DECLARATION OF IMPACTION
JULY 30, 1981
LODI UNIFIED SCHOOL DISTRICT

pg 14

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the Declaration of Impaction, Lodi Unified School District as adopted by the Board of Trustees for the Lodi Unified School District on August 4, 1981.

The matter was introduced by City Manager Glaves.

Speaking on behalf of the document was Richard L. Ehrhardt, Facility Planner, Lodi Unified School District. Mr. Ehrhardt indicated that the Lodi Unified School District declared impaction in the following school attendance areas affected by current and proposed development plans, to wit:

Clements Elementary School Attendance Area
Elkhorn Elementary School Attendance Areas (including Oakwood)
Heritage Elementary School Attendance Area
Lakewood Elementary School Attendance Area
Lawrence Elementary School Attendance Area
Davis Elementary School Attendance Area
Live Oak Elementary School Attendance Area
Needham Elementary School Attendance Area
Leroy Nichols Elementary School Attendance Area
Vinewood Elementary School Attendance Area
Parklane Elementary School Attendance Area
Reese Elementary School Attendance Area
Washington Elementary School Attendance Area
Morada Middle School Attendance Area
Senior Elementary Middle School Attendance Area
Woodbridge Middle School Attendance Area
Houston Middle School Attendance Area
Lodi High School Attendance Area
Tokay High School Attendance Area

Mr. Ehrhardt further indicated that the 1981-82 Impaction Mitigation Plan as contained in the subject document is as follows:

Based on a projected increase in enrollment of 900 students in 1981-82, the District will implement the following plan, subject to receipt of revenue--specifically as it is resolved by the Courts.

I.	Continue to lease from the State of California thirty-two (32) portable classrooms presently located at six (6) sites within the District	$ 65,000
II.	Develop and lease the "Maxi-School" in the Colonial Estates North Subdivision	$106,000
III.	Lease or lease-purchase sixteen (16) portables for placement at various locations with furniture and equipment	$230,000
		$454,000

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

Mayor Pro Tempore Murphy outlined recommendation forthcoming from the recently formed County Task Force.

A very lengthy discussion followed with questions being directed to Staff and to Mr. Ehrhardt.

lodi unified school district

FACILITIES and PLANNING, 815 W. LOCKEFORD ST., LODI, CA. 95240 (209) 369-7411 - 466-0353

August 5, 1981

Mr. Hank Glaves
City Manager
City of Lodi
221 West Pine Street
Lodi, California 95240

Subject: Impaction Report

Dear Mr. Glaves:

The Lodi Unified School District Board of Trustees at its board meeting on August 4, 1981, adopted Resolution No. 81-32 declaring a state of impaction in nineteen attendance areas.

Enclosed are six copies of our updated Declaration of Impaction for your use. This information may be helpful in the review and approval of subdivisions.

Should you have any questions, please call my office.

Sincerely,

Richard L. Ehrhardt

Richard L. Ehrhardt
Facility Planner

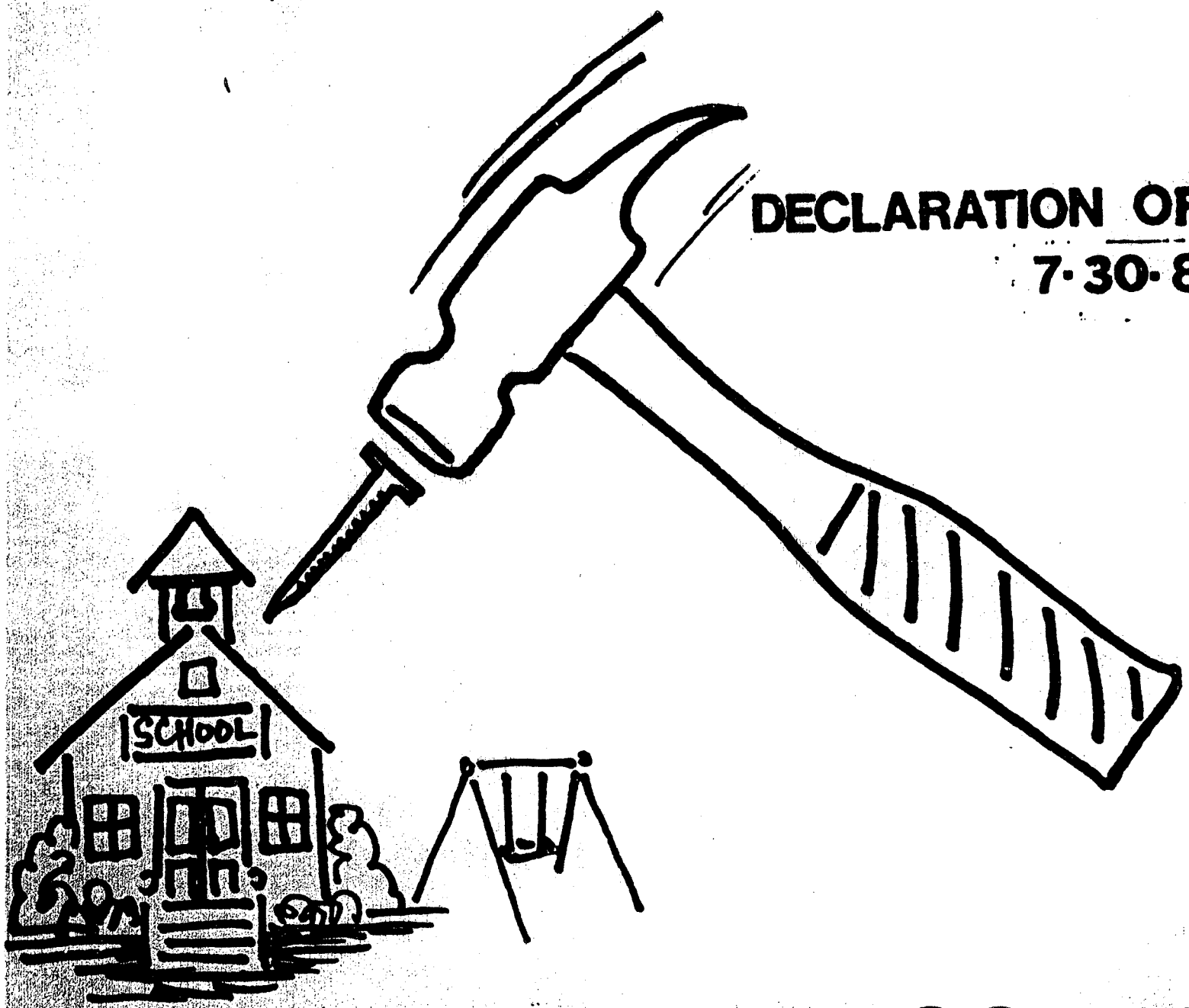
RLE/s

Enclosures

AUG 10 1981

DECLARATION OF IMPACTION

7-30-81



LODI UNIFIED SCHOOL DISTRICT

LODI UNIFIED SCHOOL DISTRICT

Board of Education

John Vatsula, President
Ann Johnston, Vice-President
Laurel Wisenor, Clerk
George Abrahamson
Robert C. Ball
Herbert Buck, Jr.
Bonnie Meyer

Administration

Ellerth E. Larson, Superintendent
Tom Bandelin, Assistant Superintendent
Ronald Alsup, Assistant Superintendent
Richard L. Ehrhardt, Facility Planner
Bill Cox, Administrative Director of Business Services
Ralph Wetmore, Administrative Director of Personnel

C. I. Baranoff, Consultant

LODI UNIFIED SCHOOL DISTRICT
Facilities and Planning
July 30, 1981

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LODI UNIFIED SCHOOL DISTRICT

815 West Lockeford Street

Lodi, California 95240

DECLARATION OF IMPACTION

October 10, 1978

Revised July 30, 1981

By

The Staff of Facilities and Planning
and
C. I. Baranoff

BEFORE THE BOARD OF TRUSTEES OF THE LODI UNIFIED SCHOOL DISTRICT
OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

RESOLUTION NO. 81-32
DECLARATION OF IMPACTION

- - - - - - - - - - - - - - -

WHEREAS, the development of new residential property results in the demand for additional school facilities; and

