

CITY COUNCIL MEETING

June 17, 1981

TOWNE
REORGANIZATION
NO. 2
REORGANIZATION &
DETACHMENT

RES. NO. 81-76

Agenda item "o" - Towne Reorganization No. 2 and detachment from the Woodbridge Irrigation District, Woodbridge Fire Protection District, and the Water User's Conservation District" was introduced by Community Development Director Schroeder who also presented diagrams of the subject area.

City Clerk Reimche presented a letter which had been received from Mr. and Mrs. Wilbert Ruhl protesting the negative declaration on the Burton Towne property which stated in part that "while a negative declaration may appear to be adequate since this is only an annexation, we feel that a full EIR should be made because of future impact. This annexation is the beginning of an irreversible action. The only purpose of this annexation is for future development and any type of development will have a severe effect on the environment. A full EIR should be made at this time". Council was apprised that the present zoning is San Joaquin County I-PA and GA-1 and the proposed zoning would be U-H, Unclassified Holding. Mr. Schroeder indicated that agricultural land does not require an EIR.

Following Council discussion, on motion of Councilman Hughes, Katnich second, Council certified the Negative Declaration for Request of Burton Towne Reorganization.

On motion of Councilman Hughes, Katnich second, Council adopted Resolution No. 81-76 approving the Application to LAFCO of the Towne Reorganization No. 2 and Detachment from the Woodbridge Irrigation District, Woodbridge Fire Protection District and the Water User's Conservation District.

116.6-UP
CITY COUNCIL

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

CITY OF LODI

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

HENRY A. GRAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

June 19, 1981

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

Re: "TOWNE REORGANIZATION NO. 2" ANNEXATION TO THE CITY OF LODI AND
DETACHMENT FROM THE WOODBRIDGE RURAL FIRE PROTECTION DISTRICT,
WOODBRIDGE IRRIGATION DISTRICT AND WATER USERS CONSERVATION DISTRICT

Gentlemen:

Enclosed please find the following documents pertaining to the afore-
mentioned 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 acceptable 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 No. 81-76 - "Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the Proposed "Towne Reorganization No. 2", 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.

We have also enclosed herewith the subject Notice of Determination and the Environmental Documentation.

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

Very truly yours,

Doreen L. Gaugel
Doreen L. Gaugel
Deputy City Clerk

Enc.

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 151±
6. Population in subject area: 12-15 7. Number of registered voters: 8
8. Registered voter density (per acre): .05 9. Number of dwelling units: 6
10. Estimate of population increase in next 10 years:
500 - 1000
11. Present land use of subject area:
AGRICULTURE & RESIDENTIAL
12. What is the intended development of this area:
THE AREA IS DESIGNATED LOW DENSITY RESIDENTIAL IN THE LODI GENERAL PLAN.
13. Present zoning:
SAN JOAQUIN COUNTY - I-PA & GA-1
14. Describe proposed zoning changes:
U-H, UNCLASSIFIED HOLDING
15. Assessed value of land: \$ 225,515.00
16. Assessed value of improvements: \$ 381,962.00
17. Value of publicly owned land in area: \$ -0-
18. Governmental services required by this proposal which are not presently available:
CITY OF LODI WOULD PROVIDE POLICE & FIRE PROTECTION. OTHER SERVICES WOULD ONLY BE REQUIRED IF THE PROPERTIES ARE DEVELOPED.
19. What alternative measures would provide services listed in Item 18 above?
SAN JOAQUIN COUNTY SHERIFF DEPT., W.F.D., & PRIVATE WELLS AND SEPTIC TANKS.
20. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal?
NONE AT PRESENT. WHEN DEVELOPED, VARIOUS UTILITIES WILL BE EXTENDED TO SERVE THE PROPERTIES AS REQUIRED.
21. What approximate costs will be incurred in accomplishing requirements of Item 20 above?
NO ESTIMATE.
22. How will such costs be met?
DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING LINES AND MAKING IMPROVEMENTS AT HIS EXPENSE WITH SOME POSSIBLE CITY PARTICIPATION.
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

TOWNE REORGANIZATION NO. 2

A portion of the Northwest Quarter of Section 3, Township 3, North Range 6 East, Mount Diablo Base and Meridian, and the Southwest and Southeast Quarters of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, being described as follows:

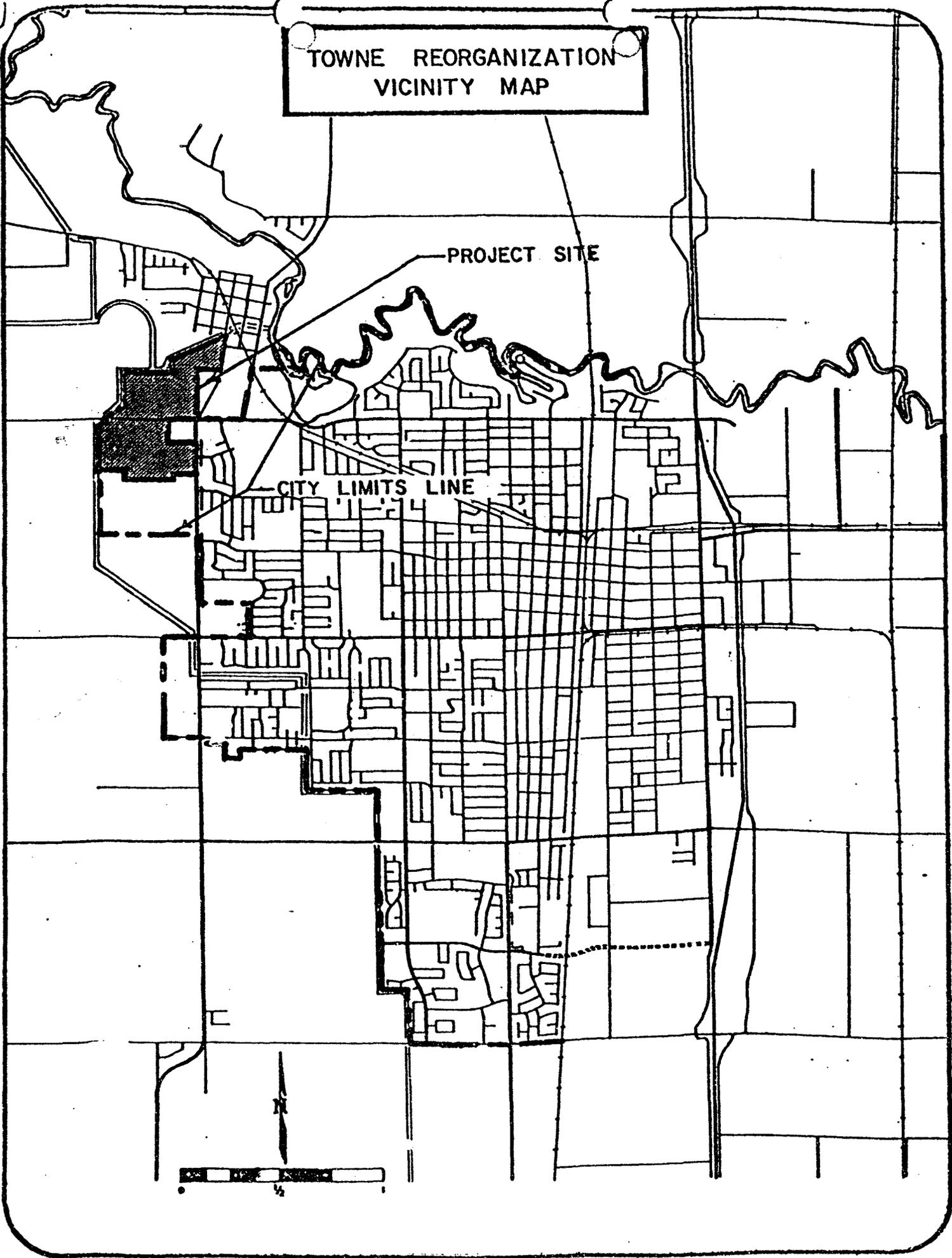
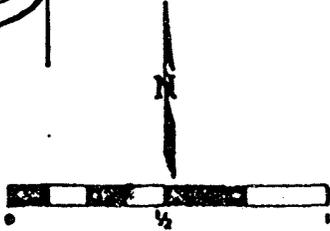
Beginning at the Northwest corner of KENNEDY-TAYLOR ADDITION as annexed to the City of Lodi September 6, 1978 by City of Lodi Resolution No. 78-66; thence North $00^{\circ} 03' 00''$ West, along the East line of the WOODBRIDGE IRRIGATION DISTRICT CANAL, and the West line of the Northwest Quarter of Section 3, 1107.5 feet, more or less, to the Southwest corner of that 77/100 acre parcel of land described in deed recorded May 2, 1893, in Book "A" of Deeds, Volume 58, page 209; thence North $66^{\circ} 00' 00''$ East, 251.00 feet; thence North $24^{\circ} 00' 00''$ East, 97.00 feet to a point in the South line of TURNER ROAD, said point lying South $89^{\circ} 40' 00''$ East, 267.00 feet from the West line of said Northwest Quarter; thence Northeasterly to a point in the North line of said TURNER ROAD, said point lying South $89^{\circ} 40' 00''$ East, 321.00 feet from the West line of the Southwest Quarter of Section 34; thence along the right of way line of the WOODBRIDGE IRRIGATION DISTRICT CANAL the following 9 courses; (1) North $47^{\circ} 15' 00''$ East, 524.00 feet; (2) North, 796.00 feet; (3) South $89^{\circ} 35' 00''$ East, 788.50 feet; (4) South, 20.00 feet; (5) South $89^{\circ} 50' 00''$ East, 680.00 feet; (6) North $43^{\circ} 35' 00''$ East, 250.00 feet; (7) North $7^{\circ} 25' 00''$ East, 492.00 feet; (8) North $65^{\circ} 50' 00''$ East, 140.00 feet; (9) North $67^{\circ} 30' 00''$ East, to a point in the East line of LILAC STREET; thence South $9^{\circ} 48' 30''$ West, along said East line to a point in the North line of the South one-half of said Southeast Quarter of Section 34; thence South $89^{\circ} 43' 00''$ West, along said North line, 660.92 feet to a point in the West line of said Southeast Quarter; thence South $1^{\circ} 49' 00''$ East, along said West line, 1292.40 feet to a point in the existing City Limits line of the City of Lodi, said point lying 30.00 feet North of the South line of said Section 34; thence West, parallel to said South line and along said City Limits Line, 765.00 feet; thence southerly, parallel to the East line of the Northwest Quarter of Section 3 and along said City Limits line, 660.00 feet; thence easterly, parallel to the North line of said Quarter and along said City Limits line, 725.00 feet to a point in the West line of LOWER SACRAMENTO ROAD; thence southerly, along said West line and along the existing City Limits line 919.75 feet; thence continuing along said City Limits line the following 6 courses: (1) West, 483.83 feet; (2) South $1^{\circ} 22' 00''$ West, 108.00 feet; (3) North $86^{\circ} 58' 00''$ West, 1321.00 feet; (4) North $0^{\circ} 02' 00''$ East, 230.00 feet; (5) North $88^{\circ} 46' 00''$ West, 158.00 feet; (6) North $88^{\circ} 31' 00''$ West, 643.00 feet to the POINT OF BEGINNING.

