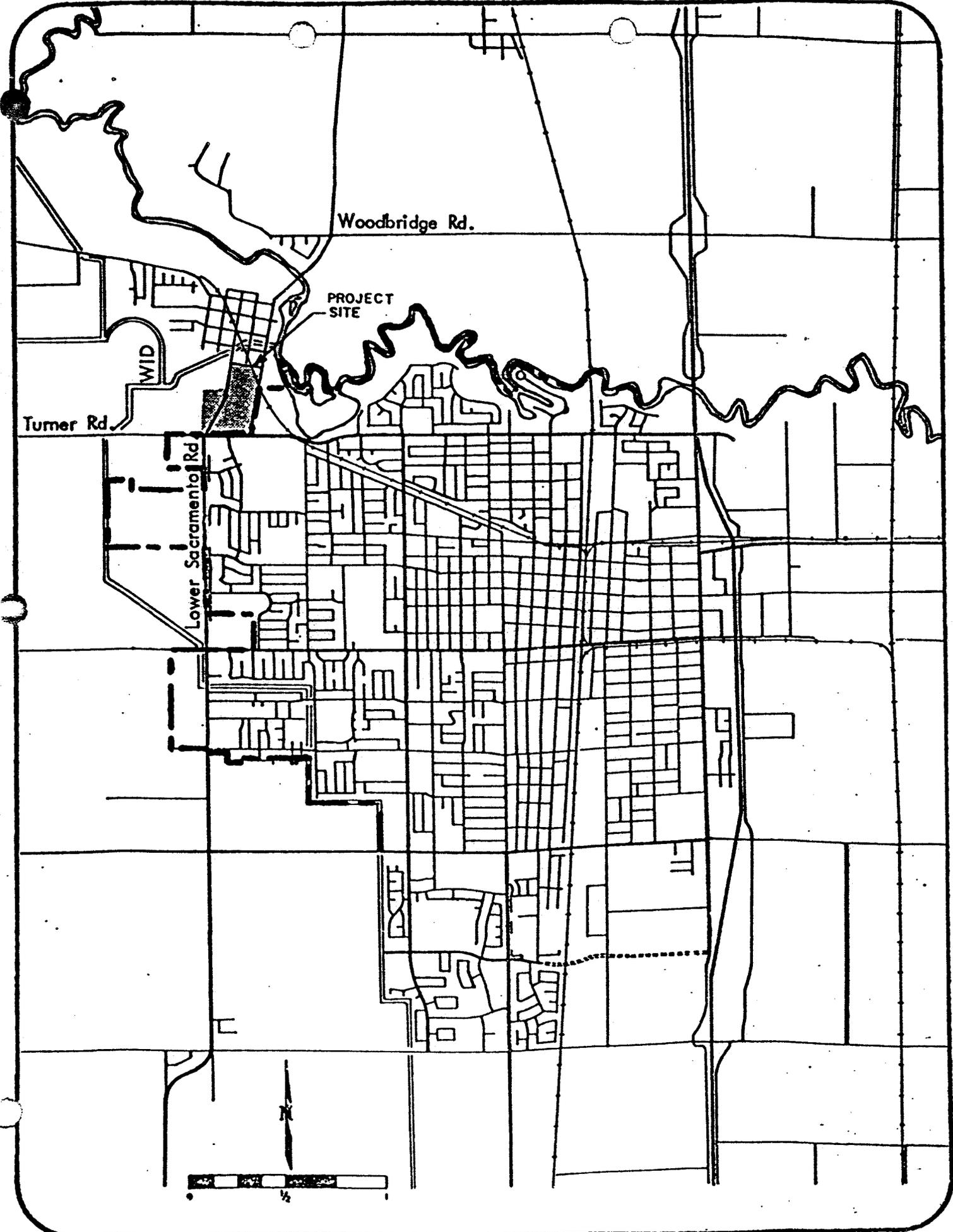
1. Local agency organization changes hereby proposed--designate affected agencies and annexations by name:

EILERS REORGANIZATION Annexation of territory to the City of Lodi. Detachment from the Woodbridge Fire District. Annexation includes the Woodbridge Senior Elementary School grounds.

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 46.34
6. Population in subject area: 0 7. Number of registered voters: 0
8. Registered voter density (per acre): 0 9. Number of dwelling units: 0
10. Estimate of population increase in next 10 years: 500
11. Present land use of subject area: 11.5 acres are being used as elementary school; 32 acres are being farmed to supply an on-site fruit and vegetable stand.
12. What is the intended development of this area: The vacant acreage is designated Residential low density in the Lodi General Plan (1-10 units/acre). No specific development plan submitted by applicant.
13. Present zoning: San Joaquin County Zoning GA-1, general agriculture - 1 acre minimum.
14. Describe proposed zoning changes: Will be annexed as U-H, Unclassified Holding. Probable future zoning will be R-1, R-2 or Planned Development
15. Assessed value of land: \$ 35,700
16. Assessed value of improvements: \$ 76.5
17. Value of publicly owned land in area: \$ 0
18. Governmental services required by this proposal which are not presently available: When developed the property will require municipal water, sewer, storm drainage and police and fire protection. School currently has own water & sewer plus county services.
19. What alternative measures would provide services listed in Item 18 above? County services and/or connection to special service districts in Woodbridge.
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extend water, sewer and storm drain lines when property is developed.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above? Unknown.
22. How will such costs be met? Developer of property will pay for utility line extensions.
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.



Woodbridge Rd.

PROJECT SITE

WID

Turner Rd.

Lower Sacramento Rd.

N



CITY COUNCIL

JAMES A. MCCARTY, Mayor
ROBERT G. MURPHY, Mayor Pro Tem
RICHARD L. HUGHES
WALTER LAISCH
JAMES W. PIERSON, Jr.

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
POST OFFICE BOX 320
LODI, CALIFORNIA 95241
(209) 334-5634

HENRY A. CLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

June 1, 1981

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

Re: Proposed Woodbridge School Reorganization and Annexation
Request from Woodbridge Grange

Dear Mr. Scott:

Enclosed herewith please find the following documents pertaining to the Woodbridge School Reorganization:

- a) Three certified copies of Resolution No. 81-57 entitled, "Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed Woodbridge School Reorganization, Including the Detachment of Certain Territory within the Area Proposed for Annexation to the City of Lodi"**
- b) Three copies of Justification of Proposal**
- c) Fifteen copies of the map**
- d) Fifteen copies of the Legal Description**
- e) Check in the amount of \$300.00 covering the processing fee**

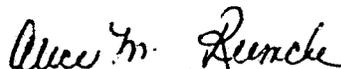
Enclosed herewith also please find the following documents pertaining to the Woodbridge Grange request to annex:

- a) Annexation Request
- b) Copies of Map
- c) Copy of Original Deed

The Notice of Determination and the Environmental Documentation was included with the "Eilers Addition" Reorganization.