WHEREAS, the Governing Board has made every feasible effort to provide permanent facilities; and

WHEREAS, the financial ability of the District to provide for permanent facilities is limited or non-existent, and the construction of new residences and the resultant increase of numbers of pupils continues; and

WHEREAS, students generated by new residential construction in the attendance areas already full create an immediate need for interim classroom solutions, and such solutions require capital expenditures or implementation of undesirable alternatives by the District; and

WHEREAS, the District has considered and acted upon such options as (1) presentation to the voters of bond measures to provide capital funds for school housing, (2) temporary buildings, (3) double session, (4) bussing, (5) school attendance boundary realignment, and has considered, and for good and sufficient reasons chosen not to act upon, (6) year-round school attendance and (7) extended day programs (high school); and

WHEREAS, the City of Lodi has enacted Ordinance No. 1149, the City of Stockton has enacted Ordinance No. #3095-C.S., and the County of San Joaquin has enacted Ordinance No. 2574 as mitigation measures to assist school districts to reduce the impact of new home construction; and

WHEREAS, the aforementioned Ordinances require residential developers to participate in the cost of interim solutions necessitated by the overcrowding of existing classroom facilities due to new residential construction; and

WHEREAS, this Board has reviewed the content of the master Site Capacity Table prepared by staff, a copy of which is attached hereto, and has approved said report for public distribution;

THEREFORE, IT IS HEREBY RESOLVED that the Lodi Unified School District declares impaction in these school attendance areas affected by current and proposed development plans, to wit:

Clements Elementary School Attendance Area
Elkhorn Elementary School Attendance Area (including Oakwood)
Heritage Elementary School Attendance Area
Lakewood Elementary School Attendance Area
Lawrence Elementary School Attendance Area
Davis Elementary School Attendance Area
Live Oak Elementary School Attendance Area
Needham Elementary School Attendance Area
Leroy Nichols Elementary School Attendance Area
Vinewood Elementary School Attendance Area
Parklane Elementary School Attendance Area
Reese Elementary School Attendance Area

Washington Elementary School Attendance Area
Morada Middle School Attendance Area
Senior Elementary Middle School Attendance Area
Woodbridge Middle School Attendance Area
Houston Middle School Attendance Area
Lodi High School Attendance Area
Tokay High School Attendance Area

BE IT FURTHER RESOLVED that the Superintendent be, and he hereby is, directed to transmit a certified copy of this resolution and the accompanying staff report to the City Councils of Lodi and Stockton and the Board of Supervisors of the County of San Joauqin for the consideration and concurrence following public hearings before their respective bodies.

PASSED AND ADOPTED this 4th day of August, 1981, by the following vote of the Board of Trustees, to wit:

AYES:

NOES:

ABSENT:

JOHN VATSULA, President
Board of Trustees

ATTEST:

LAUREL WISENOR, Clerk
Board of Trustees

LODI UNIFIED SCHOOL DISTRICT
Facilities and Planning
July 30, 1981

1981-82 IMPACTION MITIGATION PLAN

Based on a projected increase in enrollment of 900 students in 1981-82, the District will implement the following plan, subject to receipt of revenue--specifically as it is resolved by the Courts.

I.	Continue to lease from the State of California thirty-two (32) portable classrooms presently located at six (6) sites within the District.	$ 64,000.00
II.	Develop and lease the "Maxi-School" in the Colonial Estates North Subdivision.	160,000.00
III.	Lease or lease-purchase sixteen (16) portables for placement at various locations with furniture and equipment.	230,000.00
		$ 454,000.00

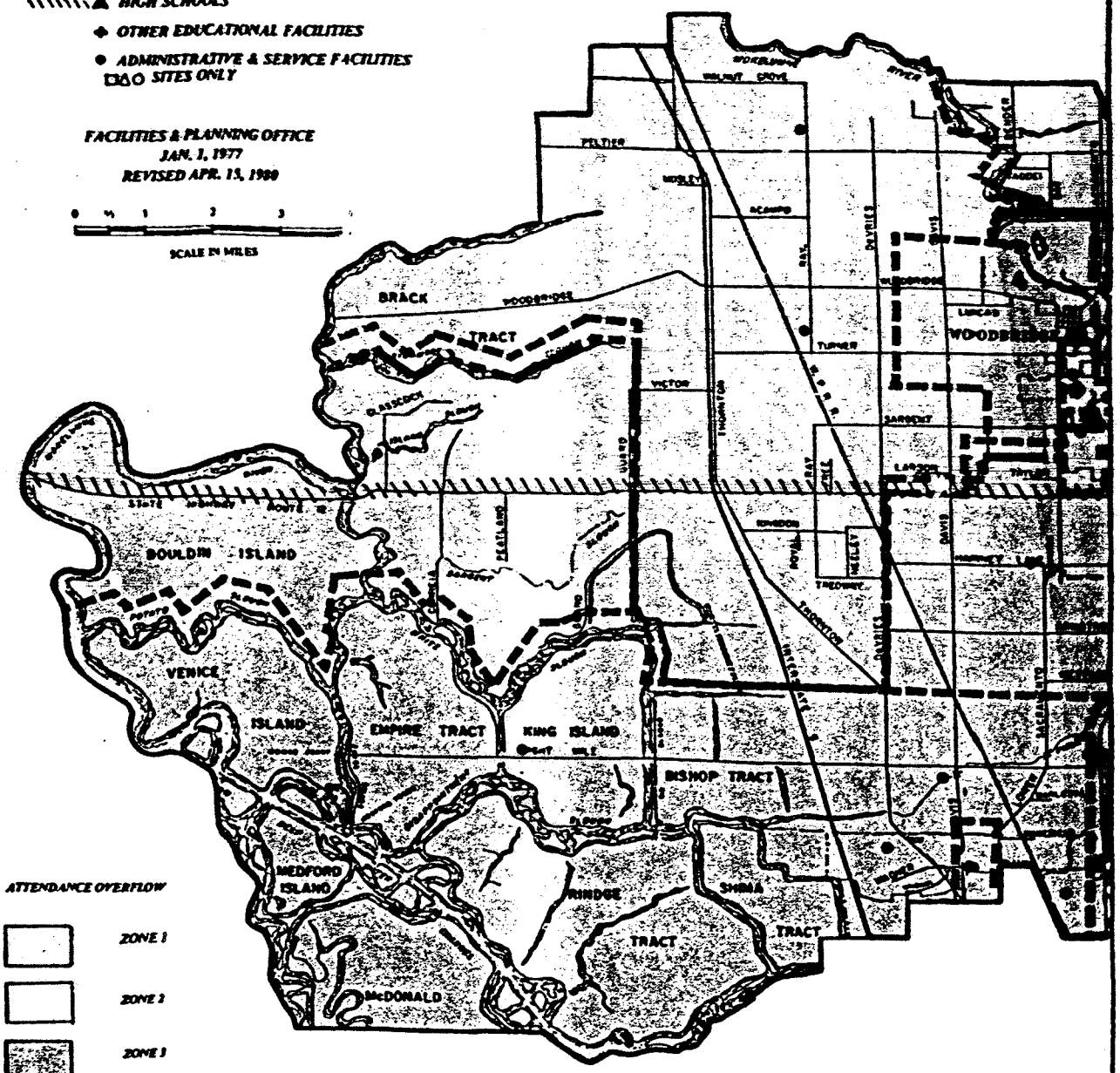
LODI UNIFIED SC

SCHOOLS & OFFICES

- ELEMENTARY SCHOOLS
- MIDDLE SCHOOLS
- HIGH SCHOOLS
- OTHER EDUCATIONAL FACILITIES
- ADMINISTRATIVE & SERVICE FACILITIES
- SITES ONLY

