



# CITY OF LODI

## AGENCY/ COUNCIL COMMUNICATION

**AGENDA TITLE:** AGENCY to consider adoption of resolution certifying completion of the final Environmental Impact Report for the proposed Redevelopment Plan for Lodi Redevelopment Project No. 1; adopting a statement of findings, facts, and overriding considerations; and adopting a Mitigation Monitoring plan

AGENCY to consider adoption of resolution finding that the use of taxes allocated from Lodi Redevelopment Project No. 1 for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing outside the Project Area will be of benefit to the project

COUNCIL to consider adoption of resolution considering and making findings as to the final Environmental Impact Report for the proposed Redevelopment Plan for Lodi Redevelopment Project No. 1; adopting a statement of findings, facts, and overriding considerations; and adopting a Mitigation Monitoring Plan

COUNCIL to consider adoption of resolution finding that the use of taxes allocated from the Lodi Redevelopment Project for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing outside the project area will be of benefit to the project

COUNCIL to consider introduction of Ordinance adopting the proposed Redevelopment Plan

**MEETING DATE:** June 19, 2002

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTION:** Conduct the Joint Public Hearing concerning the actions related to the Lodi Redevelopment Project No. 1. Subsequent to the Public Hearing, adopt the two Agency resolutions and two City Council resolutions as well as the first reading of the draft ordinance adopting the Redevelopment Plan.

**BACKGROUND INFORMATION:** The actions before the Agency and City Council represent the culmination of several years' worth of work to identify and prepare a plan for Redevelopment Project Area No. 1. This plan encompasses some 1,200 acres of land generally bounded by Turner Road, the downtown core, the U.P. railroad right-of-way, Cherokee Lane and Highway 99.

The purpose of the joint public hearing is to a) certify the Final Environmental Impact Report (FEIR) on the plan and b) take final action on the plan by both the Redevelopment Agency and City Council.

Final Environmental Impact Report

As required by the California Environmental Quality Act (CEQA) an Environmental Impact Report was prepared by the firm of Wagstaff & Associates. The program EIR is intended to inform the Agency and Council about the

**APPROVED:** \_\_\_\_\_

H. Dixon Flynn -- City Manager

potential environmental consequences of the Plan approval. The document should serve as a decision making tool when reviewing all relevant materials concerning the proposal. The report identifies those required topic areas that are expected to have significant impact, identifies potential mitigation measures that could minimize the impact and identifies reasonable alternatives to the project.

This EIR shows 21 potential impacts related to the implementation of the plan. Those topic areas include Land Use & Visual Factors, Population Housing & Employment, Transportation & Parking, Infrastructure & Public Facilities, Drainage & Water Quality, Noise, Air Quality, Vegetation & Wildlife, and Cultural & Historic Resources. Of the potential impacts assessed, one area cannot be mitigated to a level that is considered less than significant. Impact 10-2, Long-Term Regional Emissions Increases is considered a significant unavoidable impact. In summary, because the Valley is considered a non-attainment area, any increase in the cumulative condition (all projects in total) result in air quality impacts that cannot be lessened with any measure proposed. As a result of this situation, the Agency and City Council must make a specific finding within the resolution certifying the Environmental Impact Report, which overrides the impact. Not to lessen the degree of seriousness regarding this issue, but virtually any activity that occurs within the San Joaquin Valley that contributes to air quality impacts, creates a significant unavoidable impact as well.

#### Use of 20% Housing set-aside outside of the Project Area

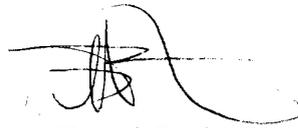
The California Redevelopment Law allows Redevelopment Agencies to use its housing set-aside funds outside of the project area. The resolutions before the Agency and City Council provide for the flexibility built into State Law. Final use of the funds is always at the Agency/Council discretion; therefore, staff feels comfortable exercising this option. From an implementation standpoint, this action would allow housing funds to be spent anywhere in the City.

#### Redevelopment Plan

The Redevelopment Plan before the City Council is identical to the Plan that the Redevelopment Agency adopted on May 15, 2002. This Plan as well as the supporting documents have been reviewed by the Planning Commission and the Project Area Committee. Both bodies have taken unanimous actions to recommend that the City Council adopt the Plan and support the Project Area goals.

The Plan and the Report on the Plan, contains all of the required documentation for consideration of the actions in front of the City Council. The two documents are incorporated by reference in the City Council Ordinance and are on file with the City Clerk, Library, and the Community Development Department.

FUNDING: None required



Konradt Bartlam  
Community Development Director

Prepared by: Community Development Director

KB/lw

Attachments

AGENCY RESOLUTION NO. RDA2002-\_\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF LODI CERTIFYING THE COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT PROJECT NO. 1; ADOPTING A STATEMENT OF FINDINGS, FACTS, AND OVERRIDING CONSIDERATIONS; AND ADOPTING A MITIGATION MONITORING PLAN

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WHEREAS, as the Lead Agency, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared an Environmental Impact Report (the "EIR") on the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq., hereinafter referred to as "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, Section 15000 et seq., hereinafter referred to as the "State CEQA Guidelines") and procedures adopted by the Agency relating to environmental evaluation; and

WHEREAS, the Agency transmitted for filing a Notice of Completion of the Draft EIR and thereafter in accordance with CEQA and the State CEQA Guidelines forwarded the Draft EIR to the State Clearinghouse for distribution to those state agencies which have discretionary approval or jurisdiction by law over natural resources affected by the Redevelopment Plan, to the affected taxing agencies, and to other interested persons and agencies, and sought the comments of such persons and agencies; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR was published in accordance with the provisions of CEQA and the State CEQA Guidelines; and

WHEREAS, the Draft EIR was thereafter revised and supplemented to adopt changes suggested, to incorporate comments received during the public review period pursuant to CEQA and the State CEQA Guidelines, and to incorporate the Agency's responses to said comments, and as so revised and supplemented, a Final EIR was prepared by the Agency; and

WHEREAS, the Final EIR consists of the Draft EIR as revised and supplemented to incorporate all comments received and the responses of the Agency thereto and is part of the Agency's Report to the City Council on the Redevelopment Plan;

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF LODI, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby certifies that the Final EIR for the Project is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and local procedures adopted by the Agency pursuant thereto and that the Agency has reviewed and considered the information contained in the Final EIR prior to adopting this resolution. The Agency hereby finds that the Final EIR reflects the independent judgment of the Agency.

Section 2. The Agency hereby adopts the Statement of Findings, Facts, and Overriding Considerations relating to the environmental impact of the Redevelopment Plan for the Lodi Redevelopment Project No. 1 as set forth in Exhibit A attached hereto and incorporated herein by this reference (including, without limitation, the mitigation measures therein set forth). Based

upon such Statement of Findings, Facts, and Overriding Considerations, the Agency hereby finds that all significant environmental effects have been eliminated or substantially lessened except the following unavoidable adverse impact:

- (1) Long-Term Regional Emissions Increases. Based upon the foregoing, the Agency finds and determines that the Redevelopment Plan will have a significant effect upon the environment but that the benefits of the Redevelopment Plan outweigh the unavoidable adverse impacts for the reasons set forth in the Statement of Findings, Facts, and Overriding Considerations, in particular, Part V thereof.

Section 3. The Agency hereby adopts the Mitigation Monitoring Plan set forth in Exhibit B attached hereto and incorporated herein by this reference.

Section 4. Upon approval and adoption of the Redevelopment Plan by the City Council, the Agency Secretary is hereby directed to file a Notice of Determination with the County Clerk of the County of San Joaquin pursuant to the provisions of Section 21152 of CEQA and Section 15094 of the State CEQA Guidelines, along with two copies of the Certificate of Fee Exemption as required pursuant to Title 14, California Code of Regulations, Section 753.5(c).

Dated: June 19, 2002

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I hereby certify that Resolution No. RDA2002-\_\_\_\_ was passed and adopted by the Members of the Redevelopment Agency in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

AYES: MEMBERS –
NOES: MEMBERS –
ABSENT: MEMBERS –
ABSTAIN: MEMBERS –

PHILLIP A. PENNINO
Chairperson

Attest:

SUSAN J. BLACKSTON
Secretary

RDA2002-\_\_\_\_

STATEMENT OF FINDINGS, FACTS, AND OVERRIDING  
CONSIDERATIONS RELATING TO THE ENVIRONMENTAL  
IMPACTS OF THE REDEVELOPMENT PLAN FOR THE  
LODI REDEVELOPMENT PROJECT NO. 1

I. INTRODUCTION

The California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") provides, in Section 21081, that:

"[N]o public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

"(a) The public agency makes one or more of the following findings with respect to each significant effect:

"(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

"(2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

"(3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

"(b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment."

As defined in CEQA, "significant effect on the environment" means a substantial, or potentially substantial, adverse change in the environment." (Public Resources Code Section 21068.)

II. DESCRIPTION OF THE PROJECT PROPOSED FOR APPROVAL

For purposes of CEQA, the "project" addressed in the Final Environmental Impact Report (the "Final EIR") is the adoption and phased implementation of the Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project"). As more particularly identified in the Final EIR, the Project Area covers approximately 1,184 acres of land within the City of Lodi, including commercial, industrial, parks, residential and public right of way land uses. Under the Redevelopment Plan, the Project would be developed in accordance with the land uses designated and permitted by the General Plan for the City of Lodi. The Final EIR describes the environmental impacts that may occur as a result of the adoption and phased

implementation of the Redevelopment Plan and identifies, where applicable, measures which would mitigate significant effects on the environment to a level of insignificance. Findings regarding the significant effects of the Project are set forth below.

### III. ENVIRONMENTAL IMPACTS OF THE PROJECT; FINDINGS REGARDING SIGNIFICANT EFFECTS OF THE PROJECT

This Part III identifies the potentially significant and unavoidably significant effects of the Project as determined by the Agency, including the findings and facts supporting the findings in connection therewith. The Final EIR discussed Hazardous Materials but no impacts were anticipated. The following areas were discussed in the Final EIR and include mitigation measures that are incorporated into the Redevelopment Plan or are unavoidably significant effects on the Project:

#### A. Land Use and Visual Factors

##### 1. Environmental Impact

- **Adverse Land Use Compatibility Impacts.** Some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in the Project Area to existing and planned commercial and industrial areas, project-assisted development could introduce significant new land use conflicts among specific residential, commercial and industrial developments.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) During City review and prior to approval of individual projects within the Project Area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses.
  - (b) During review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3) adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading

provisions; and (7) other common measures warranted to avoid such land use conflicts.