Containing 151.1 acres, more or less.

TOWNE REORGANIZATION
VICINITY MAP

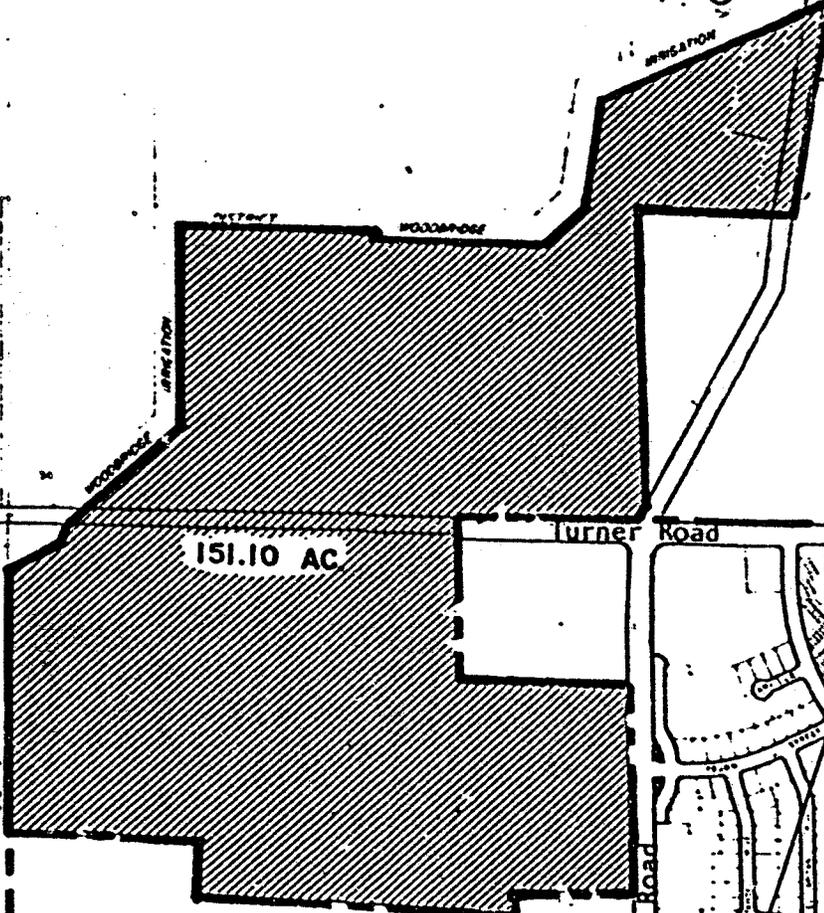
PROJECT SITE

CITY LIMITS LINE



41

TOWNE REORGANIZATION NO. 2



151.10 AC

Turner Road

Lower Sacramento Road

CITY LIMITS LINE

DISTRICT

TOWNE RANCH
J-693 E. TURNER RD. 369-5165
LODI, CA 95240

Oh, please pay Laugh-Co 300.00

JUN 19 1981

19

90-844
1211

PAY
TO THE
ORDER OF

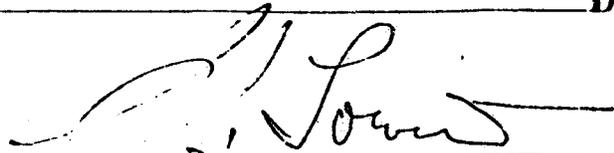
LAFCO

\$ 300.00

THE SUM 300 DOLS 00 CTS

DOLLARS

Farmers & Merchants Bank
OF CENTRAL CALIFORNIA
LODI, CALIFORNIA



FOR

⑆000120⑆ ⑆121108441⑆ 00⑆13484⑆8⑆

RESOLUTION NO. 81-76

RESOLUTION OF THE LODI CITY COUNCIL FOR THE APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE PROPOSED "TOWNE REORGANIZATION NO. 2" INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITH 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 151 acres, more or less, and the withdrawal of said 151 acres from the Woodbridge Rural Fire Protection District, the Woodbridge Irrigation District and Water Users Conservation 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, the Woodbridge Irrigation District and Water Users Conservation 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.