FACILITIES & PLANNING OFFICE
JAN. 1, 1977
REVISED APR. 15, 1980

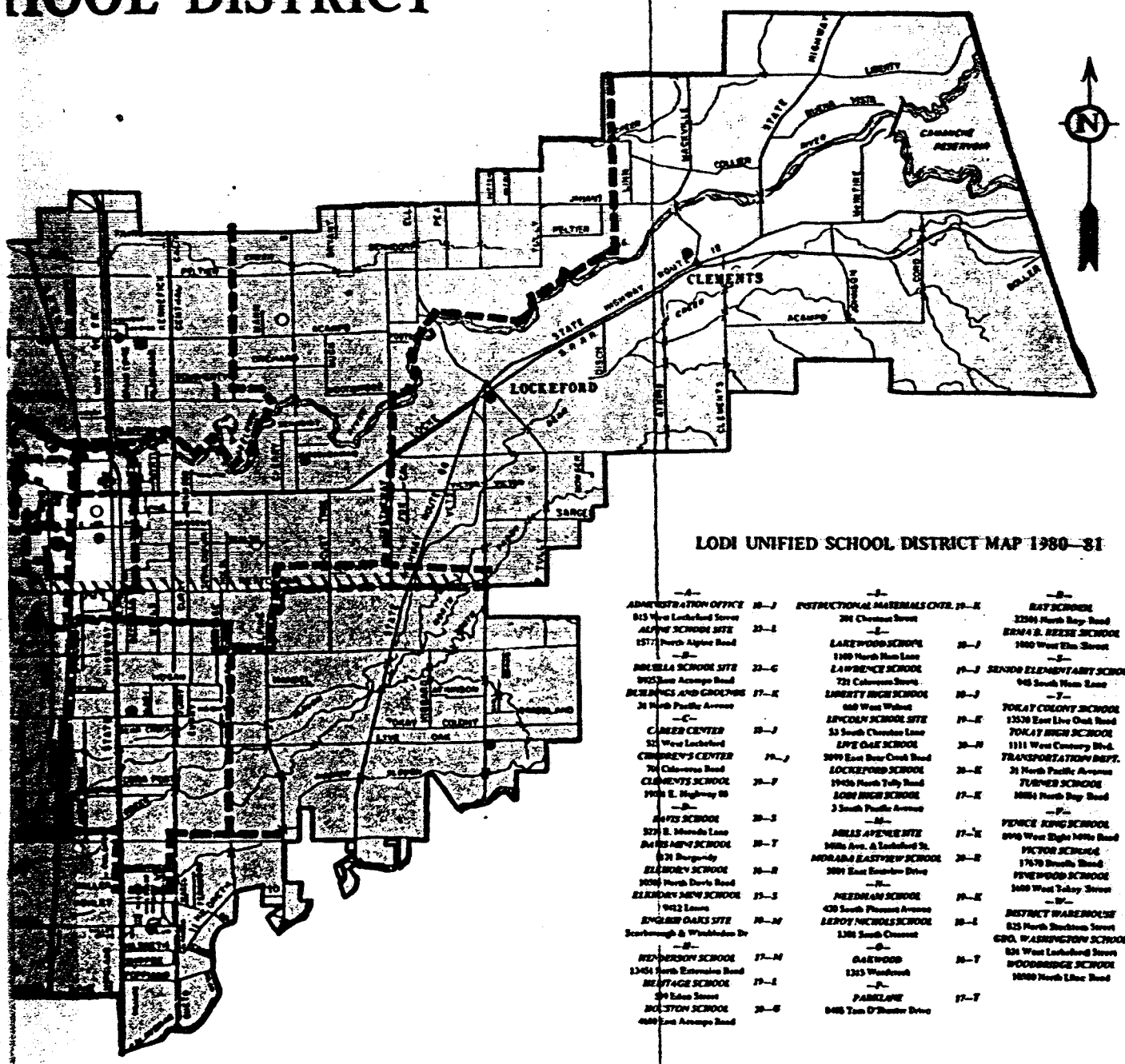
0 ½ 1 2 3
SCALE IN MILES



ATTENDANCE OVERFLOW

- ZONE 1
- ZONE 2
- ZONE 3

HOOL DISTRICT



LODI UNIFIED SCHOOL DISTRICT MAP 1980—81

—A—

ADMINISTRATION OFFICE 10—J
815 West Lockeford Street

ALPINE SCHOOL SITE 22—L
15772 North Alpine Road

—B—

BRUELLA SCHOOL SITE 22—G
8925 East Acampo Road

BUILDINGS AND GROUNDS 17—K
31 North Pacific Avenue

—C—

CAREER CENTER 18—J
525 West Lockeford

CHILDREN'S CENTER 19—J
704 Calaveras Road

CLEMENTS SCHOOL 29—F
19[illegible] E. Highway 88

—D—

DAVIS SCHOOL 20—S
5[illegible] E. Morada Lane

DAVIS MINI SCHOOL 18—T
[illegible] Burgundy

ELKHORN SCHOOL 16—R
10[illegible] North Davis Road

ELKHORN MINI SCHOOL 15—S
9412 Lowra

ENGLISH OAKS SITE 10—M
Scarborough & Winkleden Dr

—H—

HENDERSON SCHOOL 17—M
13451 North Extension Road

HERITAGE SCHOOL 19—L
[illegible] Eden Street

HOUSTON SCHOOL 20—G
4600 East Acampo Road

—I—

INSTRUCTIONAL MATERIALS CNTR. 19—K
201 Chestnut Street

—L—

LAKEWOOD SCHOOL 18—J
1100 North Ham Lane

LAWRENCE SCHOOL 19—J
721 Calaveras Street

LIBERTY HIGH SCHOOL 18—J
660 West Walnut

LINCOLN SCHOOL SITE 19—K
53 South Cherokee Lane

LIVE OAK SCHOOL 20—N
5099 East Bear Creek Road

LOCKEFORD SCHOOL 20—K
19456 North Tully Road

LODI HIGH SCHOOL 17—K
3 South Pacific Avenue

—M—

MILLS AVENUE SITE 17—K
Mills Ave. & Lockeford St.

MORADA EASTVIEW SCHOOL 20—R
5001 East Eastview Drive

—N—

NEEDHAM SCHOOL 19—K
420 South Pleasant Avenue

LEROY NICHOLS SCHOOL 18—L
1301 South Crescent

—O—

OAKWOOD 16—T
1313 Wardcreek

—P—

PARKLANE 17—T
8485 Tam O'Shanter Drive

—R—

RAY SCHOOL 23—F
22501 North Ray Road

ERMA B. REESE SCHOOL 17—K
1000 West Elm Street

—S—

SENIOR ELEMENTARY SCHOOL 10—L
945 South Ham Lane

—T—

TOKAY COLONY SCHOOL 25—P
13520 East Live Oak Road

TOKAY HIGH SCHOOL 20—M
1111 West Century Blvd.