## 2. Environmental Impact

- **Visual Impacts on Specific Streetscapes Within the Project Area.** The visual quality of future development in specific opportunity areas within the Project Area would directly affect the quality of important city streetscapes. Without adequate design control, the Project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character of surrounding neighborhoods, and of the central area as a whole.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Through the City's currently adopted development permit and design review process, future development in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the City's General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines and Central City Revitalization Program in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas.
  - (b) Applications for future development and property improvements that are subject to discretionary approval in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall incorporate the appropriate combination of specific design guidelines listed in section 4.3 of the EIR in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately reduce project related visual impacts on streets, residential neighborhoods, and the central area as a whole.

## 3. Environmental Impact

- **Potential Impacts on Visual Character and Image of Eastside Residential Neighborhood.** Project facilitated new multi-family development built in the Eastside neighborhood would have the

potential to clash visually with the neighborhood's older, predominantly single-family residential character.

- **Finding:** The mitigation measure identified below is feasible and shall be required in or incorporated into the Project. The mitigation measure will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

In review and processing of residential development projects within the Eastside residential neighborhood, place special emphasis on implementation of locational strategy contained in the Central City Revitalization Program to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the edge of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission.

**B. Population, Housing and Employment**

**1. Environmental Impact**

- **Potential Jobs/Housing Balance Impacts.** Project-facilitated development and the projected addition of a substantially greater number of jobs than housing units in the Project Area may exacerbate the existing jobs/housing imbalance (weighted towards jobs in comparison to the County as a whole).

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implementation of mitigation measures identified below in Section III.C.1 of this Statement of Findings, Facts and Overriding Considerations pertaining to project-related commute period vehicular traffic increases and associated project and cumulative transportation system impacts.

**C. Transportation and Parking**

**1. Environmental Impact**

- **Impact on Intersection Signalization Requirements.** Additional redevelopment related traffic would increase PM peak hour traffic volumes at the Pine Street/Central Avenue intersection above criteria levels set by Caltrans to determine whether installation of a traffic signal is warranted.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Caltrans has established eleven possible tests, or "warrants", for determining whether installation of a traffic signal should be considered. Usually, two or more of these must be met before a signal is warranted. The EIR analysis indicates that only the warrant related to peak hour traffic volume would be met for the Pine Street/Central Avenue intersection. The City shall monitor traffic volumes and conditions at the Pine Street-Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization.

#### **D. Infrastructure and Public Facilities**

##### **1. Environmental Impact**

- **Anticipated Water Supply Impacts.** Anticipated increases in commercial activity, employment and residential population associated with the Project would result in corresponding increases in the demand for water service. The City is prepared to provide the additional domestic water necessary for anticipated additional development in the Project Area, but water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implement the City of Lodi General Plan Land Use and Growth Management Element policies which require the City to (1) develop new facilities, as necessary, to serve new develop in accordance with the City's Water, Wastewater and Drainage Master Plans, and (2) assess water, wastewater and drainage

development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements.

**2. Environmental Impact**

- **Water Distribution System Inadequacies.** The existing water distribution system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

As project facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's Water Master Plan. Water conservation should also be promoted as the Project Area redevelops.

**3. Environmental Impact**

- **Sewage Collection System Inadequacies.** The existing wastewater collection system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Continue to implement the central area sewage collection system improvements identified as needed in the City of Lodi General Plan, and the City's Sanitary Sewer System Technical Report, including planned improvements to the Eastside neighborhood collection system.

**4. Environmental Impact**

- **Police Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for police services in the Project Area.

- Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

**5. Environmental Impact**

- Fire Protection and Emergency Medical Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services in the Project Area.

- Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

**6. Environmental Impact**

- School Service Demand.** Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development.

- Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The

mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5.
  - (b) City shall require developers in the Project Area to pay state authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with LUSD.

## 7. **Environmental Impact**

- **Project Park Demand.** Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. Based on estimated population increase in the Project Area, the City will need approximately 1.83 acres of additional park land to meet the increased demand.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated build-out takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required dedication of land and/or in-lieu payment of City adopted park and recreation fees.

## E. **Drainage and Water Quality**

### 1. **Environmental Impact**

- **Erosion, Sedimentation and Urban Runoff Pollutants.** Building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Factors contributing to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments, increased vehicle traffic, and

herbicides, pesticides and fertilizers from new landscaping associated with project-facilitated development.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) City shall require applicants for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions.
  - (b) For projects involving the grading of more than five acres, applicant shall be required to (1) file with the Regional Water Quality Control Board a Notice of Intent to comply with the Statewide General Permit for Construction Activities, (2) prepare and implement a project-specific Stormwater Pollution Prevention Plan (including erosion control plan) if grading is involved, (3) implement a monitoring, inspection and documentation program to assure the effectiveness of control measures, (4) obtain or comply with existing General Stormwater Discharge Permits for Industrial Activities, where applicable, and (5) comply with the NPDES Phase II Non-Point Discharge program.

**F. Noise**

**1. Environmental Impact**

- **Exposure of Sensitive Land Uses to Excessive Environmental Noise**

Project facilitated intensification of and changes in land uses in the Project Area could expose additional people to noise levels exceeding acceptable levels.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Noise impacts can be reduced through appropriate site planning, construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the City of Lodi General Plan. Evaluate the impact of each

redevelopment-facilitated discretionary development application in the Project Area on the noise environment, particularly when proposed near major transportation noise sources.

(b) Require noise assessments for all redevelopment-facilitated discretionary applications in areas adjoining commercial or industrial noise sources, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise sensitive land uses.

## 2. Environmental Impact

- **Redevelopment Facilitated Construction Noise.**

Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could be exposed to noise levels that would interfere with normal activities.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require the use of a combination of the following reasonable construction practices for projects when noise-sensitive receptors are located in the project vicinity, including restricting construction to avoid noise generating activity in the early morning, evening, and on Sundays and holidays, muffling and properly maintaining all internal combustion engine driven equipment, locating stationary noise-generating equipment as far as possible from sensitive receptors, routing construction traffic to and from the project site via designated truck routes, utilizing "quiet" air compressors and other stationary noise sources where such technology exists, and designation of a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise.

## G. Air Quality

### 1. Environmental Impact

- **Construction Activity Air Quality** Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs) which could be released into the air during building demolition.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require that individual redevelopment-facilitated projects involving new construction shall comply, where applicable, with the current San Joaquin Valley Unified Air Pollution Control District ("SJVUAPCD") Regulation VIII requirements. In addition, the City may also require a limitation on traffic speeds on unpaved roads to 15 miles per hour, installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site, suspension of excavation and grading activities when winds exceed 20 miles per hour, and/or a limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust. To mitigate any potential demolition-related air quality impacts from ACMs, the demolition contractor would be required to comply with all local, state and federal regulations regarding determination of existence of ACMs and proper removal and disposal to reduce air quality risks associated with airborne ACMs. Prior to the start of construction, the applicant shall submit a dust control plan demonstrating compliance with all SJVUAPCD and City required control measures.

## 2. Environmental Impact

- **Long-Term Regional Emissions Increases** Emissions resulting from new vehicle trips generated by redevelopment facilitated intensification in the Project Area would, by the year 2020, generate Reactive Organic Gases and Nitrogen Oxides in amounts that would exceed the applicable thresholds of significance for each pollutant. These emissions would constitute a significant project impact and would be expected to contribute to a significant cumulative impact.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. Notwithstanding incorporation of these mitigation measures, the Long-Term Regional Emissions Increases are an unavoidable significant effect. Specific economic, legal, social, technological or other benefits of the Project make the alternatives infeasible and outweigh this significant effect.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Where practical, future development proposals shall

include physical improvements that would act as incentives for pedestrian, bicycle and transit modes of travel.

(b) Employment-generating development projects of 10,000 square feet or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.

(c) Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.

The specific economic, legal, social, technological or other benefits of the Project are more particularly described in the Statement of Overriding Considerations contained in Part V of this Statement of Findings, Facts and Overriding Considerations.

## H. Vegetation and Wildlife

### 1. Environmental Impact

- **Potential Loss of Special-Status Species** Redevelopment-facilitated development consistent with the City of Lodi General Plan may result in impacts on special status species.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

If disturbance to suitable giant garter snake habitat is proposed as part of a redevelopment assisted development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the California Department of Fish and Game and the United States Fish and Wildlife Service and in compliance with specifications of section 5.2.4.8 of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

### 2. Environmental Impact

- **Jurisdictional Wetland Impacts** Redevelopment-facilitated development could affect potential jurisdictional wetland habitat.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or under used parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated project design modifications are incorporated into proposed improvement plans during the initial stages of project review.

## I. Cultural and Historic Resources

### 1. Environmental Impact

- **Project-Related Potentials for Disturbance of Archaeological Resources**

Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center, and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and Recreation Form 422. Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities.

### 2. Environmental Impact

- **Destruction/Degradation of Historic Resources** Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All future redevelopment-assisted public improvement projects and private development projects shall be evaluated for the presence of and potential impacts on historic resources. If disturbance of a historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition. Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development.

#### IV. FINDINGS REGARDING ALTERNATIVES TO THE PROJECT

CEQA requires that an EIR describe a range of reasonable alternatives to the Project or to the location of the Project which could feasibly attain the basic objectives of the Project and to evaluate the comparative merits of the alternatives. Section 15126(d)(1) of the State CEQA Guidelines states that the "discussion of alternatives shall focus on alternatives to the project or to its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly."

As more particularly set forth in the Final EIR, the Project was compared to the following alternatives: (1) a "no project" alternative; (2) a modified Project Area boundary; (3) a modified list of Project Area redevelopment actions and/or modified allocation of redevelopment funds to the various actions; (4) an alternative Project Area location; and (5) the Project incorporating the mitigation measures listed in the Final EIR. The following discussion briefly summarizes the listed alternatives.