Should you need anything further or have any questions, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AR:dg

Enc.

RESOLUTION NO. 81-57

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED WOODBRIDGE SCHOOL 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 I of Title 6 (commencing with Section 56000) of the California Government Code, and;

WHEREAS, the nature of the proposed change of the organization is the annexation to the City of Lodi of an area comprising 11.44 acres, more or less, and the withdrawal of said 11.44 acres from the Woodbridge Rural County Fire Protection District as described and depicted on Exhibit "A", and;

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

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

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

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needed substantially similar to that of other incorporated urban areas which require municipal government services.
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale and governmental operations while improving of coordination in 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 the police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvements 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 Woodbridge School Reorganization, which includes detachment of 11.44 acres from the Woodbridge Rural County Fire Protection District as described and depicted in Exhibit "A" attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: May 20, 1981

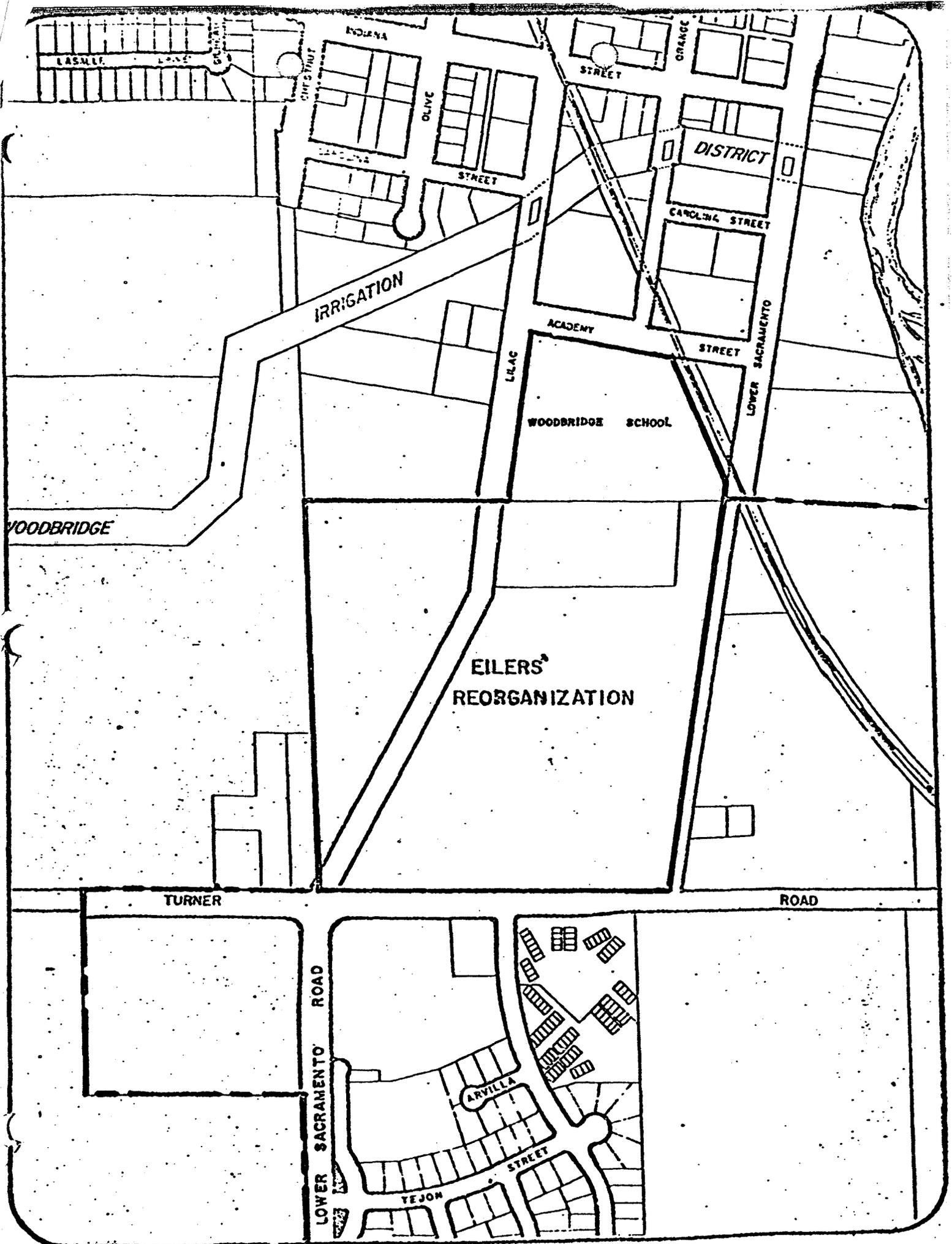
I hereby certify that Resolution No. 81-57 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 20, 1981 by the following vote:

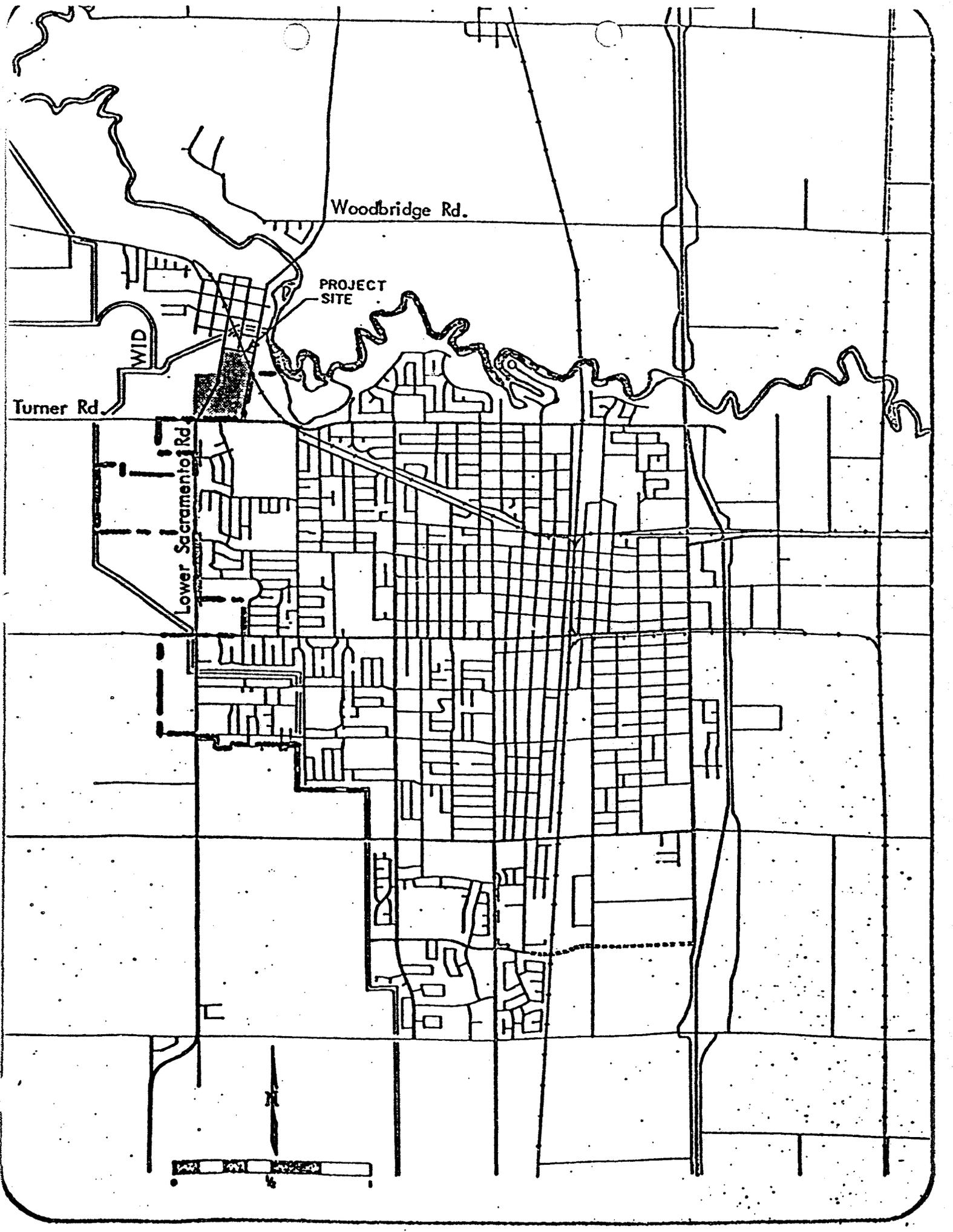
Ayes: Councilmen - Hughes, Katnich, Murphy, McCarty

Noes: Councilmen - Pinkerton

Absent: None

Alice M. Reimche
ALICE M. REIMCHE
City Clerk





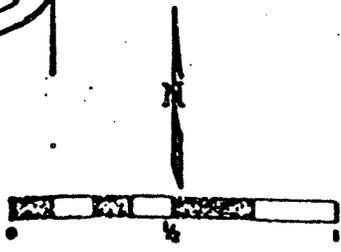
Woodbridge Rd.

PROJECT SITE

WID

Turner Rd.

Lower Sacramento Rd.



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 Date: May 20, 1981
Stockton, California 95202

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:

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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
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing & 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 REIMCHE, CITY CLERK, 221 West Pine Street, Lodi, CA 95240

(name)

(address)

JIM SCHROEDER, Community Development Director, 221 West Pine Street, Lodi, CA 95240

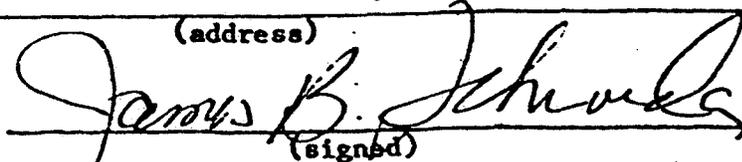
(name)

(address)

ELLERTH E. LARSON, L.U.S.D. Superintendent, 815 W. Lockeford 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:

Annexation of territory to the City of Lodi and detachment from Woodbridge Rural Fire Protection District.

2. Statutory provisions governing proceedings:

Title 6, Division 1 (commencing with Sec. 56000) of the California Gov't 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 .02 acres 11.44

6. Population in subject area: 0 7. Number of registered voters: 0

8. Registered voter density (per acre): n/a 9. Number of dwelling units: n/a

10. Estimate of population increase in next 10 years:

-0-

11. Present land use of subject area:

SENIOR ELEMENTARY SCHOOL

12. What is the intended development of this area:

NO CHANGE

13. Present zoning:

COUNTY GA-1

14. Describe proposed zoning changes:

PUBLIC

15. Assessed value of land: \$ N/A

16. Assessed value of improvements: \$ N/A

17. Value of publicly owned land in area: \$ --

18. Governmental services required by this proposal which are not presently available:

NONE

19. What alternative measures would provide services listed in Item 18 above?

N/A

20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal?

N/A

21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?