TRANSPORTATION DEPT. 17—K
31 North Pacific Avenue

TURNER SCHOOL 15—J
10851 North Ray Road

—V—

VENICE KING SCHOOL 9—R
8990 West Eight Mile Road

VICTOR SCHOOL 25—J
17670 Bruella Road

VINEWOOD SCHOOL 18—L
1600 West Tokay Street

—W—

DISTRICT WAREHOUSE 19—J
825 North Stockton Street

GEO. WASHINGTON SCHOOL 18—J
831 West Lockeford Street

WOODBRIDGE SCHOOL 17—J
10800 North Lilac Road

EXHIBITS

Revised July 1981

LODI UNIFIED SCHOOL DISTRICT
Facilities and Planning

Master School Capacity Table

	Permanent Existing Classrooms	District Portable Classrooms	Instructional Capacity	Interim Extra Load	Extended Capacity	Attendance Area Enrollment February, 1981	Projected Additional Students	Total Students To Accommodate
Elementary Schools:								
Clements	3	0	108	12	120	91	12	103
Davis	20	0	543	47	590	615	69	684
Davis-Mini	0	0	0	180	*180	0	0	0
Elkhorn	7	6	405	105	*510	837	531	1,368
Elkhorn-Mini	0	0	0	240	*240	0	0	0
Henderson	4	0	108	12	120	0	0	0
Heritage	18	0	533	47	580	524	1,114	1,638
Lakewood	17	0	478	102	580	542	257	799
Lawrence	7	0	220	20	240	213	131	344
Live Oak	11	2	385	35	420	334	107	441
Lockeford	7	2	275	25	300	247	20	267
Needham	14	0	395	35	430	469	0	469
Leroy Nichols	20	0	560	50	610	648	253	901
Oakwood	0	6	162	240	*402	368	30	398
Park Lane	9	6	275	445	*720	798	428	1,226
Ray	4	0	138	12	150	101	0	101
Reese	17	0	478	42	520	464	40	504
Tokay Colony	4	1	165	15	180	148	0	148
Turner	3	0	82	8	90	45	0	45
Venice King	2	0	55	5	60	0	0	0
Victor	9	0	275	25	300	233	0	233
Vinewood	18	0	505	135	640	574	281	855
Washington	21	0	615	55	670	605	30	635
		23	6,760	1,892	8,652	7,856	3,303	11,159
Middle Schools:								
Houston (1-8)	13	0	351	39	390	359	15	374
Morada	12	1	351	159	*510	454	160	614
Senior Element ry	32	3	945	105	1,050	1,042	1,244	2,286
Woodbridge	17	1	486	174	*660	606	228	834
		5	2,133	477	2,610	2,461	1,647	4,108
High Schools:								
Lodi High School		4	2,167	197	2,364	1,955	308	2,263
Tokay High School		2	2,151	435	*2,586	2,224	1,312	3,536
Liberty High School		4	210	0	210	314	0	314
		10	4,528	632	5,160	4,493	1,620	6,113
	TOTALS	38	13,421	3,001	16,422	14,810	6,570	21,380

*Includes leased facilities (Mini-School & State Portables)

OPTIONS FOR HANDLING GROWTH IN AREAS OF IMPACTION

General Statement: The school district believes in the concept of neighborhood schools and will make every reasonable effort to provide education in the elementary grades in the immediate neighborhood of the pupil; for pupils in grades 7 and 8, instruction will be provided in the general area; for pupils in the high schools, instruction will be provided at the school of assignment which will be generally the closest of the two major high schools. As growth continues and attendance areas become impacted, the district will consider or has considered the following alternatives to neighborhood schools:

1. Equal loading of all schools throughout the district.

   The district has adopted an equal loading policy which will cause all schools throughout the district within a given grade span to house the same proportion of students relative to capacity. Equal loading is a concept that works well in an urban area but provides extraordinary long bus rides for students when the area of impaction and growth is substantially removed from the area where classrooms are available.

2. Bussing.

   Bussing is used as an interim process to implement the equal load policy. The board finds that no pupil should be bussed from his attendance area, but if necessary, never more than 10 miles from the "full" school to the school of redirection.

3. Double sessions.

   Double sessions in the primary grades retain the same amount of time. In each of the instructional sections, double sessions are perceived as being disadvantageous to the students attending school in the p.m. shift. The fabric of society rejects the concept of young children being in school from 12:30 p.m. to 5:00 p.m. followed by what may be an extended period of time on the school bus. Older children (above grade 4) lose a significant amount of instructional time through the device of double sessions, and it is perceived as being totally unacceptable as other than an extremely short term measure for pupils other than K-3.

4. Extended day programs.

   Programs in the early morning or in the late afternoon may be devised to utilize a highschool plant at above normal carrying capacity. Such programs are found to have relatively small pupil/parent interest, are not conducive to integration with established bussing schedules, and are not viable answers to impaction.

5. Temporary buildings.

   Temporary buildings are the next best answer to permanent buildings to the questions posed by school impaction and growth. It is the feeling of the governing board that some twenty to twenty-five percent of total classroom space at an elementary or middle school should always be in portables to provide long range flexibility. Portable buildings have

been used in the district extensively and would continue to be utilized in any balanced program of building. District funds are not available to purchase needed portable classrooms to meet student growth.

6. School boundary realignment.

This device has been used to accommodate growth in an immediately adjacent attendance area. Where growth is scattered or substantially removed from school houses with room available, realignment is ineffective. With the growth rate of the several attendance areas in this district, boundary realignment is not a viable permanent solution beyond that already accomplished.

7. Year-round schools.

Year round school education has the potentiality of increasing available classroom space by twenty to twenty-five percent. The district has studied YRS and has determined that it is not a viable solution to the question of pocket growth removed a distance from available school houses.

8. Financial resources.

The traditional methods of raising funds to build school houses include the passing of bond issues or of tax override measures. Legal opinion subsequent to the passage of Proposition 13 has indicated that such measures are no longer valid.

9. Interim extra load.

Long term class load factors are twenty-seven pupils at grades K-3, and twenty-eight pupils at grades 4-8; however, it has been necessary because of lack of space to load the classrooms at an average of thirty pupils on an interim basis.

10. Emergency school classes.

Assembly Bill No. 8, signed by the Governor on July 24, 1979, enacted the Emergency School Classroom Law of 1979. Under this Law, Lodi Unified School District has received thirty-two (32) portables for use in 1981-82. These buildings are subject to recall by the State of California should there be greater need elsewhere in California.

LODI UNIFIED SCHOOL DISTRICT
Facilities and Planning
Revised June 30, 1981

Projected Additional Growth from Subdivisions in Affected Attendance Areas:

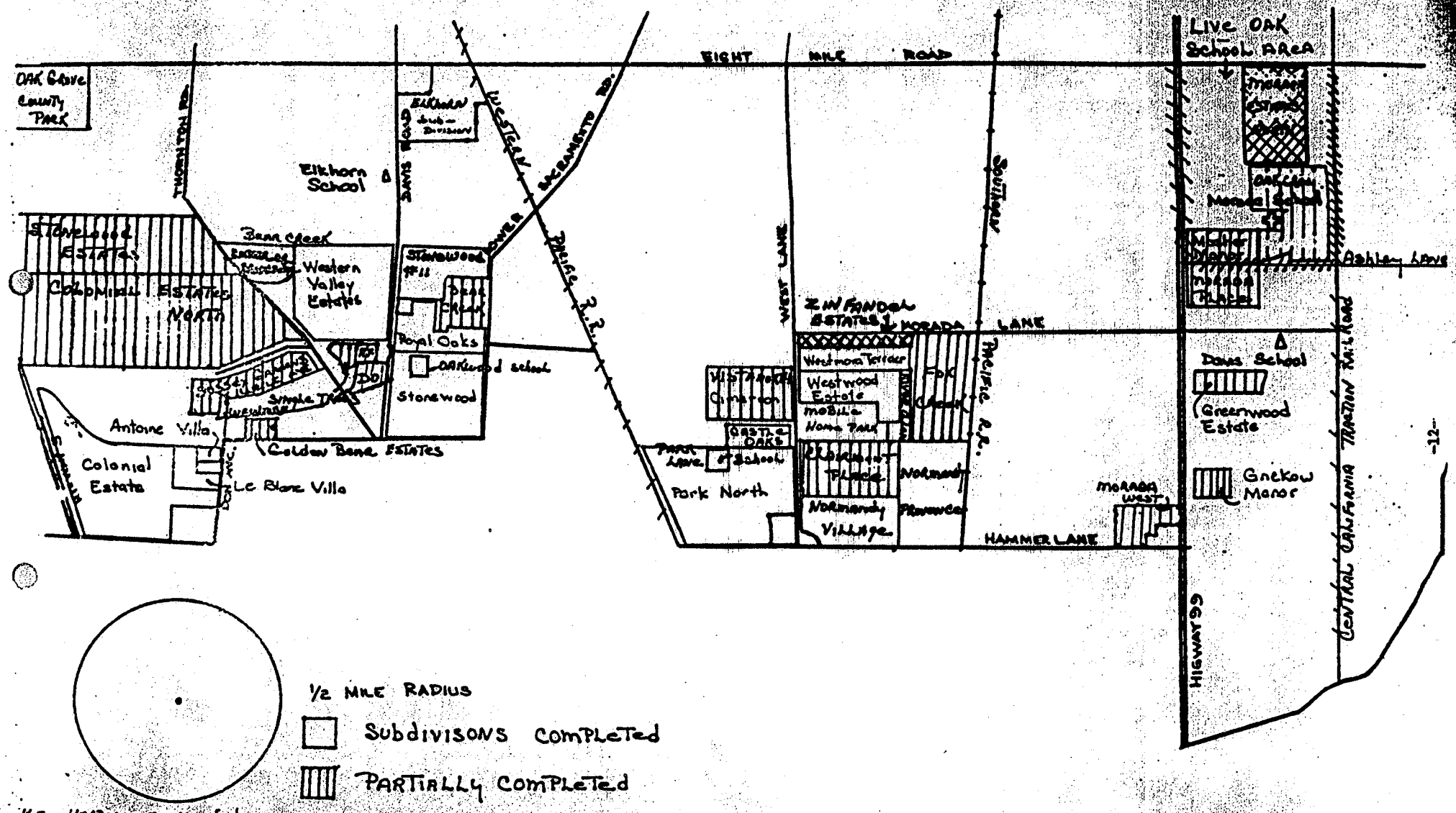
* L - Lodi
S - Stockton
C - County

SCHOOL ATTENDANCE AREA	AREA*	SUBDIVISION	PROJECTED ADDITIONAL STUDENTS
Elkhorn	S	Colonial Estates North	160
	S	Stonewood Estates	250
	S	Golden Bear	10
	S	Single Tree Estates	7
	S	Sussex Gardens	86
	S	Harpers Ferry	8
	S	Davis Oaks	10
			531
Lakewood	C	Woodbridge Greens	64
	C	Ferrero Subdivision	52
	L	Rivergate	60
	L	Burlington Manor	10
	C	Country View Estates	64
	C	Fairway Estates	7
			257
Parklane	S	Fox Creek	35
	S	Clairmont Place	198
	S	Cimarron	70
	S	Zinfindel Estates	125
			428
Morada	C	Morada Estates North	15
	C	Oak Creek	19
	S	Fox Creek	17
	S	Clairmont Place	65
	C	Greenwood Estates	2
	C	Mosher Manor	20
	C	Gnekow	4
	C	Morada West	16
	C	Morada Place	2
			160
Tokay High	L	Beckman Ranch	42
	L	Matthews - Diablo Meadows	8
	S	Colonial Estates North	80
	S	Bear Creek Estates	12
	S	Stonewood Estates	125
	L	(Lodi South) Summerfield	18
	S	Zinfindel	62
	L	Winchester Acres	15
	L	Southeast Lodi--Johnson-Tandy	517
	L	Wood Brook	18
	L	Grupe - Lake Shore Village	92
	L	Cambridge Place	23
	S	Golden Bear	5
	S	Single Tree Estates	3
	S	Sussex Gardens	43
	C	Morada Estates North	15
	L	English Oaks 6 & 7	10

SCHOOL ATTENDANCE AREA	AREA	SUBDIVISION	PROJECTED ADDITIONAL STUDENTS
Tokay High (cont.)	C	Oak Creek	19
	L	Stonebrook	8
	L	Bergundy Village	8
	S	Fox Creek	17
	S	Clairmont Place	65
	C	Greenwood Estates	2
	C	Mosher Manor	20
	S	Cimarron	40
	L	The Oaks - Grupe	12
	C	Gnekow	5
	C	Morada Place	2
	C	Morada West	27
	S	Harpers Ferry	4
	S	Davis Oaks	5
			1,322
Lodi High	L	Homestead Manor	14
	L	Sun West	8
	L	Rivergate	30
	C	Lambert Village	15
	L	Burlington Manor	5
	C	Fairway Estates	4
	L	Colony Ranch	43
	L	Mokelumne Village	26
	L	Millswood	17
	C	Woodbridge Greens	32
	C	Country View Estates	33
	L	Homestead Oaks	5
	L	Aaron Terrace	4
	L	Sanguinetti Park	15
	C	Ferrero Subdivision	26
	L	Pinewood Court	3
	L	Las Casitas	23
			303
Senior Elementary	S	Colonial Estates North	80
	S	Bear Creek Estates	12
	S	Stonewood Estates	168
	S	Golden Bear Estates	10
	S	Single Tree Estates	5
	S	Sussex Gardens	43
	L	Beckman Ranch	42
	L	Matthews - Diablo Meadows	8
	L	The Oaks	12
	L	Homestead Manor	14
	L	Sun West	8
	S	Cimarron	40
	S	Harpers Ferry	4
	S	Davis Oaks	5
	L	(Lodi South) Summerfield	18
	L	Aaron Terrace	3
	L	Winchester Acres	15

SCHOOL ATTENDANCE AREA	AREA	SUBDIVISION	PROJECTED ADDITIONAL STUDENTS
Senior Elementary - (cont.)	L	Southeast Lodi - Johnson-Tandy	517
	L	Wood Brook	17
	L	Lake Shore Village - Grupe	99
	L	Cambridge Place	23
	S	Zinfindel	63
	L	Las Casitas	23
	L	Bergundy Village	8
	L	Stonebrook	7
	L	English Oaks 6 & 7	10
			1,254
Live Oak	C	Morada Estates North	30
	C	Oak Creek	37
	C	Mosher Manor	40
			107
Leroy Nichols	L	Beckman Ranch	84
	L	Matthews - Diablo Meadows	18
	L	The Oaks	24
	L	(Lodi South) Summerfield	37
	L	Winchester Acres	30
	L	Wood Brook	35
	L	Stonebrook	15
	L	English Oaks, Units 6 & 7	10
			253
Woodbridge	L	Rivergate	30
	L	Burlington Manor	5
	C	Fairway Estates	4
	L	Colony Ranch	34
	L	Mokelumne Village	26
	L	Millswood	16
	L	Homestead Oaks	5
	C	Country View Estates	32
	C	Woodbridge Greens	32
	L	Sanguinetti Park	15
	C	Ferrero Subdivision	26
	L	Pinewood Court	3
			228
Oakwood	S	Bear Creek Estates	30
Vinewood	L	Grupe - Lake Shore Village	183
	L	Homestead Manor	29
	L	Sun West	16
	L	Aaron Terrace	7
	L	Las Casitas	46
			281
Heritage	L	Southeast Lodi - Johnson-Tandy	1,030
	L	Cambridge Place	68
	L	Bergundy Village	16
			1,114