No Project Alternative: Under the No Project alternative, the Redevelopment Plan would not be adopted. No actions would be taken by the Lodi Redevelopment Agency to remove blighting conditions and stimulate additional private investment in the proposed Project Area. No Redevelopment Agency funding would be provided towards housing assistance in the Project Area, and no Redevelopment Agency actions would be taken to fund infrastructure and facility improvements, or to redevelop property. Although it is not possible to quantify the exact level of public and private development that would occur in the proposed Project Area under the No Project alternative, it is reasonable to assume that, with no Redevelopment Agency activity in the Project Area to fund public improvements and to attract an increased level of private investment, existing blighting conditions would remain or worsen. The No Project Alternative is not a viable alternative because it will not meet the basic goal of eliminating and removing blight in the Project Area.

Modified Project Boundary Alternative: This alternative would be similar to the proposed project in terms of allocation of funding, but would involve either a reduced area boundary or an enlarged area boundary. Under the reduced area boundary, the overall effectiveness of the redevelopment program would be lessened, since selected activities would have to be reduced or eliminated to compensate for the reduced tax increment revenues accruable to the Redevelopment Agency. If the reduced boundary alternative were selected, the extent of potential growth in the Project Area subject to redevelopment assistance and incentives would be reduced and a corresponding decrease in the land use, traffic, public services, visual, vegetation and wildlife, noise, air quality, and other impacts identified in the EIR could be anticipated. The reduced project area alternative will not effectively reduce and eliminate the blight existing throughout the Project Area and therefore is not a viable alternative.

The enlarged area boundary alternative would not be a viable alternative under state redevelopment law. The proposed boundaries of the Project Area were carefully selected based on identification of areas that contain blighted conditions, could benefit from redevelopment activities, and could meet certain other redevelopment law parameters. A combination of blight and general urbanization conditions has not been identified outside the Project Area at the present time.

Modified Redevelopment Activities: This alternative would include the same boundaries proposed by the project, but with a modified allocation of project-generated revenues to redevelopment activities within the Project Area. The modified allocation would increase the percentage of total project-related revenue for affordable housing from approximately 20 percent (as proposed in the Project) to approximately 35 percent, with the 15 percent difference taken from the public infrastructure improvement, site assembly and other components of the redevelopment program. Although this alternative would have some positive environmental effects, it would also reduce the beneficial land use compatibility effects of the project, reduce the rate of market rate housing and job growth, and decrease the funding available for storm drainage and flood control improvements, assistance for preservation and maintenance of historic resources, and development driven hazardous waste clean-up. This alternative could further result in a reduced overall level of physical rehabilitation in the proposed Project Area and an associated reduction in facilitation of blight elimination. Because this alternative will not meet the basic goal of eliminating and removing blight in the Project Area, it is not a viable alternative.

Alternative Project Area Location: This alternative examined the potential for the Project Area to be located on other sites. However, the boundaries of the proposed Project Area were precisely established based on the maximum area within which identified blighted

conditions currently occur, in combination with other urbanization parameters set forth in state redevelopment law. No additional areas are currently identified in the project vicinity that appear to meet redevelopment law criteria for blight. The fundamental purpose of the redevelopment project is to authorize activities and financing to enable the Redevelopment Agency to eliminate blighted conditions. Redevelopment Agency establishment of an alternative site for the Project Area would fail to attain the basic objectives of the proposed project. Therefore, this is not a viable alternative.

Project Incorporating Mitigation Measures: This alternative consists of the Project as proposed with the incorporation of all mitigation measures recommended in the EIR. As stated above, the mitigation measures recommended in the EIR shall be incorporated into the Project. This is therefore the Project to be considered by the City Council and the Agency. This alternative effectively achieve the goals of the Redevelopment Project and would mitigate all environmental effects to a less than significant levels, except for long-term regional emissions of air pollutants, which is a significant and unavoidable effect.

Finding: After consideration of all the alternatives, the Agency and City Council find that the Project Incorporating Mitigation Measures is the "environmentally superior" alternative since the proposed Project Incorporating Mitigation Measures most effectively achieves the basic goal of eliminating and removing blight in the Project Area, and provides a funding source for the proposed public improvements which are necessary to alleviate existing blighting conditions in the Project Area. In addition, all potentially significant impacts identified in the Final EIR except for the long-term regional emissions have been eliminated or reduced to a less than significant level by incorporation of appropriate mitigation measures as part of the proposed Project.

## V. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires a public agency to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. As set forth in Part III hereof, the Agency and the City Council have determined that the only unavoidable environmental consequence of the Project is the following:

1. Long-Term Regional Emissions Increases.

The Agency and the City Council find that the above-referenced unavoidable environmental consequence of the Project is acceptable when balanced against its benefits. This finding is based on the following facts:

1. The Project will serve a critical need, that being the elimination and prevention of the spread of blight and deterioration in the Project Area and the conservation, rehabilitation and redevelopment of the proposed Project Area in accordance with the Redevelopment Plan, the General Plan for the City of Lodi and local codes and ordinances.
2. The promotion of new and continuing private sector investment within the Project Area will prevent the loss of and facilitate the capture of commercial sales activity.

3. The Project will allow for the elimination of blight through abatement or code enforcement, rehabilitation and reconstruction, new development, and the assembly of parcels into more developable sites for more desirable uses.
4. The Project will result in the elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems, inadequate storm drainage systems, inadequate off-street parking, and other similar public improvement deficiencies adversely affecting the Project Area.
5. New construction within the Project Area will result in an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
6. Project implementation would result in the retention and expansion of businesses by means of redevelopment and rehabilitation activities and by encouraging and assisting in the cooperation and participation of owners, businesses, and public agencies in the revitalization of the Project Area.
7. Revitalized commercial and industrial development will result in the creation and development of local job opportunities and the preservation of the area's existing employment base.
8. Project implementation will strengthen the economic base of the Project Area and the City by installing needed site improvements and stimulating commercial, industrial, and residential development.
9. Project implementation will expand and improve the City's supply of affordable housing.

# EXHIBIT "B"

## MITIGATION MONITORING CHECKLIST--LODI REDEVELOPMENT PLAN

June 7, 2002

The environmental mitigation measures listed in column two below have been incorporated into the conditions of approval for the Lodi Redevelopment Plan in order to mitigate EIR-identified environmental impacts. A completed and signed chart will indicate that each mitigation requirement has been complied with, and that City and State monitoring requirements have been fulfilled with respect to Public Resources Code Section 21081.6.

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<b>LAND USE AND VISUAL FACTORS</b>							
<p><b>Impact 4.1: Adverse Land Use Compatibility Impacts.</b> In addition to beneficial land use compatibility effects, some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in this area to existing and planned commercial and industrial areas, project-assisted intensification could introduce significant new land use conflicts among specific residential, commercial, and industrial developments (e.g., traffic, visual, light, noise, parking, odor and other conflicts). Such project-induced effects represent <i>potentially significant adverse land use compatibility</i>.</p>	<p><b>Mitigation 4.1:</b> During City review and prior to approval of individual development projects within the redevelopment area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses. During these review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3) adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading provisions; and (7) other common measures warranted to avoid such land use conflicts. Implementation of these measures would be expected to reduce potential land use compatibility impacts to a <i>less-than-significant level</i>.</p>	City, individual applicants	Verify during plan check	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		
<p><b>Impact 4.2: Visual Impacts on Specific Streetscapes Within the Project Area.</b> Portions of the industrial rail corridor and east industrial subareas have been identified by City staff (see subsection 4.3.2) as anticipated industrial development opportunity areas, and are largely visible from adjoining major through-routes (e.g., Cherokee Lane, Lockeford Street, Stockton Street, Pine Street and Lodi Avenue) and from adjoining residential neighborhoods and the downtown. Similarly, anticipated commercial development intensification along Lodi Avenue West and the Cherokee Lane Corridor (see section 4.3.2) would be highly visible from those primary travel routes. The visual quality of future development in these</p>	<p><b>Mitigation 4.2:</b> Through the City's currently-adopted development permit and design review process, future development in the Industrial Rail Corridor, and East Industrial Area, Cherokee Lane Corridor and Lodi Avenue West subareas shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the <u>General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines</u> and <u>Central City Revitalization Program</u> that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas. In addition, applications for future new developments and</p>	City, individual applicants	Verify during plan check and design review	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		

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<p>specific opportunity areas would directly affect the quality of these important city streetscapes. Without adequate design control, the project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character surrounding neighborhoods, and of the central area as a whole. Such possible effects constitute a <b>potentially significant adverse visual impact.</b></p>	<p>property improvements subject to discretionary approval in the industrial rail corridor, east industrial area, Cherokee Lane corridor and Lodi Avenue West subareas, shall incorporate the appropriate combination of specific design guidelines listed under this mitigation in section 4.3 of this EIR in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately reduce project-related visual impacts on streets, residential neighborhoods, and the central area as a whole. Implementation of these two measures would reduce the potential adverse visual impacts of development in these subareas to a <b>less-than-significant level.</b></p>						
<p><b>Impact 4.3: Potential Impacts on the Visual Character and Image of the Eastside Residential Neighborhood.</b> Although the Eastside neighborhood has been downzoned to preclude infiltration of additional multi-family development within predominantly single-family areas, some multi-family development would be expected to occur along the edge of downtown. Such project-facilitated multi-family development has the potential to add to Eastside neighborhood visual deficiencies created by existing, poorly designed, multi-family residential units. Project-facilitated new multi-family units would have the potential to clash visually with the neighborhood's older, predominantly single-family residential character. Such an effect would represent a <b>potentially significant adverse visual impact.</b></p>	<p><b>Mitigation 4.3:</b> In the review and processing of residential development projects within the eastside residential neighborhood, place special emphasis on implementation of locational strategies contained in the <u>Central City Revitalization Program</u> to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the <u>edge</u> of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission. This measure would reduce the impact to a <b>less-than-significant level.</b></p>	City, individual applicants	Verify during plan check and design review	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		
<b>POPULATION AND HOUSING</b>							
<p><b>Impact 5.1: Potential Jobs/Housing Balance Impacts.</b> Project-facilitated development may contribute to the existing jobs/housing imbalance in Lodi (weighted towards jobs in comparison to the County as a whole). The projected addition of a substantially greater number of jobs than housing units in the Project Area would</p>	<p><b>Mitigation 5.1:</b> Implement <i>Mitigations 6-1 and 10-2</i> pertaining to project-related commute period vehicular traffic increases and associated project and cumulative transportation system and air quality impacts. Implementation of these measures would reduce the one identified significant environmental effect associated with</p>	City staff	Monitor traffic volumes at Pine Street/Central Ave. intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		