N/A

22. How will such costs be met?

N/A

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 page

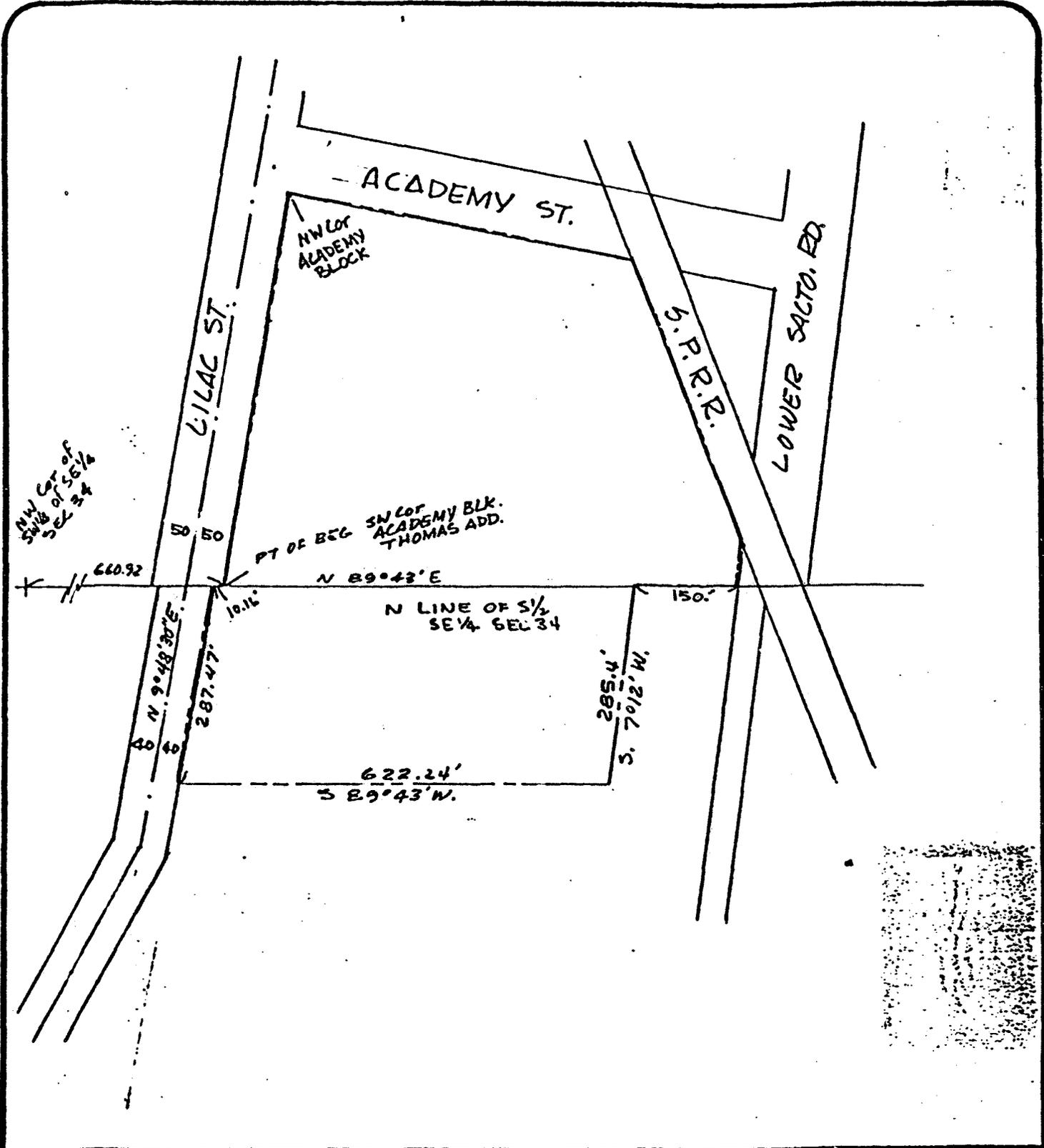
NEGATIVE DECLARATION.



CITY OF LODI

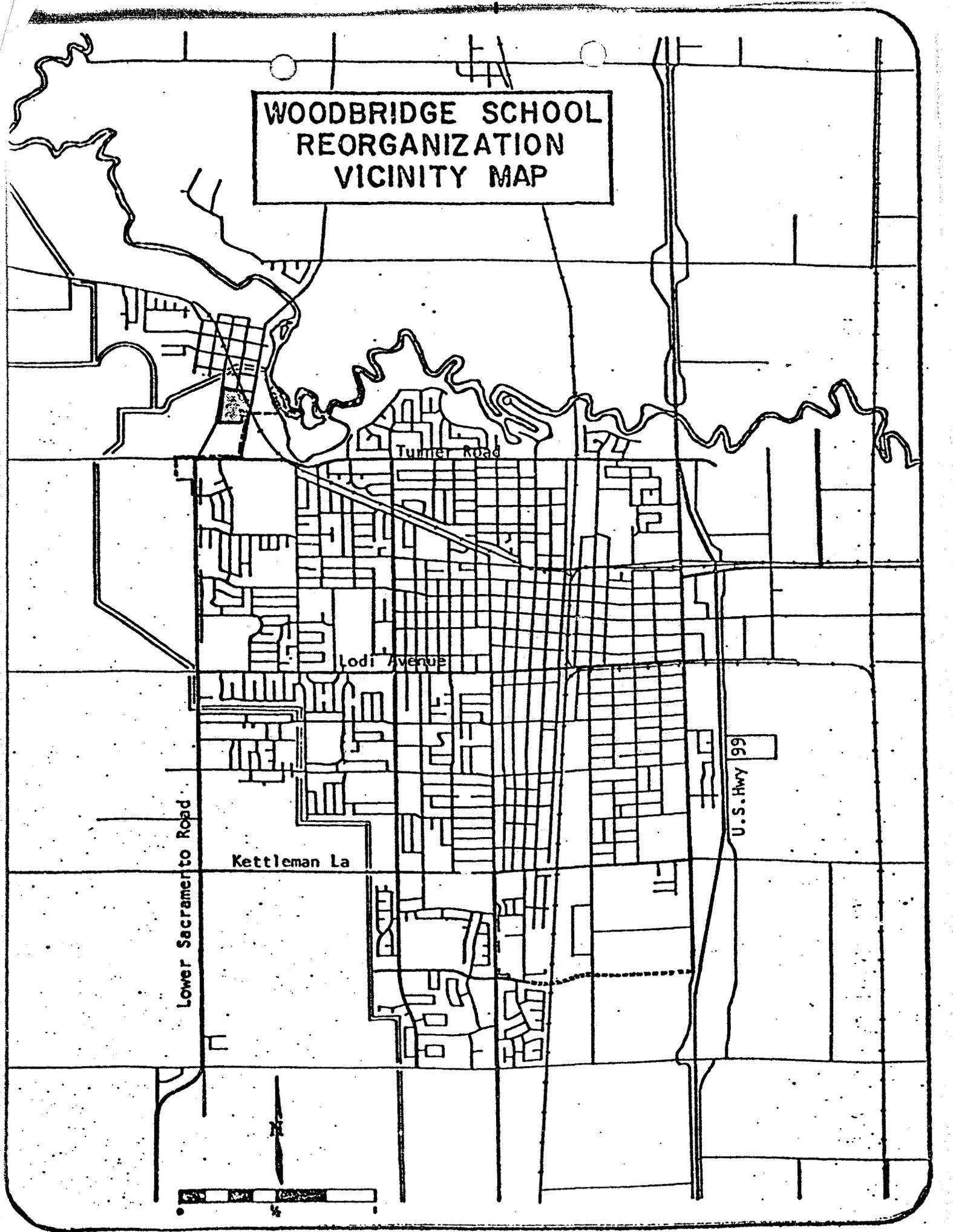
PUBLIC WORKS DEPARTMENT

WOODBIDGE SCHOOL REORGANIZATION



Drawn	No.	Date	Approved	Approved By	
Checked					
Date					
			Public Works Director RCE	Date	