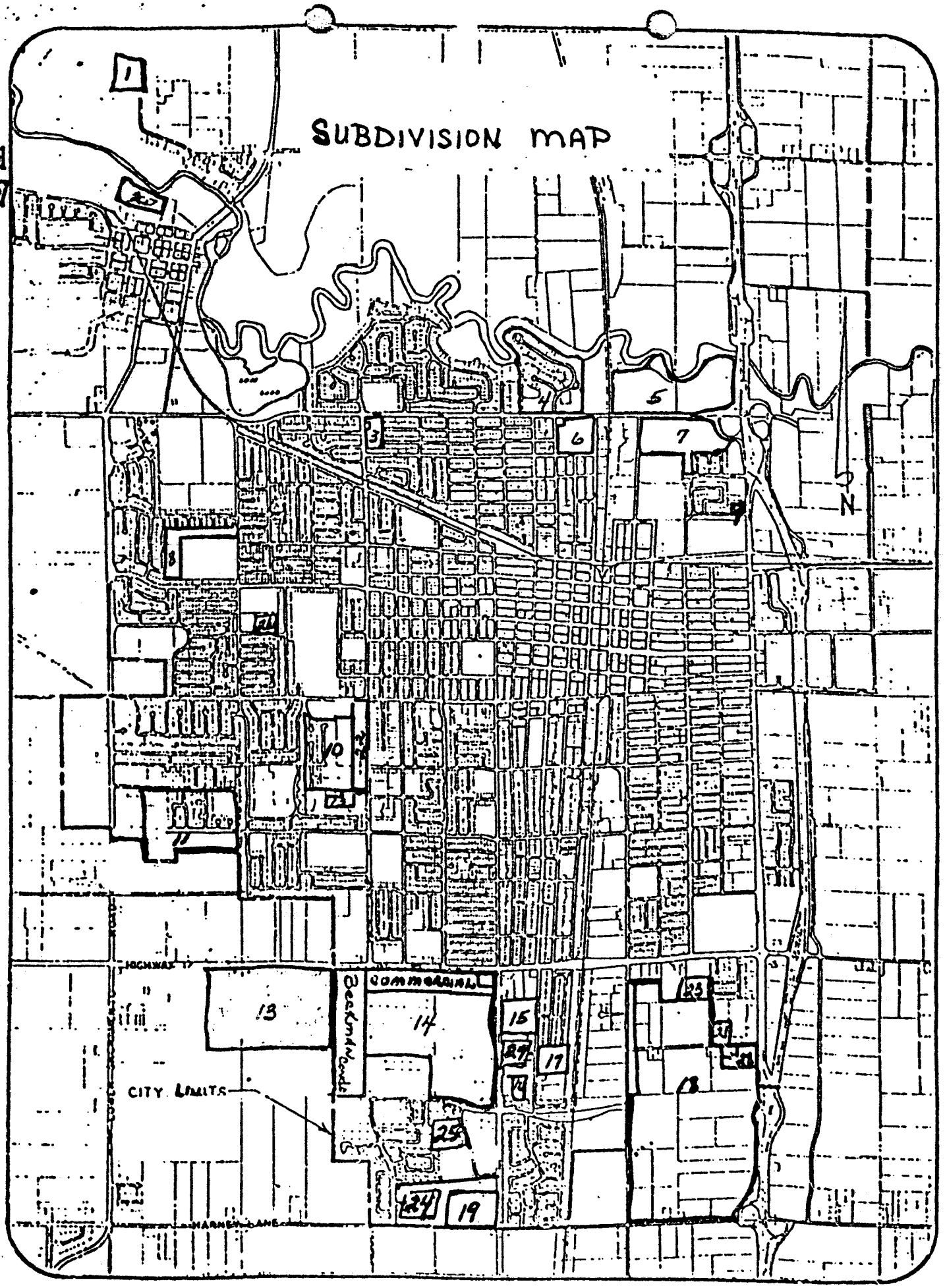
SCHOOL ATTENDANCE AREA	AREA	SUBDIVISION	PROJECTED ADDITIONAL STUDENTS
Lockeford/Clements	C	Lambert Village	32
Houston	C	Lambert Village	15
Erma Reese	L	Millswood	40
	L	Pinewood Court	7
Lawrence	L	Colony Ranch	69
	L	Homestead Oaks	10
	L	Mokelumne Village	52
			131
Davis	C	Greenwood Estates	4
	C	Gnekow	7
	C	Morada West	54
	C	Morada Place	4
			69
Washington	L	Sanguinetti Park	30



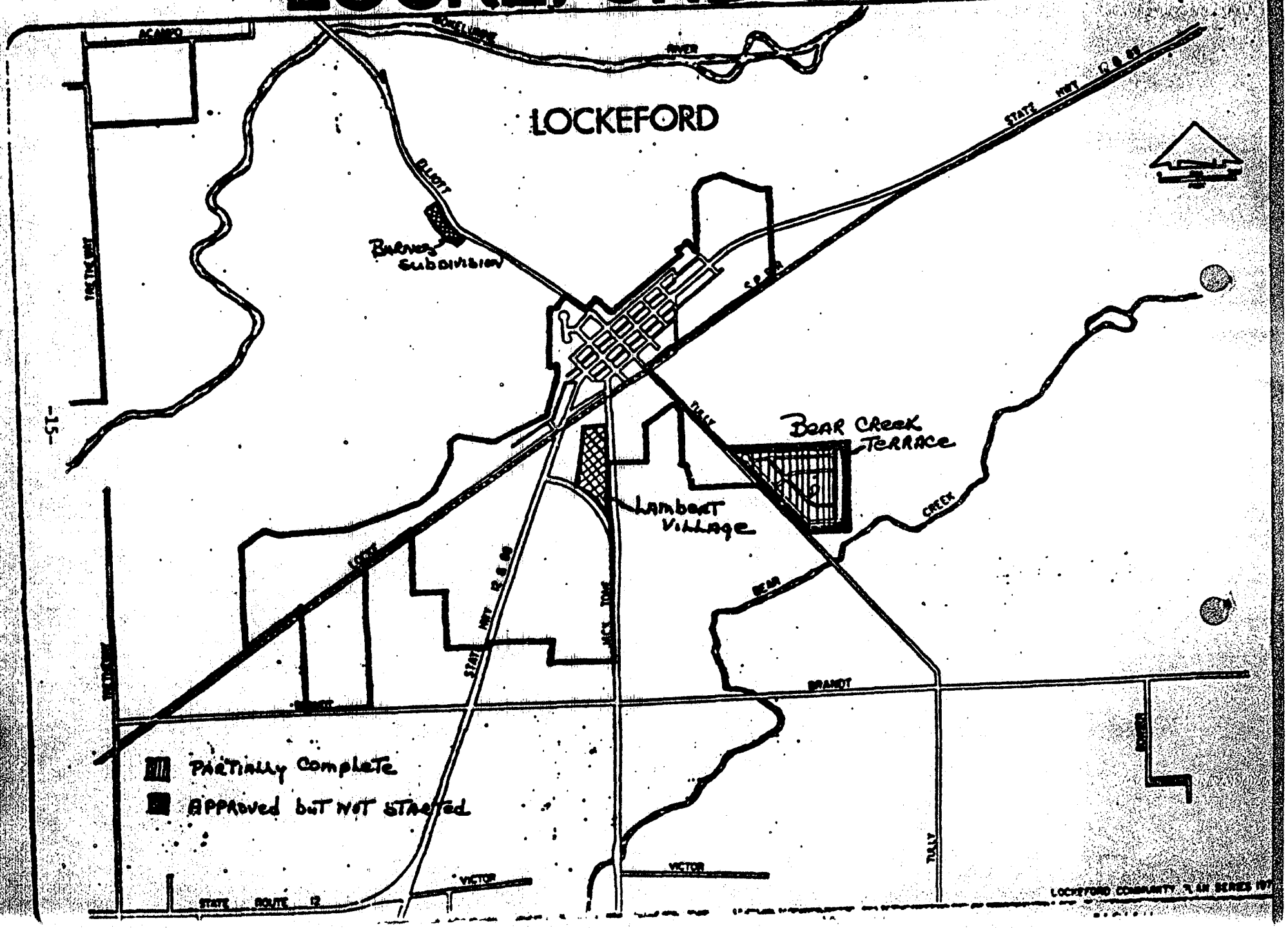
EIGHT MILE ROAD
OAK GROVE COUNTY PARK
THORNTON RD.
Elkhorn School
DAVIS ROAD
ELKHORN Sub-Division
WESTERN
SACRAMENTO RD.
PACIFIC R.R.
STONEWOOD ESTATES
COLONIAL ESTATES NORTH
Bear Creek
Western Valley Estates
STONEWOOD #11
Bear Creek
Royal Oaks
OAKWOOD school
Stonewood
Antoine Villa
Golden Bear ESTATES
Colonial Estate
Le Blanc Villa
WEST LANE
ZINFANDEL ESTATES
MORADA LANE
Westmore Terrace
Westwood Estate
MOBILE Home Park
Fox Creek
Cimarron
CASTLE OAKS
Park Lane
School
Park North
Normandy Village
Normandy Provence
SOUTHERN PACIFIC R.R.
HAMMER LANE
MORADA WEST
LIVE OAK School AREA
Ashley Lane
Davis School
Greenwood Estate
Gnekow Manor
CENTRAL CALIFORNIA TRACTION RAILROAD
HIGWAY 99
1/2 MILE RADIUS
SUBDIVISONS COMPLETED
PARTIALLY COMPLETED
APPROVED BUT NOT STARTED
HF - HARPERS FERRY Sub.
DO - DAVIS OAKS Sub.