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exacerbate this imbalance. Such an effect would constitute a <i>potentially significant adverse impact</i> .	project-related incommuting increases to a <i>less-than-significant</i> level.						
<b>TRANSPORTATION AND PARKING</b>							
<b>Impact 6-1: Impact on Intersection Signalization Requirements.</b> The added PM peak hour traffic due to the redevelopment-related additional traffic would increase PM peak hour volumes above Caltrans Signal Warrant #11 criteria levels at the Pine Street/Central Avenue all-way-stop intersection. Although projected PM peak hour operation at this intersection with the project would not exceed LOS D, this signal warrant effect would represent a <i>potentially significant impact</i> .	<b>Mitigation 6-1.</b> Caltrans has established 11 possible tests or "warrants" for determining whether installation of a traffic signal should be considered. These warrants each consider different criteria such as peak hour traffic volume, pedestrian volume, presence of school children, and accident history. Usually, two or more "warrants" must be met before a signal is warranted. The fact that this EIR analysis indicates that Warrant #11 (related to peak hour traffic volumes) would be met indicates that a detailed signal warrant analysis covering all possible Caltrans warrants is appropriate. The City shall therefore monitor traffic volumes and conditions at the Pine Street/Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization. This measure would reduce this impact to a <i>less-than-significant level</i> .	City staff	Monitor traffic volumes at Pine Street/Central Ave. intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		
<b>INFRASTRUCTURE AND PUBLIC FACILITIES</b>							
<b>Impact 7.1-1: Anticipated Water Supply Impacts.</b> Additional development facilitated by or otherwise associated with implementation of the proposed redevelopment plan and associated increases in commercial activity, employment, and residential population (see housing, population and employment increase estimates in section 5.3 of this EIR) would result in corresponding increases in the demand for water service. The City, as water purveyor, is prepared to provide the additional domestic water necessary for anticipated additional development in this area, including anticipated project-facilitated commercial growth and population increases, within the City's existing water entitlements and distribution systems.	<b>Mitigation 7.1-1.</b> Implement the following two City of Lodi General Plan <i>Land Use and Growth Management Element</i> policies: <ul style="list-style-type: none"> <li>▪ <i>The City shall develop new facilities, as necessary, to serve new development in accordance with the City's Water, Wastewater, and Drainage Master Plans. (Policy 1)</i></li> <li>▪ <i>The City shall assess water, wastewater, and drainage development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements. (Policy 2)</i></li> </ul>	City and/or redevelop. agency staff	Develop new facilities as necessary; assess established fees on new development	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		

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<p>However, while aquifers yield water readily to the City's wells, water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs. Anticipated project-facilitated growth within the redevelopment area would therefore be considered to have a <b>potentially significant impact</b> on water service.</p>	<p>City and Redevelopment Agency implementation of these two policies as project-facilitated development takes place over the next 20 years would ensure that project-related impacts on the adequacy of City water sources would be reduced to a <b>less-than-significant level</b>.</p>						
<p><b>Impact 7.1-2: Water Distribution System Inadequacies.</b> The existing water distribution system may not be adequate to serve anticipated new redevelopment-facilitated development and intensification in the Project Area. This potential deficiency represents a <b>potentially significant impact</b>.</p>	<p><b>Mitigation 7.1-2:</b> As project-facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's <i>Water Master Plan</i>. Water conservation should also be promoted as the Project Area redevelops. Implementation of these measures would reduce project-related water distribution impacts to a <b>less-than-significant level</b>.</p>	City and/or Redevel. Agency staff	Implement water distribution system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.2-1: Sewage Collection System Inadequacies.</b> The existing wastewater collection system serving the Project Area may not be adequate to serve anticipated new development and intensification in the Project Area. This potential deficiency represents a <b>potentially significant impact</b>.</p>	<p><b>Mitigation 7.2-1:</b> Continue to implement the central area sewage collection system improvements identified as needed in the <u>City of Lodi General Plan</u>, and the City's <u>Sanitary Sewer System Technical Report</u>, including the planned improvements to eastside neighborhood collection system. Implementation of these measures over the next 20 years would reduce project wastewater collection system impacts to a <b>less-than-significant level</b>.</p>	City and/or Redevel. Agency staff	Implement sewage collection system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.3-1: Police Service Demand Impacts in Project Area.</b> Plan-facilitated development and intensification within the Project Area would increase demands for police service. The City of Lodi Police Department may require additional staffing or equipment to serve these added demands. The proposed redevelopment plan would therefore have a <b>potentially significant impact</b> on police services.</p>	<p><b>Mitigation 7.3-1:</b> The Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. As warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. Implementation of these measures would reduce the impact to a <b>less-than-significant level</b>.</p>	Lodi Police Dept. and City staff	Annual response time monitoring reports; normal review of individual discretionary project applications	Annual monitoring; condition of approval for major new projects	Lodi Redevelopment Agency or City		

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<p><b>Impact 7.4-1: Fire Protection and Emergency Medical Service Demand Impacts in the Project Area.</b> Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services. Depending on the type of use, density, and occupancy of individual project-facilitated developments, the City of Lodi Fire Department may require additional staffing or equipment to meet its fire protection goals. The proposed redevelopment plan may therefore have a <i>potentially significant impact</i> on fire protection and emergency medical services.</p>	<p><b>Mitigation 7.4-1:</b> The Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. These measures would reduce the impact to a <i>less-than-significant level</i>.</p>	Lodi Fire Dept.	Annual fire call monitoring reports; normal review of individual discretionary project applications	Annually	Lodi Redevelopment Agency or City		
<p><b>Impact 7.5-1: School Service Demand Impacts.</b> Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development. The project-related increase in demand for school service would therefore represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 7.5-1:</b> The Lodi Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5. In addition, the City of Lodi shall require developers in the redevelopment area to pay state-authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with the LUSD. These measures would be expected to enable the LUSD to fund school improvements necessary to accommodate students from project-facilitated development, reducing this impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff	Ensure all pass-throughs and school fee payments have been made	Prior to final project approval for new projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.6-1: Project Park Demand Impacts.</b> Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. As discussed in chapter 5 (Population, Housing, and Employment) of this EIR, it is estimated that project-facilitated development would generate approximately 210 additional households in the Project Area. Based on the anticipated citywide year 2020 household size of 2.56 persons (see Table 5.2 in section 5.3), the 210 new households would generate a population increase of approximately 538 people. Based on the most recent City park acreage standard</p>	<p><b>Mitigation 7.6-1: Mitigation for Park Demand Impacts.</b> The City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated buildout takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required dedication of land and/or in-lieu payment of City adopted park and recreation fees. Implementation of this measure would reduce this impact to <i>less-than-significant</i> levels.</p>	City and/or Redevel. Agency staff	Verify parkland dedication or fee payment during plan check	Prior to grading or building permit	Lodi Redevelopment Agency or City		

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(3.4 acres per 1,000 persons), this new population increment would generate a demand for approximately 1.83 acres of additional parkland. Additional project-facilitated employment growth, estimated at 2,014 jobs by the year 2020, may also generate some additional demand for park and recreation services in the Project Area. Existing Project Area facilities do not have sufficient capacity to accommodate this additional demand. This project effect would therefore represent a <b>significant impact</b> .							
<b>DRAINAGE AND WATER QUALITY</b>							
<b>Impact 8-1: Project-Related Erosion, Sedimentation and Urban Runoff Pollutants.</b> Redevelopment program-facilitated building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Associated factors that may contribute to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments; and increased vehicle traffic, and herbicides, pesticides, and fertilizers from new landscaping associated with project-facilitated development. This combination of factors represents a <b>potentially significant impact</b> .	<b>Mitigation 8-1:</b> The City shall require the applicant for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions and, for projects involving the grading of more than five (5) acres: (a) file with the RWQCB a <i>Notice of Intent</i> to comply with the Statewide General Permit for Construction Activities, (b) prepare and implement a project-specific <i>Stormwater Pollution Prevention Plan</i> (including an erosion control plan) if grading is involved, (c) implement a monitoring, inspection, and documentation program to assure the effectiveness of control measures, (d) obtain or comply with existing General Stormwater Discharge Permit(s) for Industrial Activities, where applicable, and (e) comply with the NPDES Phase II Non-Point Discharge program. Implementation of these requirements would reduce this impact to a <b>less-than-significant level</b> .	City and/or Redevel. Agency staff	Verify during plan check and during construction-period inspections	Prior to grading permit, and during grading	Lodi Redevelopment Agency or City		
<b>NOISE</b>							
<b>Impact 9-1: Project-Related Exposure of Sensitive Land Uses to Excessive Environmental Noise.</b> Project-facilitated intensification of and changes in land uses in the Project Area could expose additional people to noise levels exceeding acceptable levels--i.e., to noise levels identified in the <u>Lodi General Plan</u> as "conditionally acceptable," "normally unacceptable" or "unacceptable" for the associated land use. Such new exposure	<b>Mitigation 9.1:</b> Noise impacts can be reduced through appropriate site planning (e.g., setbacks, noise-protected areas), construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the <u>City of Lodi General Plan</u> . As part of the future environmental review process for individual projects, new developments facilitated by the redevelopment plan shall be evaluated. Evaluate each redevelopment-facilitated discretionary	City and/or Redevel. Agency staff; individual applicants	Condition of individual project approval; verify during plan check that any required noise studies have been completed	During individual project environ. review	Lodi Redevelopment Agency or City		