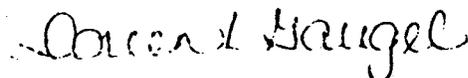
- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically, and politically part of the same urban area of which the City of Lodi is also a part.
- (5) The subject area is within the Lodi sphere of influence.
- (6) Future inhabitants of a City residential 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 "Towne Reorganization No. 2" which includes annexation of 151 acres from the Woodbridge Rural Fire Protection District, the Woodbridge Irrigation District and Water Users Conservation District as described and depicted in Exhibit "A" attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: June 17, 1981

I hereby certify that Resolution No. 81-76 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 17, 1981 by the following vote:

Ayes: Councilmen - Hughes, Katnich and McCarty
Noes: Councilmen - None
Absent: Councilmen - Murphy and Pinkerton


DOREEN L. GAUGEL
Deputy City Clerk

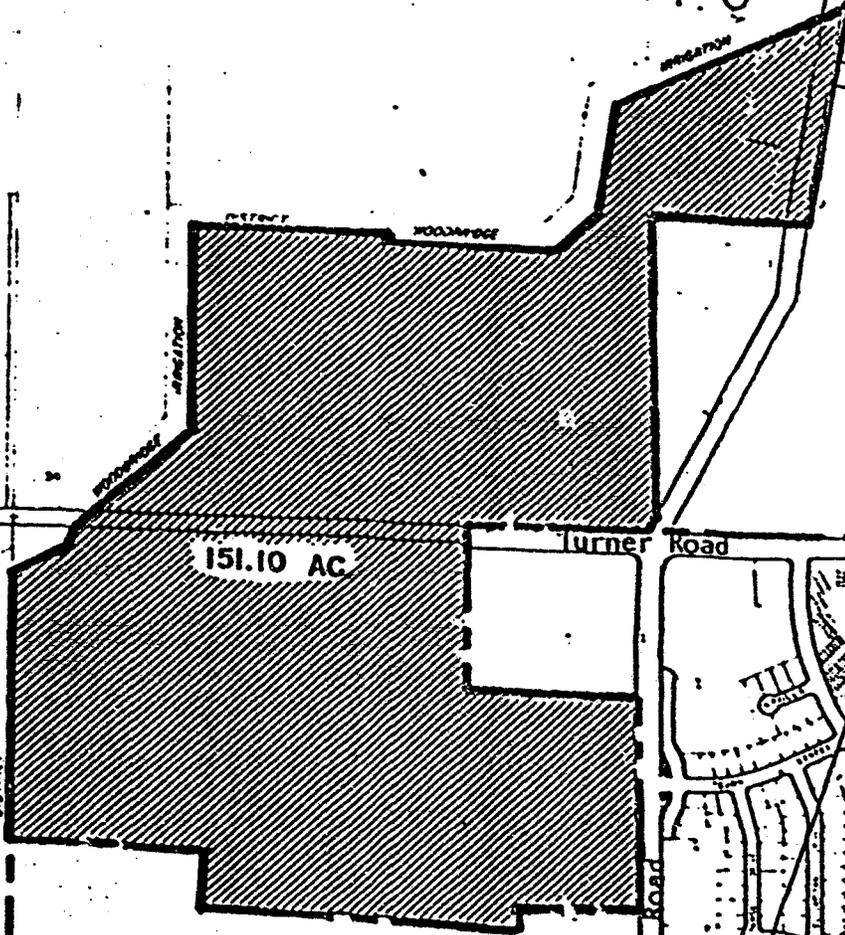
TOWNE REORGANIZATION NO. 2

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Containing 151.1 acres, more or less.