SUBDIVISION MAP KEY

1. Fairway Estates
2. Woodbridge Greens
3. Burlington Manor
4. Rivergate
5. Mokelumne Village
6. Sanguinetti Park
7. Colony Ranch
8. Millswood
9. Homestead Oaks
10. Homestead Manor
11. Sun West
12. Aaron Terrace
13. Lake Shore
14. Beckman Ranch
15. Diablo Meadows
16. Woodbrook
17. Lodi South - Summerfield
18. Southeast Lodi
19. Winchester Acres or Winchester Oaks
20. Country View Estates
21. Cambridge Manor
22. La Casitas
23. Bergundy Village
24. English Oaks Manor - Unit 6
25. English Oaks Manor - Unit 7
26. Pinewood
27. Stonebrook
28. Stonetree
29. Ferrero Subdivision


SUBDIVISION MAP
N
HIGHWAY 17
COMMERCIAL
Beckman Creek
CITY LIMITS
HARNEY LANE

LOCKEFORD AREA



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COUNTY COUNSEL

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CHIEF DEPUTY COUNTY COUNSEL

OFFICE OF THE
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STOCKTON, CALIFORNIA 95202
TELEPHONE 944-2361 (AREA CODE 209)

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FRANK V. BRUNO, JR
DEPUTY COUNTY COUNSEL

June 13, 1978

Dr. Gaylord A. Nelson
County Superintendent of Schools
County of San Joaquin
Courthouse - Fourth Floor
Stockton, Ca. 95202

Re: School Bonds

Dear Dr. Nelson:

As you may be aware, County Counsel Gerald Sherwin recently provided Richard Cherry, Superintendent of Manteca Unified School District, with a memorandum opinion dealing with the affect of Proposition 13 on future school bond elections. We have been asked to provide this information to all school districts in the County and herewith submit same to you for distribution.

Generally speaking, the issue is whether Proposition 13 prohibits a school bond election. Although that measure does not specifically address the subject, the answer for all practical purposes is "yes". Proposition 13 adds Article XIII A to the Constitution. Section 1(a) of that Article provides that the maximum rate of taxes levied against any real property may not exceed one percent of the full cash value of such property. The one percent so levied is apparently to be distributed among all the taxing jurisdictions within the County within which the property is located. Section 1(b) expressly excepts from this limitation "ad valorem taxes or special assessments to pay the interest and redemption charges on any indebtedness approved by the voters prior to the time this section becomes effective".

Mr. Sherwin advised Superintendent Cherry that a November bond election in the Manteca Unified School District would not benefit from the exception provided by Section 1(b). Although much of Proposition 13 is a state of considerable uncertainty which may be resolved only by court action or legislative clarification, it appears to us at this time that the one percent limitation may not be increased in order to finance school bond measures, even though such measures may be approved

by the requisite percentage of voters residing in the school district. In practical terms, school districts will be competing with other taxing entities on a pro rata basis for the fixed amount of dollars generated by the one percent limitation. At this time it would appear that the most that could be accomplished by a bond measure would be to increase slightly the proportion of such monies to which school districts would be entitled.

In the event that this pro rata competition for limited tax dollars becomes reality, it is unlikely that sufficient taxes could be levied for the benefit of a school district to satisfy the requirements of the Education Code for the payment of bonds. Specifically, Education Code Section 15250 provides in pertinent part:

> "The tax shall not be less than sufficient to pay the interest on the bonds as it becomes due and to provide a sinking fund for the payment of the principal on or before maturity and may include an allowance for an annual reserve, established for the purpose of avoiding fluctuating tax levies. The tax shall be sufficient to provide funds for the payment of the interest on the bonds as it becomes due and also such part of the principal and interest as is to become due before the proceeds of a tax levied at the time for making the next general tax levy can be made available for the payment of the principal and interest."

As a result of the foregoing discussion, and in the absence of specific legislative action in this area, it would appear that the advancing of a school bond election measure would be of little benefit to a school district as the law stands now.

Very truly yours,

GERALD A. SHERWIN
County Counsel

By
MARK F. ORNELLAS
Deputy County Counsel

MFO:jgs

RECOMMENDED MASTER PLAN PRIORITIES

PHASE I - 1981-82

Sell Millswood School Site
Proceed with Special Education Development Center Application for Funds
Prepare State Building Program Application for:
- A. Stonewood Estate Elementary
- B. Claremont Elementary
- C. Holt Elementary
- D. Grupe Elementary
- E. Elkhorn Middle School

Service Center or Transportation Satellite Operation
ROP/C--Adult Education Center Established at Lincoln School

PHASE II - 1983-87

Sell, trade, or retain English Oaks
Prepare State Building Program Application for:
- A. Southern High School--Ist Phase
- B. Morada Middle School Expansion
- C. Johnson-Tandy Elementary
- D. I-5 West--or Equivalent Elementary (Addition to Parklane and Oakwood)

NOTE: Projects in Phase II may be advanced to Phase I schedule should financing become more readily available or other events lead to changes.

PROJECT INFORMATION

PHASE I

Millswood School Site

Originally 34 acres was acquired by the Woods School District for a future Middle School. In 1978, 14 acres were sold. Based on current projections, the need for the remaining acreage is less now. Therefore, this site becomes surplus and is recommended for disposal.

Special Education Development Center (Leroy F. Greene Lease Purchase Fund)

As the District moves to satisfy the mandated needs of Special Education, it becomes more evident that the responsibility of educating students in a development center must be a local responsibility. This program is considered in that it can be eligible under the Leroy F. Greene Lease-Purchase Law. The most probable location for this program is to make modification at Washington School. It is assumed that the district will be "given" the Trainable Mentally Retarded facility now at Dorothy Mahin School by the County. Otherwise, another similar facility will be necessary.

Stonewood Estate Elementary (Leroy F. Greene Lease Purchase Fund)

An 11 acre site has been reserved just south of Bear Creek and west of Thornton Road. It is planned for an elementary school using the "Victor Plan", together with a multi-purpose building and additional permanent and relocatable classrooms.

Claremont Elementary (Leroy F. Greene Lease Purchase Fund)

The developer has reserved approximately 10 acres in the Claremont subdivision just west of Normandy Village. Planned improvement includes the building designed in the "Victor Plan", plus a multi-purpose building and permanent and relocatable classrooms.

Holt Elementary (Leroy F. Greene Lease Purchase Fund)

This would be a school designated in the Colonial Estates neighborhood north of Hammer Lane. Presently, no site is designated. However, a large land parcel owned by the Holt family would be studied for an 8 to 10 acres school site. Planned improvement includes the building designed in the "Victor Plan", plus a multi-purpose building and permanent and relocatable classrooms.

Grupe Elementary (Leroy F. Greene Lease Purchase Fund)

A school site southwest of the Lakeshore development would need to be considered and developed. Planned improvement includes the building designed in the "Victor Plan", plus a multi-purpose building and permanent and relocatable classrooms.

Elkhorn Middle School (Leroy F. Greene Lease Purchase Fund)

Preliminary discussion has occurred with the Beck organization to trade the present Elkhorn School site for 20 acres southwest of that location. The exchange would provide for the continued use of the Elkhorn School until Stonewood Estates and Holt Schools were operational. The plan would require the construction of a comprehensive middle school for 750 students.

Service Center Facility (Local Funding)

The planned acquisition of the Happyholme site is the preferred approach. However, the alternative of developing a transportation yard at Nichols can be considered as an interim solution.

ROP/C-Adult Education (Local and Categorical Funding)

The plan provides for developing at the Lincoln School sites facilities for the ROP/C classroom and related office and service facility for the ROP/C-Adult Education Programs.

IMPACTION FEE "LOAN"

INCOME AS OF 5/81			
	LODI	$ 73,952.00	
	STOCKTON	417,600.00	
	COUNTY	16,631.00	
			$ 508,183.00
1979-80	(COPE)		
	Relocation of Portables --	$ 100,000.00	
	Oakwood		
	Parklane		
	Tokay High School		
1980-81	EMERGENCY PORTABLES		
	Lease Payments to State	$ 60,142.00	
	Development	141,400.00	
1981-82	PORTABLE LEASE PAYMENTS		
	Encumbered	64,000.00	
			$ 365,542.00
	NET BALANCE		$ 142,641.00

STATE OF CALIFORNIA — OFFICE OF LOCAL ASSISTANCE

PROJECTED ENROLLMENT
FOR FACILITY MASTER PLAN
USE

[illegible]-411 (REV. 1/77)

SCHOOL DISTRICT	COUNTY	APPLICATION NO.
LODI UNIFIED	SAN JOAQUIN	19/

ENROLLMENT 1980-81 [X] 1ST MONTH [ ] 6TH MONTH

YEAR					AVERAGE CHANGE	PROJECTED ENROLLMENT 81-82	82-83	83-84	84-85	85-86	86-87	
K												
1												
2												
3												
4												
5												
6					K-6	8449	8959	9472	10116	10801	11491	
7												
8					7-8	2367	2638	2887	2745	2965	3111	
9												
10												
11												
12					9-12	4649	4770	5081	5435	5751	6080	
TOTAL ELEM.												
TOTAL HIGH												
TOTAL						15,465	16,367	17,440	18,496	19,517	20,682	
ANNUAL CHANGE						848	902	1,073	1,056	1,021	1,165	

SPECIAL ED. PUPILS (LATEST ENROLLMENT)

	ELEM.	SEC.
[illegible]	37	8
EMR	28	18
TMR		
LH	142	13
TOTAL	207	39

PUPIL UNITS - CONTINUATION H. S.