WOODBIDGE SCHOOL
REORGANIZATION
VICINITY MAP



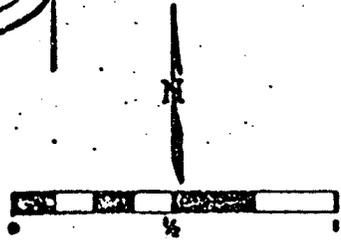
Turner Road

Lodi Avenue

Kettleman La

Lower Sacramento Road

U.S. Hwy 99



WOODBIDGE SCHOOL REORGANIZATION

015-060-17 , 015-170-10

DISTRICT

IRRIGATION

CAROLINA STREET

ACADEMY STREET

STREET

LOWER SACRAMENTO

LILAC

11.44 Ac.

BRIDGE

EILERS REORGANIZATION

TURNER

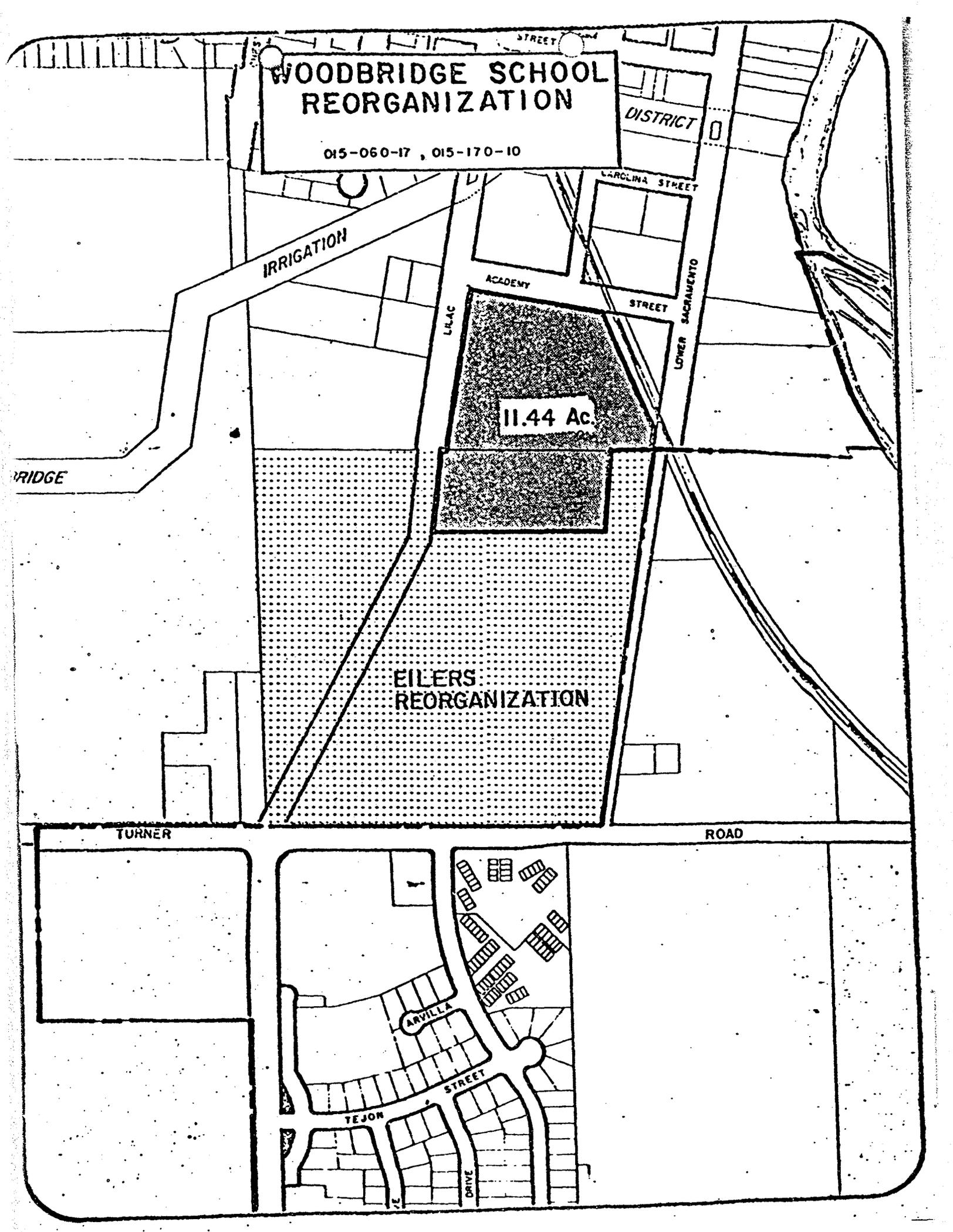
ROAD

ARVILLA

STREET

TEJON

DRIVE



WOODBIDGE SCHOOL REORGANIZATION

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

Commencing at the Northwest corner of the Southwest Quarter of said Southeast Quarter; thence North $89^{\circ} 43' 00''$ East, 660.92 feet to a point in the East line of LILAC STREET (100.00 feet wide) and the TRUE POINT OF BEGINNING, said point also being the Southwest corner of ACADEMY BLOCK as shown on map of THOMAS' ADDITION TO THE TOWN OF WOODBRIDGE filed for record June 27, 1878, San Joaquin County Records; thence Northerly, along said East line of LILAC STREET, and the West line of said ACADEMY BLOCK to the Northwest corner of said ACADEMY BLOCK, said point also being in the South line of ACADEMY STREET; thence Easterly, along the North line of said ACADEMY BLOCK and the South line of said ACADEMY STREET to a point in the Westerly right-of-way line of the SOUTHERN PACIFIC RAILROAD COMPANY; thence Southeasterly along said Westerly right-of-way line to a point in the West line of LOWER SACRAMENTO ROAD; thence Southerly, along said West line to a point in the North line of the South one-half of said Southeast Quarter of Section 34, said point also being the Northwest corner of North GENERAL HILLS ADDITION as annexed to the City of Lodi, June 5, 1967, by Ordinance No. 836; thence South $89^{\circ} 43' 00''$ West, along said North line, 150.00 feet; thence South $7^{\circ} 12' 00''$ West, 285.40 feet; thence South $89^{\circ} 43' 00''$ West, 622.24 feet to a point in the East line of LILAC STREET (80.00 feet wide); thence North $9^{\circ} 48' 30''$, East along said East line, 287.47 feet to a point in the North line of the South one-half of said Southeast Quarter; thence North $89^{\circ} 43' 00''$ East, along said North line, 10.16 feet to the TRUE POINT OF BEGINNING.

Containing 11.4 acres, more or less.