TOWNE REORGANIZATION NO. 2



151.10 AC.

Turner Road

TOWN OF SACRAMENTO ROAD

CITY LIMITS LINE

DISTRICT

WILSON AVENUE

PARKWAY

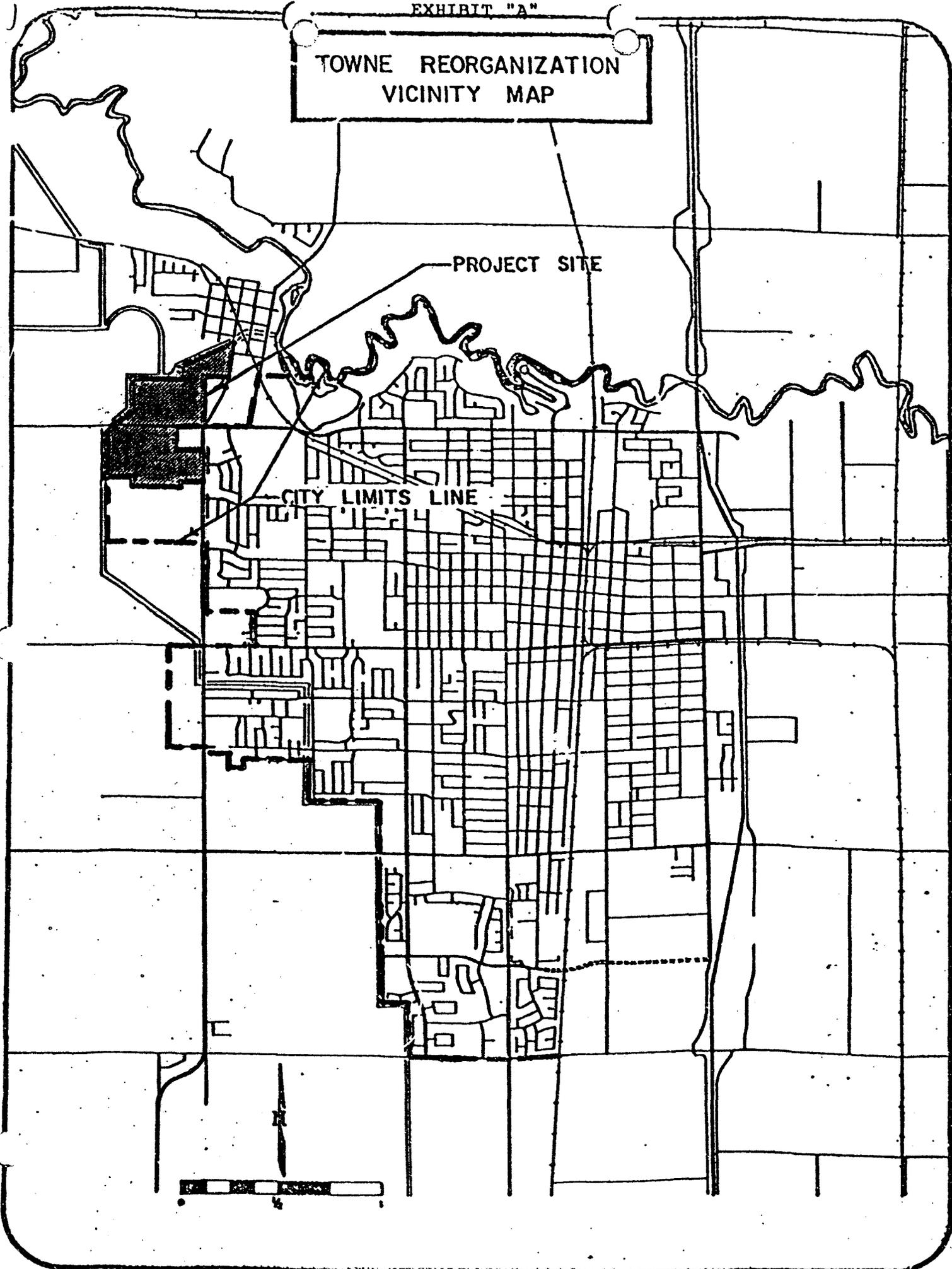
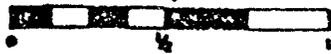
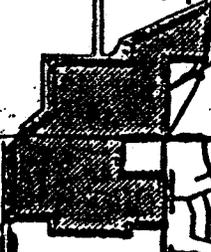
WILSON AVENUE