3 HIGH. MOS.	PUPIL HRS.	SCH. DAYS	PUP. HRS. ÷ DAYS
March 1980			822
April 1980			903
May 1980			939
TOTAL			2664
AVERAGE ATTENDANCE (TOTAL ÷ 18)			148
AVERAGE ATTENDANCE X LATEST PROJECTION / LATEST ENROLLMENT			169

GRADE	ENROLL.	X	EST. ADA	GRADE	ENROLL.	X	EST. ADA
K	1320		1280	K			
1-3	3802		3688	1-3			
4-6	3839		3722	4-6			
7-8	2638	.97	2559	7-8		.97	
9-12	5081		4929	9-12			
SPEC. ED.			246	SPEC. ED.			
CONT. HIGH			169	CONT. HIGH			
TOTAL			16,593	TOTAL			

CERTIFIED CORRECT (AUTH. AGENT) — DATE — APPROVED, EXECUTIVE OFFICER (SAD) — DATE

NOTICE OF PUBLIC HEARING REGARDING DECLARATION OF IMPACTION DATED AUGUST 4, 1981 BY LODI UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES

WHEREAS, Ordinance No. 1149, entitled, "An Ordinance of the City of Lodi to Provide for the Dedication of Land or Fees or Both as a Condition to the Approval of New Residential Developments, for the Purpose of Providing Classroom Facilities Where Conditions of Overcrowding Exist in a Public School Attendance Area", which was adopted by the Lodi City Council on August 2, 1978, provides that the Governing body of a school district which operates, in whole or in part, within the City of Lodi may at any time pursuant to Government Code Section 65971, notify the City Council that it has found that: (1) conditions of overcrowding exist in one or more attendance areas within the district which will impair the normal functioning of educational programs including the reason for such conditions existing; (2) all reasonable methods of mitigating conditions of overcrowding have been evaluated; and (3) no feasible methods for reducing such conditions exist. Such notification shall remain in effect until withdrawn in writing by the governing body of the school district.

Upon receipt of such notice, the City Council shall schedule and conduct a public hearing on the notification for the purpose of allowing interested parties to comment on the matter. Following such hearing, the City Council shall determine

whether it concurs in such finding. If the City Council concurs, it shall by resolution designate the school as an overcrowded school.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby set a Public Hearing on Wednesday, September 16, 1981 at the hour of 8:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to receive public input on notification received from the Lodi Unified School District declaring a state of impaction in nineteen attendance areas.

Information regarding this item may be obtained in the office of the City Clerk at 221 W. Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

Dated: August 5, 1981

By Order of the City Council

Alice M. Reimche

ALICE M. REIMCHE
City Clerk

Jim Pinkerton
Comments on School
Impaction
Council Meeting
September 16, 1981

. . .On page 8 you have the Lodi Unified Facilities and Planning all the way through here and you have the Johnson-Tandy Ranch which totals up to a projection of 2,064 students--there hasn't been a grapevine pulled--there hasn't been a thing done out there--and so let's take out the Johnson-Tandy Ranch, ___?___ ___?___ 2,064 students. I'm only taking out one subdivision, which is a long way from producing 2,000 and you duplicate the 517 twice. So in Tokay High School we take out that 517 and Lodi's share of students in that is 31.55 percent. Stockton is 57.27 percent and San Joaquin County is 11.18 percent--basically 805 students. So that school is in the city limits of Lodi and it is impacted, basically, by the city of Stockton. Then we come in to Lodi High and the percentage of the Lodi High School people that are coming in are from the Lodi district which is 63.7 percent and the San Joaquin County is coming in at 36.3 percent. Then we go down to the Senior Elementary School. After we take out the 515 people from Johnson-Tandy Ranch you said you were going to have, that leaves 307 people at Senior Elementary. And that's 41.66 percent ___?___ 58.34 coming in from Stockton. And Lakewood San Joaquin County is 72.76 percent of the impaction there. So, basically, if you take all the total students that you are bringing in in this impaction the city of Lodi is producing 43.22 percent; Stockton is producing 44.61 percent; and San Joaquin County is producing 4.69 percent. And yet you are asking the citizens of Lodi, the young people in this town who can't qualify for a house now to pay for something that if it were just the city of Lodi we could take care of the people

within the city of Lodi school limit. Because every school that you've got with Stockton coming in, it's the highest impaction out of Stockton. I can't see penalizing the young people in the City of Lodi who are trying to get started If you look at the pages of the Sentinel and the Lodi Life and Times, there are young people getting married that can't buy homes in town. If you put another $250 to $500 on them, they're never going to qualify for a home and where are the young people going to go. True--you're saying that these people are going to generate kids, but I think someplace along the line the school system is going to have to look at its own self and cut back on their costs and their overhead and stop giving all the goodies out and making people start to work 12 months out of the year instead of paying them $125 a day and giving them four months a year vacation. If you'll look at the last U.S. News and World Report at how many teachers are out of a job and how many teachers are losing their jobs because of __?__ population. . .

Jim Pinkerton
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Impaction
Council Meeting
September 16, 1981

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[redacted]

EG. 2 8/11/81

D1276
Ron Stein
~~Lincoln U.S.D.~~
City Atty
City Hall
Lodi 95240
cc-7(e)

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN
STATE OF CALIFORNIA

R-81-1231

RESOLUTION AMENDING FEE SCHEDULE FOR THE OVERCROWDED SCHOOL ATTENDANCE AREAS IN THE LODI UNIFIED SCHOOL DISTRICT

- - - - - - - - - - -

WHEREAS, on December 26, 1978, this Board of Supervisors adopted Resolution No. R-78-2221, under authority of Ordinance No. 2574, establishing the development fee schedule to be applicable in each of the attendance areas of the Lodi Unified School District declared to be overcrowded in Resolution No. R-78-2220; and

WHEREAS, this Board of Supervisors has determined by reference to the building cost index published quarterly in the Engineering News Record that the building costs in San Joaquin County have risen by approximately 30 percent since Resolution No. R-78-2221 was adopted;

NOW, THEREFORE, BE IT RESOLVED that the fee schedule applicable to the overcrowded school attendance areas in the Lodi Unified School District be revised as follows, to wit:

For mobile spaces the rate shall be $325.00 per space.

For all other residential dwelling units, including units containing a single (one) bedroom, the rate shall be $260.00 per bedroom.

BE IT FURTHER RESOLVED that a copy of this resolution be transmitted forthwith to the County Building Department for implementation.

PASSED AND ADOPTED this th day of August, 1981, by the following vote of the Board of Supervisors, to wit:

AYES: YOSHIKAWA, BARBER, ALVA, COSTA, WILHOIT

NOES: NONE

ABSENT: NONE

DOUGLASS W. WILHOIT, Chairman
Board of Supervisors
County of San Joaquin
State of California

ATTEST: JORETTA J. HAYDE
Clerk of the Board of Supervisors of the County of San Joaquin, State of California

By Cindy DuBruz (SEAL)
Deputy Clerk

Filed AUG 11 1981, 19__
JORETTA J. HAYDE
Clerk of the Board of Supervisors
By Cindy DuBruz
Deputy

Office of the County Counsel
Prepared by
Direction of
Approved by

AUG 18 1981