CITY OF LODI, LODI, CALIFORNIA 95240 • (209) 324-5134
ATTACHED CHECK IS IN PAYMENT OF ITEMS LISTED BELOW

VENDOR NO. 1511 DATE PAID 6-3-81

CLAIM NO. 19978

INVOICE NO.	P.O. NO.	ACCOUNT	DISCOUNT	AMOUNT
Process Fee		10.0-93.0-001.01-399		300.00

PLEASE DETACH AND RETAIN THIS STATEMENT

CITY OF LODI

LODI, CALIFORNIA 95240

90-844
1211

21171

DATE

6-3-81

CLAIM NO.

19978

PAY THIS AMOUNT

***** 300.00

VOID AFTER 90 DAYS

PAY TO THE ORDER OF

Local Agency Formation Commission
County Courthouse, Room 153
222 W. Webber
Stockton, Ca. 95202



Fred L. Wilson
FINANCE DIRECTOR

⑆ 2210844 ⑆ 00 1000 1 ⑆ 3 ⑆

FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA - LODI, CALIFORNIA 95240

ANNEXATION REQUEST

Date May 21, 1981

Mr. James B. Schroeder, Planning Director
City of Lodi
221 West Pine Street
Lodi, California 95240

Dear Mr. Schroeder:

I/We, the undersigned property owner(s), hereby request
annexation of my/our property located at

1074 East Academy Street, Woodbridge
AP # 015-170-06

to the City of Lodi.

Attached is a legal description and map of the property
for which annexation is being requested.

SIGNED: David Blank Executive Committee

SIGNED: Edna L. Wagner - Secretary

SIGNED: Red Wagner - Master

ORIGINAL

D E E D

For and in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, we,

ADDIE M. BENEDICT and ELMER A. BENEDICT, husband and wife, do hereby Grant unto the WOODBRIDGE GRANGE NO. 482, all of that certain real property located in the County of San Joaquin, State of California, and more particularly described as follows, to-wit:

"A portion of Fraction No. 9, of Section No. 34 Township Four (4) North, Range Six (6) East, M. D. B. & M. and more particularly described as follows:

Bounded on the East by Main Street of Thomas's Addition to the Village of Woodbridge, as more fully appears by the Plat of said Addition on file in the Recorder's Office of San Joaquin County; on the North by Academy Street of said Addition; on the West by the Academy Block in said Addition, and on the South by said Academy Block,"

TOGETHER with the tenements, hereditaments, and appurtenances whatsoever to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with



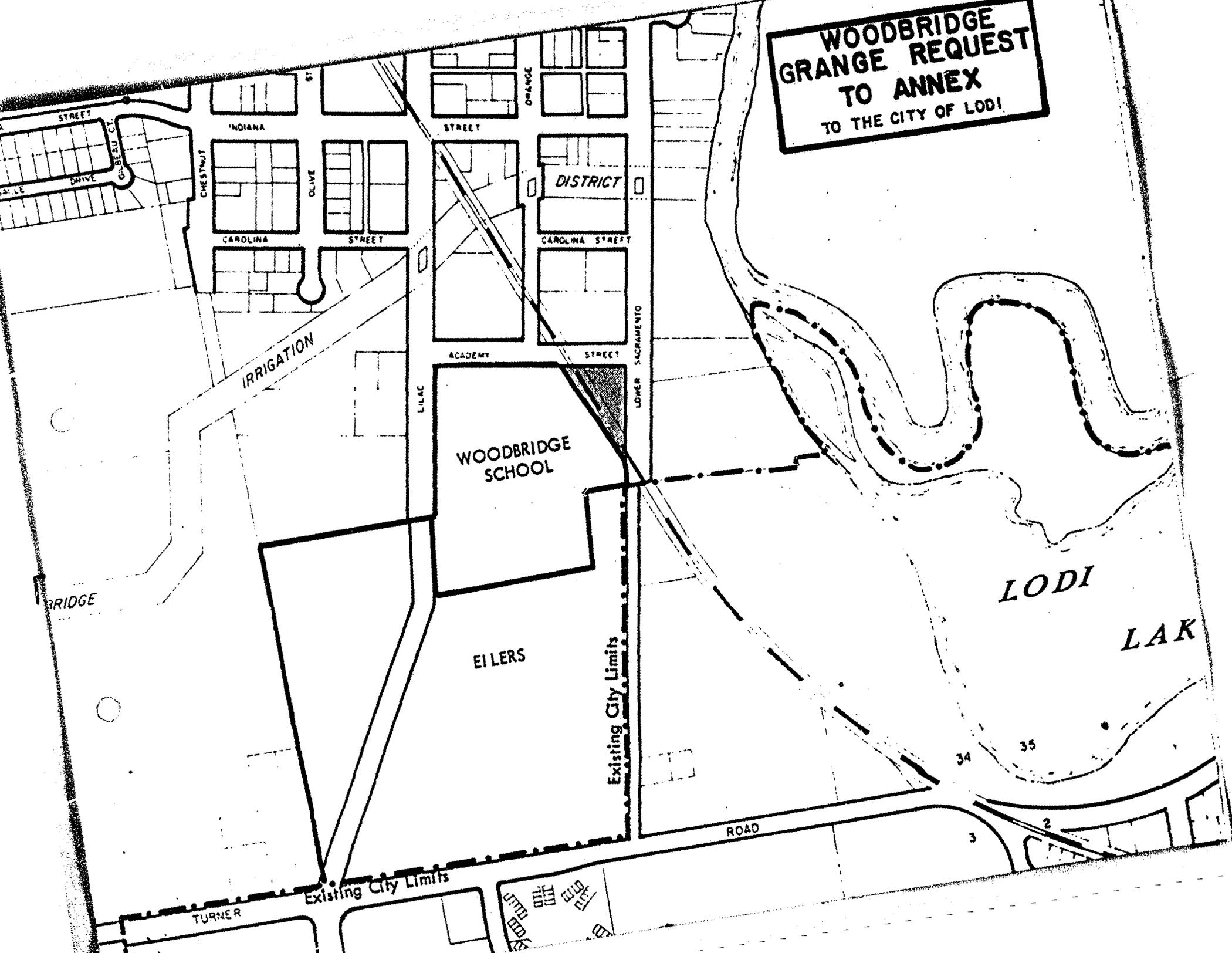
STATE OF CALIFORNIA, }
County of San Joaquin, } ss.