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		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
possibilities constitute a <i>potentially significant impact</i> .	development application in the Project Area with respect to the noise environment, particularly when proposed near major transportation noise sources such as SR 99, Cherokee Lane, Stockton Street, Lodi Avenue, Tokay Street, other arterial roadways, and/or the UPRR. Also, require noise assessments for all redevelopment-facilitated discretionary applications where noise-sensitive receptors are proposed in areas adjoining commercial or industrial noise sources, such as subareas 1, 3 and 4, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise-sensitive land uses. The results of the noise assessments and the measures identified to reduce noise levels shall be incorporated in the project plans sufficient to meet stipulated exterior and interior noise level standards. All such evaluations shall be completed to City satisfaction by a qualified acoustical consultant. With implementation of measures identified throughout such evaluations to meet these standards, this potentially significant impact would be reduced to a <i>less-than-significant level</i> .						
<b>Impact 9-2: Redevelopment-Facilitated Construction Noise.</b> Construction activities can generate considerable noise levels. Construction activities facilitated by the redevelopment program could include site grading and preparation, building demolition, construction of foundations and buildings, installation of utilities, paving of roadways, and construction of parking lots. The noise effects of these future construction activities would depend upon the amount of activity, the type of equipment used, and the noise control measures used. Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could therefore be exposed to noise levels that would interfere with normal activities. This possibility constitutes a <i>potentially significant impact</i> .	<p><b>Mitigation 9-2:</b> To reduce the potential for noise impacts resulting from project-facilitated construction activities, implement a combination of the following measures at all construction sites when noise-sensitive receptors are located in the project vicinity. The combination of measures shall be evaluated on an individual, project-by-project basis and shall be sufficient to achieve compliance with applicable City General Plan and/or Noise Ordinance standards at affected receptors.</p> <ul style="list-style-type: none"> <li>▪ Noise-generating construction activity shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturdays. No construction activities should occur on Sundays or holidays.</li> <li>▪ All internal combustion engine driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> </ul>	City and/or Redevelopment Agency staff; individual project applicants	Condition of individual project approval; verified during construction	Condition of constr. (grading or building) permit; verify during construction	Lodi Redevelopment Agency or City		

1 - Impl. Entity = Implementation Entity

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
	<ul style="list-style-type: none"> <li>▪ Stationary noise-generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction Project Area.</li> <li>▪ All construction traffic to and from the project site shall be routed via designated truck routes where possible. Construction-related heavy truck traffic in residential areas shall be prohibited where feasible.</li> <li>▪ "Quiet" air compressors and other stationary noise sources shall be used where technology exists.</li> <li>▪ A "noise disturbance coordinator" shall be designated who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site and included in the notice sent to neighbors regarding the construction schedule. (The City should be responsible for designating a noise disturbance coordinator and the individual project sponsor should be responsible for posting the phone number and providing construction schedule notices).</li> </ul> <p>Implementation of this measure would reduce the potential for project-related impacts due to construction noise to a <i>less-than-significant level</i>.</p>						

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		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<i>AIR QUALITY</i>							
<p><b>Impact 10-1: Construction Activity Air Quality Impacts.</b> Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs), which could be released into the air during building demolition. Such construction-period air emissions possibilities represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 10-1:</b> The City shall require that individual redevelopment-facilitated projects within the Project Area involving new construction shall comply, where applicable, with current SJVUAPCD Regulation VIII requirements, which currently include the following:</p> <ul style="list-style-type: none"> <li>• Appropriate dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities, such as the effective application of water or pre-soaking;</li> <li>▪ Effective stabilization of all disturbed areas of a construction site, including storage piles, which are not being actively used for seven or more days;</li> <li>▪ Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads; and</li> <li>• Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site, for the duration of the activity.</li> </ul> <p>Regulation VIII also requires a Dust Control plan for construction activity that will include 40 acres or more of disturbed surface area, or will include moving more than 2,500 cubic yards per day of bulk materials on at least three days.</p> <p>In addition, where appropriate, the City may also wish to require the following:</p> <ul style="list-style-type: none"> <li>▪ A limitation on traffic speeds on unpaved roads to 15 miles per hour (mph);</li> <li>▪ Installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals; verified during grading	Condition of grading permit; verify during construction	Lodi Redevelopment Agency or City		

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
	<ul style="list-style-type: none"> <li>▪ Suspension of excavation and grading activities when winds exceed 20 mph; and/or</li> <li>▪ A limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust.</li> </ul> <p>Prior to each the start of construction, the applicant shall submit a <i>dust control plan</i> demonstrating compliance with all SJVUAPCD- and City-required control measures.</p> <p>To mitigate any potential demolition-related air quality impacts from ACMs, the demolition contractor would be required to comply with all local, state and federal regulations regarding determination of existence of ACMs, and proper removal and disposal to reduce air quality risks associated with airborne ACMs.</p> <p>With implementation of these Regulation VIII controls and the above additional measures, project-related construction period air emissions impacts would be reduced to a <i>less-than-significant level</i>.</p>						
<p><b>Impact 10-2: Long-Term Regional Emissions Increases.</b> Emissions resulting from new vehicle trips generated by redevelopment-facilitated intensification in the Project Area would, by the year 2020, be expected to exceed the applicable thresholds of significance for Reactive Organic Gases (ROG) and Nitrogen Oxides (NO<sub>x</sub>), resulting in a <i>significant project impact</i>. When this increase in "mobile emissions" is considered cumulatively with possible new industrial "stationary sources" of emissions that could locate within the redevelopment area, the total of project-related indirect and direct emissions would also exceed applicable significance thresholds. As a result, the project would also be expected to contribute to a <i>significant cumulative impact</i>.</p>	<p><b>Mitigation 10-2:</b> The following emissions control strategies shall be applied to redevelopment program-facilitated development activities within the Project Area:</p> <ul style="list-style-type: none"> <li>▪ Where practical, future development proposals shall include physical improvements, such as sidewalk improvements, landscaping, lighting and the installation of bus shelters and bicycle parking, that would act as incentives for pedestrian, bicycle and transit modes of travel.</li> <li>▪ Employment-generating development projects of 10,000 square feet (approximately 25 employees) or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals, incl. annual reporting requirements	Condition of project approvals; verify through annual reporting reqmnts	Lodi Redevelopment Agency or City		

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
	<ul style="list-style-type: none"> <li>Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.</li> </ul> <p>Implementation of these measures would assist in reducing identified project and cumulative impacts on long-term regional emissions levels. The URBEMIS7G program estimates that the above measures would reduce regional indirect emissions by five to seven percent. This reduction would not reduce this impact to a less-than-significant level even in the absence of potential industrial emissions. Since no other feasible measures are available, these identified project and cumulative effects on regional air emissions would represent a <b>significant unavoidable impact</b>.</p>						
<b>VEGETATION AND WILDLIFE</b>							
<p><b>Impact 11-1: Potential Loss of Special-Status Species.</b> Although chances of encountering special-status species in the Project Area are low, redevelopment-facilitated development consistent with the adopted <u>City of Lodi General Plan</u> may result in impacts on special status species. This possibility represents a <b>potentially significant impact</b>.</p>	<p><b>Mitigation 11-1:</b> If disturbance to suitable giant garter snake habitat (i.e., drainage ditches) is proposed as part of a redevelopment-assisted individual development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. Such surveys shall be conducted by a qualified wildlife biologist or a herpetologist following applicable guidelines of the California Department of Fish and Game (CDFG) and/or U.S. Fish and Wildlife Service (USFWS) to provide a conclusive determination on presence or absence of this animal specie. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the CDFG and USFWS, and in compliance with specifications of the SJMSCP, section 5.2.4.8. Implementation of this measure would ensure protection of possible populations of special-status animal species (i.e., giant garter snake) in the Project Area, mitigating potential impacts to a <b>less-than-significant level</b>.</p>	City and/or Redevel. Agency staff; individual project applicants	Require completion of giant garter snake survey if existing drainage ditch will be affected by project; ensure implementation of mitigation plan and coordination with juris. agencies (USACOE, USFWS and/or CDFG) if habitat affected	During individ. project environ. review; prior to grading permit issuance	Lodi Redevelopment Agency or City		

<sup>1</sup> - Impl. Entity = Implementation Entity

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		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<p><b>Impact 11-2: Jurisdictional Wetland Impacts.</b> Redevelopment-facilitated development consistent with the adopted <u>City of Lodi General Plan</u> could affect potential jurisdictional wetland habitat. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 11-2:</b> All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or underused parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated individual project design modifications are incorporated into proposed improvement plans during the initial stages of project review. Implementation of this measure would ensure that potential impacts on wetland resources are minimized and adequate replacement is provided, mitigating this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; individual project applicants	During project environ. review, if wetlands appear to be present, req. biologist to determine if wetlands are present and as cond. of devel. permit, req. implementation of any juris. agency mitigation reqmnts.	Prior to approval of grading permit	Lodi Redevelopment Agency or City		
<b>CULTURAL RESOURCES</b>							
<p><b>Impact 12-1: Project-Related Potentials for Disturbance of Archaeological Resources.</b> Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 12-1:</b> In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center (CCIC), and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and recreation (DPR) Form 422 (archaeological sites). Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities. Implementation of this measure would reduce this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; individual project applicants	Grading inspection and reporting	Cond. of grading permit; inspection during grading	Lodi Redevelopment Agency or City		

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<p><b>Impact 12-2: Destruction/Degradation of Historic Resources.</b> Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted. Such destruction or degradation would be considered a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 12-2:</b> Evaluate all future project-assisted public improvement projects and private development projects for the presence of, and potential impacts on, historic resources. If disturbance of a Project Area historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition.</p> <p>Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development. Implementation of these measures would reduce this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; individual project applicants	During environ. review for individ. projects, ensure that any affected historical resources have been identified and mitigation program implemented as appropriate	Prior to approval of grading or building permit	Lodi Redevelopment Agency or City		

1 - Impl. Entity = Implementation Entity

AGENCY RESOLUTION NO. 2002-\_\_\_\_

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF LODI FINDING THAT THE USE OF TAXES ALLOCATED FROM THE LODI REDEVELOPMENT PROJECT NO. 1 FOR THE PURPOSE OF INCREASING, IMPROVING, AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW- AND MODERATE-INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT

=====

WHEREAS, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than twenty percent (20%) of all taxes so allocated be used by the Agency for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost; and

WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project;

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF LODI DOES HEREBY RESOLVE that the use of taxes allocated from the Project Area for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost outside the Project Area will be of benefit to the Project.