WILSON AVENUE

TOWNE REORGANIZATION
VICINITY MAP

PROJECT SITE

CITY LIMITS LINE



NOTICE OF NEGATIVE DECLARATION FOR
REQUEST OF BURTON TOWNE REORGANIZATION

Notice is hereby given that the Community Development Director has filed a Negative Declaration for the TOWNE REORGANIZATION, an annexation of 151[±] acres to the City of Lodi, located at the northwest and southwest corner of Turner and Lower Sacramento Road.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, CA. All interested persons are invited to present their views and comments of the Negative Declaration. Written statements may be filed with the Community Development Director at any time prior to June 10, 1981.

By Order of the City of Lodi
JAMES B. SCHROEDER, Director
Community Development Department
DATED: May 28, 1981

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31 JUN 2 11 9:23
ARLENE MCDANIEL

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 May 28, 1981 Project Title: TOWNE REORGANIZATION #2
ND-81-5

Lead Agency: Lodi Planning Dept. Contact Person: DAVID MORIMOTO

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 Ext 257

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant, Burton Towne, is requesting annexation of 151± acres to the City of Lodi and detachment of those properties currently within the W.I.D.

and WRFPD. The property is in agricultural uses except for several residences.

The applicant has no proposal for development. The area is designated residential low-density (1-10 units per acre). In the Lodi General Plan.

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

Last Date to Appeal: 6-8-81 Address Where Preliminary Environment Assessment is Available: LODI CITY PLANNING DEPT. 221 W. Pine St., Lodi, CA 95240 Phone: (209) 334-5634

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE TOWNE REORGANIZATION #2
2. LOCATION Northwest & Southwest corner of Turner & Lower Sacramento Rd (See Map)
3. PROJECT DESCRIPTION The applicant, Burton Towne, is requesting annexation of 151± acres to the City of Lodi. The area is designated low density residential in the Lodi General Plan. This designation would allow 1-10 units per acre, with a probable average of 5-6 units per acre. No development proposal has been made by the applicant.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Low Density Residential (1-10 units per acre); (B) Same.
5. Site description and surrounding land use The subject property is currently in agricultural use. The area to the north and east are a mixture of residential & commercial uses. To the west & south are agricultural.
6. Zoning (A) Existing, (B) Proposed (A) I-PA & GA-1 (S.J.CO.); (B) U-H, Unclassified-Holding.

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	___

- 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	___

Adverse impacts of project and their magnitude: The annexation will have no effect on the environment.

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

RECOMMENDATION

Negative Declaration EIR Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By _____ Date _____

TOWNE REORGANIZATION NO. 2

PROJECT DESCRIPTION

The Towne Reorganization involves the annexation of 151⁺ acres to the City of Lodi and the withdrawal of this property from the Woodbridge Rural Fire Protection District and the Woodbridge Irrigation Canal (W.I.D.).

The property is located on both the north and south side of Turner Road and is bounded by Lower Sacramento Road/Lilac Street on the East and the W.I.D. Canal on the west. The area lies between the City of Lodi to the south and east and the unincorporated community of Woodbridge to the north. West of the subject area is a wholesale commercial nursery and beyond that are agricultural parcels.

The project parcels are primarily agricultural except for several small residential parcels along Turner Road and along Lilac Street.

The area under study is designated residential low density in the City of Lodi General Plan. This designation permits 1-10 residential units per acre. There are roughly 140 acres of undeveloped land. At an average of 6 units per acre, there is a potential for approximately 840 residential units in the project property.

The area is within the urban growth line and the General Plan area of the City of Lodi and is designated for residential development. The City of Lodi has developed its utility systems to service this area with water, sanitary sewer, storm drainage, electricity, etc. Future development would require extensions of existing lines and the construction of streets and other required improvements.

There is currently a proposal to develop the parcel immediately to the south of the area proposed for annexation. Development of this property would extend utilities and streets up to the south boundary of the subject property.

The applicant does not have any specific proposal to develop his property at the present time. The property will be given a zoning designation of U-H, unclassified holding. This zone does not permit development of urban uses. A rezoning to a specific development zone would be required to develop the property.

ENVIRONMENTAL IMPACTS

The annexation will have no significant impact on the environment. Future development of the property, however, could affect the environment.

If developed with urban uses, the property would be affected by transforming a primarily agricultural property to an urban use. The existing crops would

be replaced with streets, houses, and other residential uses. The existing agricultural land would be taken out of production with little likelihood of ever returning to agricultural use.