On this 12th day of March in the year of our Lord one thousand nine hundred and 38 before me, J. LEROY JOHNSON, a Notary Public in and for said County and State, residing therein, duly commissioned and qualified, personally appeared Addie M. Benedict and Elmer A. Benedict



personally known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same. In Witness Whereof, I have hereunto set my hand and affixed my Official

**WOODBIDGE
GRANGE REQUEST
TO ANNEX
TO THE CITY OF LODI**



WOODBRIDGE
SCHOOL

LODI
LAKE

Existing City Limits

Existing City Limits

TURNER

ROAD

34 35

3

2

WOOD
BRIDGE
GARDEN
STREET

NOTICE OF DETERMINATION

LEAD AGENCY: City of Lodi Community Development Department
221 West Pine Street
Lodi, CA 95240

TO: Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, CA 95814

LI:
LAFCO
Courthouse, Room 153
P. O. Box 810
Stockton, CA 95201

County Clerk
County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with
Section 21108 or 21152 of the Public Resources Code.

PROJECT TITLE: WOODBRIDGE SCHOOL REORGANIZATION ND-81-11

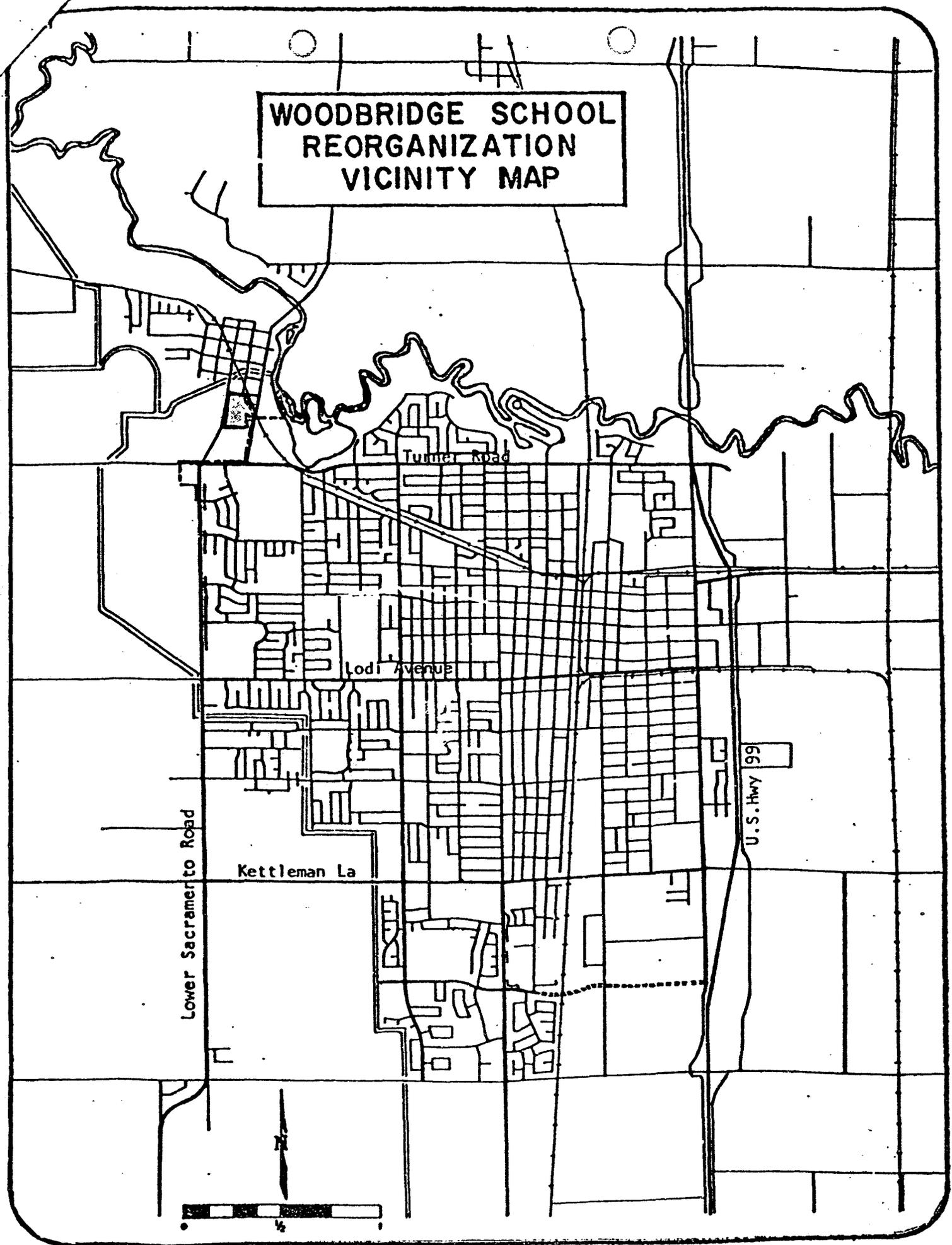
STATE CLEARINGHOUSE NUMBER: _____

The City of Lodi has made the following determinations regarding this project:

1. The project has been approved by the Lead Agency.
 disapproved
2. The project will have a significant effect on the environment.
 will not
3. An Environmental Impact Report has been prepared for this project.
4. A statement of overriding considerations is attached.
5. A Negative Declaration has been prepared for this project and a copy is attached.