Dated: June 19, 2002

=====

I hereby certify that Resolution No. RDA2002-\_\_\_\_ was passed and adopted by the Members of the Redevelopment Agency in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

- AYES: MEMBERS –
- NOES: MEMBERS –
- ABSENT: MEMBERS –
- ABSTAIN: MEMBERS –

\_\_\_\_\_  
PHILLIP A. PENNINO  
Chairperson

Attest:

\_\_\_\_\_  
SUSAN J. BLACKSTON  
Secretary

RDA2002-\_\_\_\_

RESOLUTION NO. 2002-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI  
CONSIDERING AND MAKING FINDINGS AS TO THE FINAL  
ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED  
REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT PROJECT  
NO. 1; ADOPTING A STATEMENT OF FINDINGS, FACTS, AND  
OVERRIDING CONSIDERATIONS; AND ADOPTING A MITIGATION  
MONITORING PLAN

=====

WHEREAS, as the Lead Agency, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared an Environmental Impact Report (the "EIR") on the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq., hereinafter referred to as "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, Section 15000 et seq., hereinafter referred to as the "State CEQA Guidelines"), and procedures adopted by the Agency relating to environmental evaluation; and

WHEREAS, the Agency transmitted for filing a Notice of Completion of the Draft EIR and thereafter in accordance with CEQA and the State CEQA Guidelines forwarded the Draft EIR to the State Clearinghouse for distribution to those state agencies which have discretionary approval or jurisdiction by law over natural resources affected by the Redevelopment Plan, to the affected taxing agencies, and to other interested persons and agencies and sought the comments of such persons and agencies; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR was published in accordance with the provisions of CEQA and the State CEQA Guidelines; and

WHEREAS, the Draft EIR was thereafter revised and supplemented to adopt changes suggested, to incorporate comments received during the public review period pursuant to CEQA and the State CEQA Guidelines, and to incorporate the Agency's responses to said comments, and as so revised and supplemented, a Final EIR was prepared by the Agency; and

WHEREAS, a joint public hearing was held by the Agency and the City Council of the City of Lodi (the "City Council") on June 19, 2002, on the Redevelopment Plan and the Final EIR, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto have been heard, and said Final EIR and all comments and responses thereto have been considered; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented to incorporate all comments received and the responses of the Agency thereto, and is part of the Agency's Report to the City Council on the Redevelopment Plan; and

WHEREAS, the City of Lodi is a Responsible Agency, as defined in Section 21069 of the Public Resources Code, with respect to the Redevelopment Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LODI DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council has evaluated all comments, written and oral, received from persons who have reviewed the Final EIR and has duly reviewed and considered the Final EIR

prepared and certified by the Agency prior to adopting this resolution and acting on the Redevelopment Plan.

Section 2. The City Council hereby adopts the Statement of Findings, Facts, and Overriding Considerations relating to the environmental impact of the Redevelopment Plan for the Lodi Redevelopment Project No. 1 as set forth in Exhibit A attached hereto and incorporated herein by this reference (including, without limitation, the mitigation measures therein set forth). Based upon such Statement of Findings, Facts, and Overriding Considerations, the City Council hereby finds that all significant environmental effects have been eliminated or substantially lessened except the following unavoidable adverse impacts:

- (1) Long Term Regional Emissions Increases.

Based upon the foregoing, the City Council finds and determines that the Redevelopment Plan will have a significant effect upon the environment but that the benefits of the Redevelopment Plan outweigh the unavoidable adverse impacts for the reasons set forth in the Statement of Findings, Facts, and Overriding Considerations, in particular, Part V thereof.

Section 3. The City Council hereby adopts the Mitigation Monitoring Plan set forth in Exhibit B attached hereto and incorporated herein by this reference.

Section 4. Upon approval and adoption of the Redevelopment Plan by the City Council, the City Clerk is hereby directed to file a Notice of Determination with the County Clerk of the County of San Joaquin pursuant to the provisions of Section 21152 of CEQA and Section 15096(i) of the State CEQA Guidelines.

Dated: June 19, 2002

=====

I hereby certify that Resolution No. 2002-\_\_\_\_ was passed and adopted by the Lodi City Council in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

- AYES: COUNCIL MEMBERS –
- NOES: COUNCIL MEMBERS –
- ABSENT: COUNCIL MEMBERS –
- ABSTAIN: COUNCIL MEMBERS –

SUSAN J. BLACKSTON  
City Clerk

2002-\_\_\_\_

## EXHIBIT A

### STATEMENT OF FINDINGS, FACTS, AND OVERRIDING CONSIDERATIONS RELATING TO THE ENVIRONMENTAL IMPACTS OF THE REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT PROJECT NO. 1

#### I. INTRODUCTION

The California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") provides, in Section 21081, that:

"[N]o public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

"(a) The public agency makes one or more of the following findings with respect to each significant effect:

"(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

"(2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

"(3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

"(b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment."

As defined in CEQA, "'significant effect on the environment' means a substantial, or potentially substantial, adverse change in the environment." (Public Resources Code Section 21068.)

#### II. DESCRIPTION OF THE PROJECT PROPOSED FOR APPROVAL

For purposes of CEQA, the "project" addressed in the Final Environmental Impact Report (the "Final EIR") is the adoption and phased implementation of the Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project"). As more particularly identified in the Final EIR, the Project Area covers approximately 1,184 acres of land within the City of Lodi, including commercial, industrial, parks, residential and public right of way

land uses. Under the Redevelopment Plan, the Project would be developed in accordance with the land uses designated and permitted by the General Plan for the City of Lodi. The Final EIR describes the environmental impacts that may occur as a result of the adoption and phased implementation of the Redevelopment Plan and identifies, where applicable, measures which would mitigate significant effects on the environment to a level of insignificance. Findings regarding the significant effects of the Project are set forth below.

### III. ENVIRONMENTAL IMPACTS OF THE PROJECT; FINDINGS REGARDING SIGNIFICANT EFFECTS OF THE PROJECT

This Part III identifies the potentially significant and unavoidably significant effects of the Project as determined by the Agency, including the findings and facts supporting the findings in connection therewith. The Final EIR discussed Hazardous Materials but no impacts were anticipated. The following areas were discussed in the Final EIR and include mitigation measures that are incorporated into the Redevelopment Plan or are unavoidably significant effects on the Project:

#### A. Land Use and Visual Factors

##### 1. Environmental Impact

- **Adverse Land Use Compatibility Impacts.** Some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in the Project Area to existing and planned commercial and industrial areas, project-assisted development could introduce significant new land use conflicts among specific residential, commercial and industrial developments.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) During City review and prior to approval of individual projects within the Project Area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses.
  - (b) During review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3)

adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading provisions; and (7) other common measures warranted to avoid such land use conflicts.

## 2. **Environmental Impact**

- **Visual Impacts on Specific Streetscapes Within the Project Area.** The visual quality of future development in specific opportunity areas within the Project Area would directly affect the quality of important city streetscapes. Without adequate design control, the Project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character of surrounding neighborhoods, and of the central area as a whole.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Through the City's currently adopted development permit and design review process, future development in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the City's General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines and Central City Revitalization Program in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas.
  - (b) Applications for future development and property improvements that are subject to discretionary approval in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall incorporate the appropriate combination of specific design guidelines listed in section 4.3 of the EIR in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately reduce project related visual impacts on streets, residential neighborhoods, and the central area as a whole.

### 3. Environmental Impact

- **Potential Impacts on Visual Character and Image of Eastside Residential Neighborhood.** Project facilitated new multi-family development built in the Eastside neighborhood would have the potential to clash visually with the neighborhood's older, predominantly single-family residential character.
- **Finding:** The mitigation measure identified below is feasible and shall be required in or incorporated into the Project. The mitigation measure will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

In review and processing of residential development projects within the Eastside residential neighborhood, place special emphasis on implementation of locational strategy contained in the Central City Revitalization Program to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the edge of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission.

### B. Population, Housing and Employment

#### 1. Environmental Impact

- **Potential Jobs/Housing Balance Impacts.** Project-facilitated development and the projected addition of a substantially greater number of jobs than housing units in the Project Area may exacerbate the existing jobs/housing imbalance (weighted towards jobs in comparison to the County as a whole).
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implementation of mitigation measures identified below in Section III.C.1 of this Statement of Findings, Facts and Overriding Considerations pertaining to project-related commute period vehicular traffic increases and associated project and cumulative transportation system impacts.

C. **Transportation and Parking**

1. **Environmental Impact**

- **Impact on Intersection Signalization Requirements.** Additional redevelopment related traffic would increase PM peak hour traffic volumes at the Pine Street/Central Avenue intersection above criteria levels set by Caltrans to determine whether installation of a traffic signal is warranted.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Caltrans has established eleven possible tests, or "warrants", for determining whether installation of a traffic signal should be considered. Usually, two or more of these must be met before a signal is warranted. The EIR analysis indicates that only the warrant related to peak hour traffic volume would be met for the Pine Street/Central Avenue intersection. The City shall monitor traffic volumes and conditions at the Pine Street-Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization.

D. **Infrastructure and Public Facilities**

1. **Environmental Impact**

- **Anticipated Water Supply Impacts.** Anticipated increases in commercial activity, employment and residential population associated with the Project would result in corresponding increases in the demand for water service. The City is prepared to provide the additional domestic water necessary for anticipated additional development in the Project Area, but water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implement the City of Lodi General Plan Land Use and Growth Management Element policies which require the City to (1) develop new facilities, as necessary, to serve new develop in accordance with the City's Water, Wastewater and Drainage Master Plans, and (2) assess water, wastewater and drainage development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements.

## 2. **Environmental Impact**

- **Water Distribution System Inadequacies.** The existing water distribution system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

As project facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's Water Master Plan. Water conservation should also be promoted as the Project Area redevelops.

## 3. **Environmental Impact**

- **Sewage Collection System Inadequacies.** The existing wastewater collection system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Continue to implement the central area sewage collection system improvements identified as needed in the City of Lodi General

Plan, and the City's Sanitary Sewer System Technical Report, including planned improvements to the Eastside neighborhood collection system.

4. **Environmental Impact**

- **Police Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for police services in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

5. **Environmental Impact**

- **Fire Protection and Emergency Medical Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

6. **Environmental Impact**

- **School Service Demand.** Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5.
  - (b) City shall require developers in the Project Area to pay state authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with LUSD.

7. **Environmental Impact**

- **Project Park Demand.** Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. Based on estimated population increase in the Project Area, the City will need approximately 1.83 acres of additional park land to meet the increased demand.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated build-out takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required

dedication of land and/or in-lieu payment of City adopted park and recreation fees.