This impact, though regrettable, is not considered significant because of the location of the subject property. The property is within the general plan area of the City of Lodi and designated for residential development. The area is bordered by existing City limits on two sides. Annexation of this parcel provides for the orderly growth of the City and allows for future housing for its citizens. The property is shown as the next area for development in the City's Phased Residential Growth Plan. When developed, the City will provide the full range of City services.

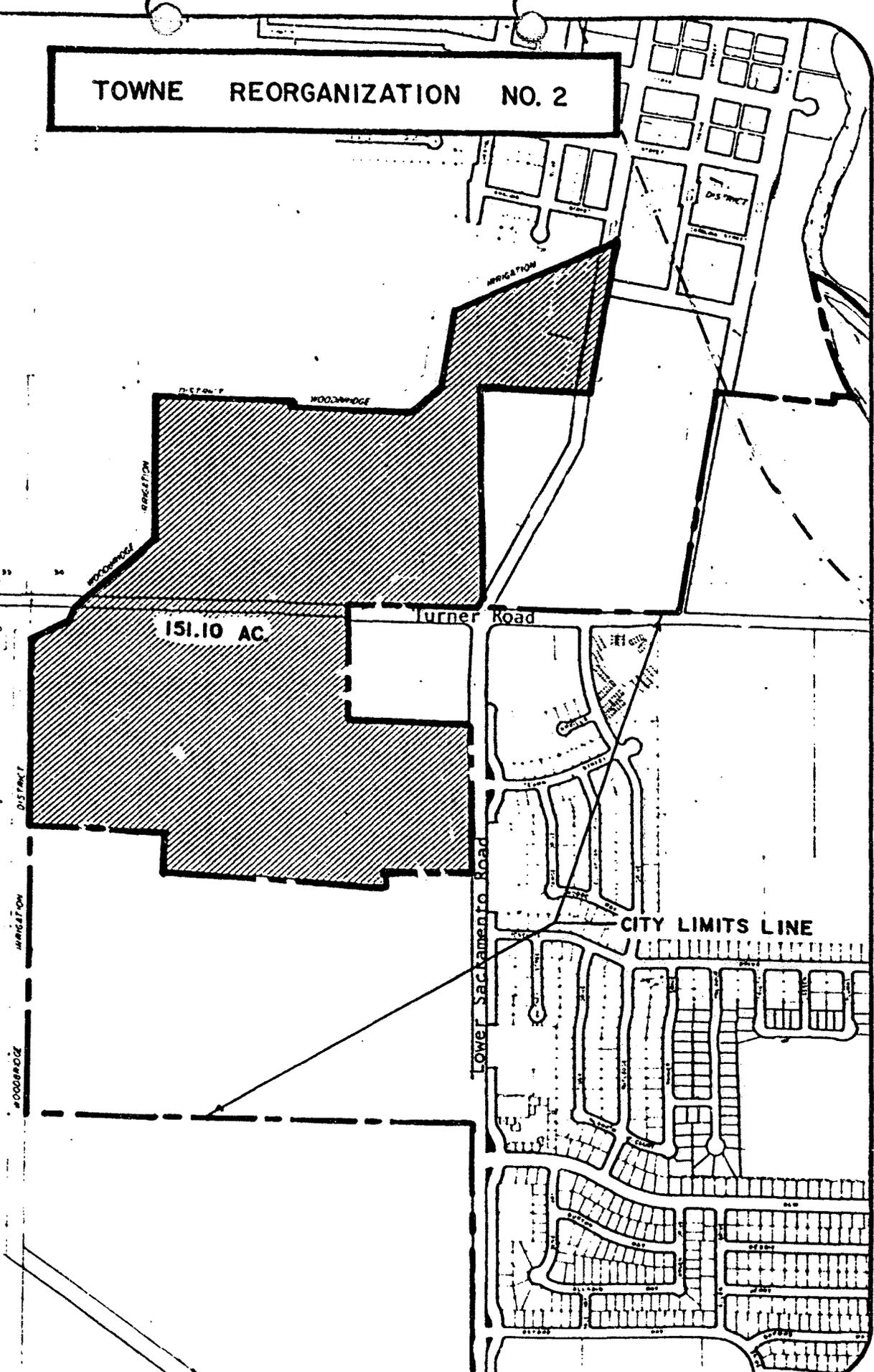
Development of the property for residential uses could impact the Lodi Unified School District by generating additional students. The L.U.S.D. is currently experiencing problems of overcrowding. This can be mitigated by requiring the applicant to enter into an agreement with the L.U.S.D. to provide financial assistance to the District. The developer would pay an agreed-upon amount to help pay for additional classroom space to house the additional students.