DATE: May 22
June 4, 1981

**WOODBIDGE SCHOOL
REORGANIZATION
VICINITY MAP**



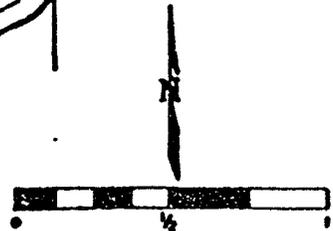
Lower Sacramento Road

Kettleman La

Lodi Avenue

Turner Road

U.S. Hwy 99



**WOODBIDGE SCHOOL
REORGANIZATION**

015-060-17 , 015-170-10

DISTRICT

IRRIGATION

CAROLINA STREET

ACADEMY

STREET

LOWER SACRAMENTO

LILAC

11.44 Ac.

BRIDGE

**EILERS
REORGANIZATION**

TURNER

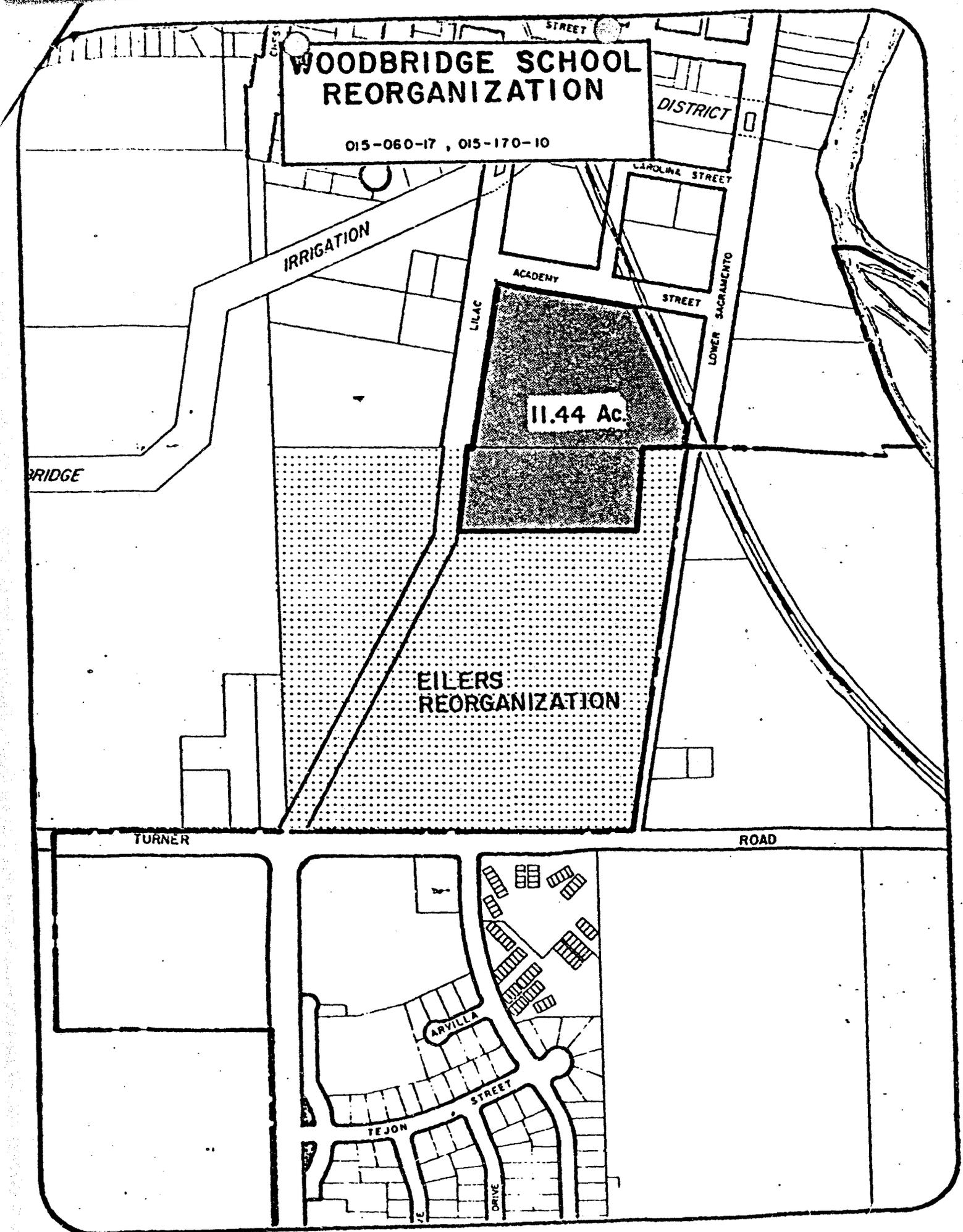
ROAD

ARVILLA

STREET

TEJON

DRIVE



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 3-10-81 Project Title: EILERS REORGANIZATION/Woodbridge School

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

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

CITY OF LODI

Address: 221 W. PINE STREET City: LODI County: SAN JOAQUIN

Area Code: 209 Phone: 334-5634

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant, Henry Eilers, is requesting annexation of a 46⁺ acre parcel of land to the City of Lodi. The property, located at the northwest corner of Turner Road and Lower Sacramento Road, is designated residential low density (1-10 units/acre) in the Lodi General Plan. The reorganization would also remove the property from the Woodbridge Fire District and Woodbridge

Irrigation District

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

Last Date to Appeal: 3-18-81 Address Where Preliminary Environment Assessment is Available:

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

**EILERS REORGANIZATION
(includes Woodbridge School)**

PROJECT DESCRIPTION

The Eilers Reorganization involves the annexation of 46⁺ acres to the City of Lodi and the withdrawal of this property from the Woodbridge Irrigation District and the Woodbridge Rural Fire District.

The property is located north of Turner Road between Lower Sacramento Road and Lilac Street. The area is adjacent to the existing City limits on the south and east. To the north is the unincorporated community of Woodbridge. The area to be annexed includes the Woodbridge Senior Elementary School. The remaining three-quarters of the proposed annexation contains open fields used for various vegetable and fruit crops that are sold on-site at a commercial fruit stand.

The subject site is designated residential low-density in the City of Lodi General Plan. This designation permits 1-10 units per acre. The subject site, excluding the school, has approximately 32 acres of undeveloped land. At an average of 6 units per acre, there could be 192 units constructed on this property.

ENVIRONMENTAL IMPACTS

The annexation of the property will have no impact on the environment. Development of the vacant portions of the property at some future date could have an impact.

Based on the General Plan, the property could have approximately 192 dwelling units. This could generate 192 school-aged children that would attend schools in the Lodi Unified School District. The L.U.S.D. is currently impacted, with most or all of their schools unable to handle additional students. Adding 192 students to the L.U.S.D. would compound the problem.

MITIGATION

The impact of school overcrowding will be mitigated by requiring the future developer to provide financial assistance to the L.U.S.D. The money would be used to construct additional classroom space to house new students.

The amount and method of payment is being studied by a countwide task force on school financing. The results of this study will determine the financing arrangement between the developer and the L.U.S.D.

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE EILERS REORGANIZATION (includes Woodbridge School)
2. LOCATION North of Turner Road between Lower Sacramento Rd & Lilac Street
3. PROJECT DESCRIPTION The applicant, Henry Eilers, has requested annexation of a 46⁺-acre parcel to the City of Lodi. The annexation also includes the Woodbridge Senior Elementary School. The reorganization would also require withdrawal from the Woodbridge Fire District and the Woodbridge Irrigation District.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Low Density Residential (1-10 units/acre) & Public; (B) No Change.
5. Site description and surrounding land use The property contains a commercial fruit stand on the southern portion and a school on the northern portion. The property is surrounded by residential, commercial & agricultural uses.
6. Zoning (A) Existing, (B) Proposed (A) GA-1, San Joaquin County; (B) U-H, Unclassified Holding & Public.

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.....		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	

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

Adverse impacts of project and their magnitude: None. The school will be provided City police and fire protection but this will not substantially affect the Police or Fire Departments. Annexation will not affect the functioning of the school.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: _____

RECOMMENDATION

Negative Declaration EIR Conditional Negative Declaration

JAMES B. SCHROEDER
 Environmental Review Officer
 By James B. Schroeder Date 2/26/81