**E. Drainage and Water Quality**

**1. Environmental Impact**

- **Erosion, Sedimentation and Urban Runoff Pollutants.** Building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Factors contributing to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments, increased vehicle traffic, and herbicides, pesticides and fertilizers from new landscaping associated with project-facilitated development.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) City shall require applicants for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions.
  - (b) For projects involving the grading of more than five acres, applicant shall be required to (1) file with the Regional Water Quality Control Board a Notice of Intent to comply with the Statewide General Permit for Construction Activities, (2) prepare and implement a project-specific Stormwater Pollution Prevention Plan (including erosion control plan) if grading is involved, (3) implement a monitoring, inspection and documentation program to assure the effectiveness of control measures, (4) obtain or comply with existing General Stormwater Discharge Permits for Industrial Activities, where applicable, and (5) comply with the NPDES Phase II Non-Point Discharge program.

**F. Noise**

**1. Environmental Impact**

- **Exposure of Sensitive Land Uses to Excessive Environmental Noise**

Project facilitated intensification of and changes in land uses in the

Project Area could expose additional people to noise levels exceeding acceptable levels.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

(a) Noise impacts can be reduced through appropriate site planning, construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the City of Lodi General Plan. Evaluate the impact of each redevelopment-facilitated discretionary development application in the Project Area on the noise environment, particularly when proposed near major transportation noise sources.

(b) Require noise assessments for all redevelopment-facilitated discretionary applications in areas adjoining commercial or industrial noise sources, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise sensitive land uses.

## 2. **Environmental Impact**

- **Redevelopment Facilitated Construction Noise.**

Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could be exposed to noise levels that would interfere with normal activities.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require the use of a combination of the following reasonable construction practices for projects when noise-sensitive receptors are located in the project vicinity, including restricting construction to avoid noise generating activity in the early morning, evening, and on Sundays and holidays, muffling and properly maintaining all internal combustion engine driven equipment, locating stationary noise-generating equipment as far as possible from sensitive receptors, routing construction traffic to and from the project site via designated truck routes, utilizing

"quiet" air compressors and other stationary noise sources where such technology exists, and designation of a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise.

**G. Air Quality**

**1. Environmental Impact**

- **Construction Activity Air Quality** Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs) which could be released into the air during building demolition.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require that individual redevelopment-facilitated projects involving new construction shall comply, where applicable, with the current San Joaquin Valley Unified Air Pollution Control District ("SJVUAPCD") Regulation VIII requirements. In addition, the City may also require a limitation on traffic speeds on unpaved roads to 15 miles per hour, installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site, suspension of excavation and grading activities when winds exceed 20 miles per hour, and/or a limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust. To mitigate any potential demolition-related air quality impacts from ACMs, the demolition contractor would be required to comply with all local, state and federal regulations regarding determination of existence of ACMs and proper removal and disposal to reduce air quality risks associated with airborne ACMs. Prior to the start of construction, the applicant shall submit a dust control plan demonstrating compliance with all SJVUAPCD and City required control measures.

**2. Environmental Impact**

- **Long-Term Regional Emissions Increases** Emissions resulting from new vehicle trips generated by redevelopment facilitated intensification in the Project Area would, by the year 2020, generate Reactive Organic Gases and Nitrogen Oxides in

amounts that would exceed the applicable thresholds of significance for each pollutant. These emissions would constitute a significant project impact and would be expected to contribute to a significant cumulative impact.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. Notwithstanding incorporation of these mitigation measures, the Long-Term Regional Emissions Increases are an unavoidable significant effect. Specific economic, legal, social, technological or other benefits of the Project make the alternatives infeasible and outweigh this significant effect.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Where practical, future development proposals shall include physical improvements that would act as incentives for pedestrian, bicycle and transit modes of travel.
  - (b) Employment-generating development projects of 10,000 square feet or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.
  - (c) Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.

The specific economic, legal, social, technological or other benefits of the Project are more particularly described in the Statement of Overriding Considerations contained in Part V of this Statement of Findings, Facts and Overriding Considerations.

## H. Vegetation and Wildlife

### 1. Environmental Impact

- **Potential Loss of Special-Status Species** Redevelopment-facilitated development consistent with the City of Lodi General Plan may result in impacts on special status species.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

If disturbance to suitable giant garter snake habitat is proposed as part of a redevelopment assisted development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the California Department of Fish and Game and the United States Fish and Wildlife Service and in compliance with specifications of section 5.2.4.8 of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

## 2. **Environmental Impact**

- **Jurisdictional Wetland Impacts** Redevelopment-facilitated development could affect potential jurisdictional wetland habitat.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or under used parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated project design modifications are incorporated into proposed improvement plans during the initial stages of project review.

## I. **Cultural and Historic Resources**

### 1. **Environmental Impact**

- **Project-Related Potentials for Disturbance of Archaeological Resources**

Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center, and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and Recreation Form 422. Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities.

## 2. **Environmental Impact**

- **Destruction/Degradation of Historic Resources** Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All future redevelopment-assisted public improvement projects and private development projects shall be evaluated for the presence of and potential impacts on historic resources. If disturbance of a historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition.

Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development.

#### IV. FINDINGS REGARDING ALTERNATIVES TO THE PROJECT

CEQA requires that an EIR describe a range of reasonable alternatives to the Project or to the location of the Project which could feasibly attain the basic objectives of the Project and to evaluate the comparative merits of the alternatives. Section 15126(d)(1) of the State CEQA Guidelines states that the "discussion of alternatives shall focus on alternatives to the project or to its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly."

As more particularly set forth in the Final EIR, the Project was compared to the following alternatives: (1) a "no project" alternative; (2) a modified Project Area boundary; (3) a modified list of Project Area redevelopment actions and/or modified allocation of redevelopment funds to the various actions; (4) an alternative Project Area location; and (5) the Project incorporating the mitigation measures listed in the Final EIR. The following discussion briefly summarizes the listed alternatives.

No Project Alternative: Under the No Project alternative, the Redevelopment Plan would not be adopted. No actions would be taken by the Lodi Redevelopment Agency to remove blighting conditions and stimulate additional private investment in the proposed Project Area. No Redevelopment Agency funding would be provided towards housing assistance in the Project Area, and no Redevelopment Agency actions would be taken to fund infrastructure and facility improvements, or to redevelop property. Although it is not possible to quantify the exact level of public and private development that would occur in the proposed Project Area under the No Project alternative, it is reasonable to assume that, with no Redevelopment Agency activity in the Project Area to fund public improvements and to attract an increased level of private investment, existing blighting conditions would remain or worsen. The No Project Alternative is not a viable alternative because it will not meet the basic goal of eliminating and removing blight in the Project Area.

Modified Project Boundary Alternative: This alternative would be similar to the proposed project in terms of allocation of funding, but would involve either a reduced area boundary or an enlarged area boundary. Under the reduced area boundary, the overall effectiveness of the redevelopment program would be lessened, since selected activities would have to be reduced or eliminated to compensate for the reduced tax increment revenues accruable to the Redevelopment Agency. If the reduced boundary alternative were selected, the extent of potential growth in the Project Area subject to redevelopment assistance and incentives would be reduced and a corresponding decrease in the land use, traffic, public services, visual, vegetation and wildlife, noise, air quality, and other impacts identified in the EIR could be anticipated. The reduced project area alternative will not effectively reduce and eliminate the blight existing throughout the Project Area and therefore is not a viable alternative.

The enlarged area boundary alternative would not be a viable alternative under state redevelopment law. The proposed boundaries of the Project Area were carefully selected

based on identification of areas that contain blighted conditions, could benefit from redevelopment activities, and could meet certain other redevelopment law parameters. A combination of blight and general urbanization conditions has not been identified outside the Project Area at the present time.

Modified Redevelopment Activities: This alternative would include the same boundaries proposed by the project, but with a modified allocation of project-generated revenues to redevelopment activities within the Project Area. The modified allocation would increase the percentage of total project-related revenue for affordable housing from approximately 20 percent (as proposed in the Project) to approximately 35 percent, with the 15 percent difference taken from the public infrastructure improvement, site assembly and other components of the redevelopment program. Although this alternative would have some positive environmental effects, it would also reduce the beneficial land use compatibility effects of the project, reduce the rate of market rate housing and job growth, and decrease the funding available for storm drainage and flood control improvements, assistance for preservation and maintenance of historic resources, and development driven hazardous waste clean-up. This alternative could further result in a reduced overall level of physical rehabilitation in the proposed Project Area and an associated reduction in facilitation of blight elimination. Because this alternative will not meet the basic goal of eliminating and removing blight in the Project Area, it is not a viable alternative.

Alternative Project Area Location: This alternative examined the potential for the Project Area to be located on other sites. However, the boundaries of the proposed Project Area were precisely established based on the maximum area within which identified blighted conditions currently occur, in combination with other urbanization parameters set forth in state redevelopment law. No additional areas are currently identified in the project vicinity that appear to meet redevelopment law criteria for blight. The fundamental purpose of the redevelopment project is to authorize activities and financing to enable the Redevelopment Agency to eliminate blighted conditions. Redevelopment Agency establishment of an alternative site for the Project Area would fail to attain the basic objectives of the proposed project. Therefore, this is not a viable alternative.

Project Incorporating Mitigation Measures: This alternative consists of the Project as proposed with the incorporation of all mitigation measures recommended in the EIR. As stated above, the mitigation measures recommended in the EIR shall be incorporated into the Project. This is therefore the Project to be considered by the City Council and the Agency. This alternative effectively achieve the goals of the Redevelopment Project and would mitigate all environmental effects to a less than significant levels, except for long-term regional emissions of air pollutants, which is a significant and unavoidable effect.

Finding: After consideration of all the alternatives, the Agency and City Council find that the Project Incorporating Mitigation Measures is the "environmentally superior" alternative since the proposed Project Incorporating Mitigation Measures most effectively achieves the basic goal of eliminating and removing blight in the Project Area, and provides a funding source for the proposed public improvements which are necessary to alleviate existing blighting conditions in the Project Area. In addition, all potentially significant impacts identified in the Final EIR except for the long-term regional emissions have been eliminated or reduced to a less than significant level by incorporation of appropriate mitigation measures as part of the proposed Project.