FINDING

Based on the initial study, the City of Lodi finds that the project will not have a significant effect on the environment except for the impact on the L.U.S.D. This impact can be mitigated by the payment of appropriate fees to the L.U.S.D. by the developer.

41.

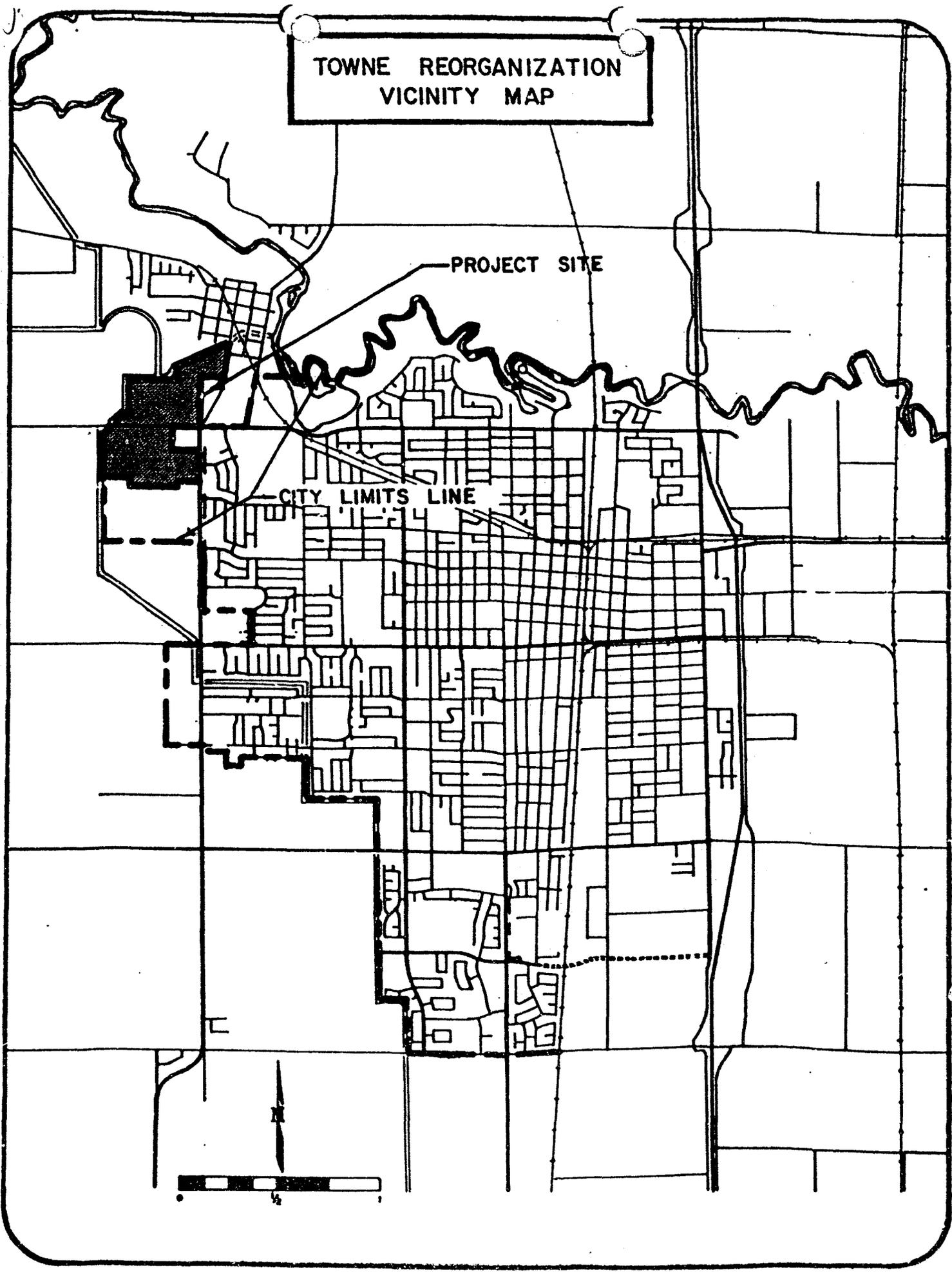
TOWNE REORGANIZATION NO. 2



TOWNE REORGANIZATION
VICINITY MAP

PROJECT SITE

CITY LIMITS LINE



NOTICE OF DETERMINATION

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

TO: Secretary for Resources FROM: CITY OF LODI
1416 Ninth Street, Room 1311
Sacramento, CA 95814

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: TOWNE REORGANIZATION NO. 2 (ND-81-5)

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: June 19, 1981