## V. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires a public agency to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. As set forth in Part III hereof, the Agency and the City Council have determined that the only unavoidable environmental consequence of the Project is the following:

1. Long-Term Regional Emissions Increases.

The Agency and the City Council find that the above-referenced unavoidable environmental consequence of the Project is acceptable when balanced against its benefits. This finding is based on the following facts:

1. The Project will serve a critical need, that being the elimination and prevention of the spread of blight and deterioration in the Project Area and the conservation, rehabilitation and redevelopment of the proposed Project Area in accordance with the Redevelopment Plan, the General Plan for the City of Lodi and local codes and ordinances.
2. The promotion of new and continuing private sector investment within the Project Area will prevent the loss of and facilitate the capture of commercial sales activity.
3. The Project will allow for the elimination of blight through abatement or code enforcement, rehabilitation and reconstruction, new development, and the assembly of parcels into more developable sites for more desirable uses.
4. The Project will result in the elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems, inadequate storm drainage systems, inadequate off-street parking, and other similar public improvement deficiencies adversely affecting the Project Area.
5. New construction within the Project Area will result in an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
6. Project implementation would result in the retention and expansion of businesses by means of redevelopment and rehabilitation activities and by encouraging and assisting in the cooperation and participation of owners, businesses, and public agencies in the revitalization of the Project Area.
7. Revitalized commercial and industrial development will result in the creation and development of local job opportunities and the preservation of the area's existing employment base.
8. Project implementation will strengthen the economic base of the Project Area and the City by installing needed site improvements and stimulating commercial, industrial, and residential development.

9. Project implementation will expand and improve the City's supply of affordable housing.

# EXHIBIT "B"

## MITIGATION MONITORING CHECKLIST--LODI REDEVELOPMENT PLAN

June 7, 2002

The environmental mitigation measures listed in column two below have been incorporated into the conditions of approval for the Lodi Redevelopment Plan in order to mitigate EIR-identified environmental impacts. A completed and signed chart will indicate that each mitigation requirement has been complied with, and that City and State monitoring requirements have been fulfilled with respect to Public Resources Code Section 21081.6.

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<i>LAND USE AND VISUAL FACTORS</i>							
<p><b>Impact 4.1: Adverse Land Use Compatibility Impacts.</b> In addition to beneficial land use compatibility effects, some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in this area to existing and planned commercial and industrial areas, project-assisted intensification could introduce significant new land use conflicts among specific residential, commercial, and industrial developments (e.g., traffic, visual, light, noise, parking, odor and other conflicts). Such project-induced effects represent <b>potentially significant adverse land use compatibility</b>.</p>	<p><b>Mitigation 4.1:</b> During City review and prior to approval of individual development projects within the redevelopment area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses. During these review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3) adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading provisions; and (7) other common measures warranted to avoid such land use conflicts. Implementation of these measures would be expected to reduce potential land use compatibility impacts to a <b>less-than-significant level</b>.</p>	City, individual applicants	Verify during plan check	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		
<p><b>Impact 4.2: Visual Impacts on Specific Streetscapes Within the Project Area.</b> Portions of the industrial rail corridor and east industrial subareas have been identified by City staff (see subsection 4.3.2) as anticipated industrial development opportunity areas, and are largely visible from adjoining major through-routes (e.g., Cherokee Lane, Lockeford Street, Stockton Street, Pine Street and Lodi Avenue) and from adjoining residential neighborhoods and the downtown. Similarly, anticipated commercial development intensification along Lodi Avenue West and the Cherokee Lane Corridor (see section 4.3.2) would be highly visible from those primary travel routes. The visual quality of future development in these</p>	<p><b>Mitigation 4.2:</b> Through the City's currently-adopted development permit and design review process, future development in the Industrial Rail Corridor, and East Industrial Area, Cherokee Lane Corridor and Lodi Avenue West subareas shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the <u>General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines and Central City Revitalization Program</u> that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas. In addition, applications for future new developments and</p>	City, individual applicants	Verify during plan check and design review	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		

<sup>1</sup> - Impl. Entity = Implementation Entity

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
specific opportunity areas would directly affect the quality of these important city streetscapes. Without adequate design control, the project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character surrounding neighborhoods, and of the central area as a whole. Such possible effects constitute a <b>potentially significant adverse visual impact.</b>	property improvements subject to discretionary approval in the industrial rail corridor, east industrial area, Cherokee Lane corridor and Lodi Avenue West subareas, shall incorporate the appropriate combination of specific design guidelines listed under this mitigation in section 4.3 of this EIR in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately reduce project-related visual impacts on streets, residential neighborhoods, and the central area as a whole. Implementation of these two measures would reduce the potential adverse visual impacts of development in these subareas to a <b>less-than-significant level.</b>						
<b>Impact 4.3: Potential Impacts on the Visual Character and Image of the Eastside Residential Neighborhood.</b> Although the Eastside neighborhood has been downzoned to preclude infiltration of additional multi-family development within predominantly single-family areas, some multi-family development would be expected to occur along the edge of downtown. Such project-facilitated multi-family development has the potential to add to Eastside neighborhood visual deficiencies created by existing, poorly designed, multi-family residential units. Project-facilitated new multi-family units would have the potential to clash visually with the neighborhood's older, predominantly single-family residential character. Such an effect would represent a <b>potentially significant adverse visual impact.</b>	<b>Mitigation 4.3:</b> In the review and processing of residential development projects within the eastside residential neighborhood, place special emphasis on implementation of locational strategies contained in the <u>Central City Revitalization Program</u> to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the <u>edge</u> of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission. This measure would reduce the impact to a <b>less-than-significant level.</b>	City, individual applicants	Verify during plan check and design review	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		
<b>POPULATION AND HOUSING</b>							
<b>Impact 5.1: Potential Jobs/Housing Balance Impacts.</b> Project-facilitated development may contribute to the existing jobs/housing imbalance in Lodi (weighted towards jobs in comparison to the County as a whole). The projected addition of a substantially greater number of jobs than housing units in the Project Area would	<b>Mitigation 5.1:</b> Implement <i>Mitigations 6-1 and 10-2</i> pertaining to project-related commute period vehicular traffic increases and associated project and cumulative transportation system and air quality impacts. Implementation of these measures would reduce the one identified significant environmental effect associated with	City staff	Monitor traffic volumes at Pine Street/Central Ave. intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		

1 - Impl. Entity = Implementation Entity

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
exacerbate this imbalance. Such an effect would constitute a <i>potentially significant adverse impact</i> .	project-related incommuting increases to a <i>less-than-significant</i> level.						
<b>TRANSPORTATION AND PARKING</b>							
<b>Impact 6-1: Impact on Intersection Signalization Requirements.</b> The added PM peak hour traffic due to the redevelopment-related additional traffic would increase PM peak hour volumes above Caltrans Signal Warrant #11 criteria levels at the Pine Street/Central Avenue all-way-stop intersection. Although projected PM peak hour operation at this intersection with the project would not exceed LOS D, this signal warrant effect would represent a <i>potentially significant impact</i> .	<b>Mitigation 6-1.</b> Caltrans has established 11 possible tests or "warrants" for determining whether installation of a traffic signal should be considered. These warrants each consider different criteria such as peak hour traffic volume, pedestrian volume, presence of school children, and accident history. Usually, two or more "warrants" must be met before a signal is warranted. The fact that this EIR analysis indicates that Warrant #11 (related to peak hour traffic volumes) would be met indicates that a detailed signal warrant analysis covering all possible Caltrans warrants is appropriate. The City shall therefore monitor traffic volumes and conditions at the Pine Street/Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization. This measure would reduce this impact to a <i>less-than-significant level</i> .	City staff	Monitor traffic volumes at Pine Street/Central Ave. intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		
<b>INFRASTRUCTURE AND PUBLIC FACILITIES</b>							
<b>Impact 7.1-1: Anticipated Water Supply Impacts.</b> Additional development facilitated by or otherwise associated with implementation of the proposed redevelopment plan and associated increases in commercial activity, employment, and residential population (see housing, population and employment increase estimates in section 5.3 of this EIR) would result in corresponding increases in the demand for water service. The City, as water purveyor, is prepared to provide the additional domestic water necessary for anticipated additional development in this area, including anticipated project-facilitated commercial growth and population increases, within the City's existing water entitlements and distribution systems.	<b>Mitigation 7.1-1.</b> Implement the following two City of Lodi General Plan <i>Land Use and Growth Management Element</i> policies:  <ul style="list-style-type: none"> <li>▪ <i>The City shall develop new facilities, as necessary, to serve new development in accordance with the City's Water, Wastewater, and Drainage Master Plans. (Policy 1)</i></li> <li>▪ <i>The City shall assess water, wastewater, and drainage development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements. (Policy 2)</i></li> </ul>	City and/or redev. agency staff	Develop new facilities as necessary; assess established fees on new development	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		

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<p>However, while aquifers yield water readily to the City's wells, water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs. Anticipated project-facilitated growth within the redevelopment area would therefore be considered to have a <b>potentially significant impact</b> on water service.</p>	<p>City and Redevelopment Agency implementation of these two policies as project-facilitated development takes place over the next 20 years would ensure that project-related impacts on the adequacy of City water sources would be reduced to a <b>less-than-significant level</b>.</p>						
<p><b>Impact 7.1-2: Water Distribution System Inadequacies.</b> The existing water distribution system may not be adequate to serve anticipated new redevelopment-facilitated development and intensification in the Project Area. This potential deficiency represents a <b>potentially significant impact</b>.</p>	<p><b>Mitigation 7.1-2:</b> As project-facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's <i>Water Master Plan</i>. Water conservation should also be promoted as the Project Area redevelops. Implementation of these measures would reduce project-related water distribution impacts to a <b>less-than-significant level</b>.</p>	City and/or Redevel. Agency staff	Implement water distribution system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.2-1: Sewage Collection System Inadequacies.</b> The existing wastewater collection system serving the Project Area may not be adequate to serve anticipated new development and intensification in the Project Area. This potential deficiency represents a <b>potentially significant impact</b>.</p>	<p><b>Mitigation 7.2-1:</b> Continue to implement the central area sewage collection system improvements identified as needed in the <u>City of Lodi General Plan</u>, and the City's <i>Sanitary Sewer System Technical Report</i>, including the planned improvements to eastside neighborhood collection system. Implementation of these measures over the next 20 years would reduce project wastewater collection system impacts to a <b>less-than-significant level</b>.</p>	City and/or Redevel. Agency staff	Implement sewage collection system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.3-1: Police Service Demand Impacts in Project Area.</b> Plan-facilitated development and intensification within the Project Area would increase demands for police service. The City of Lodi Police Department may require additional staffing or equipment to serve these added demands. The proposed redevelopment plan would therefore have a <b>potentially significant impact</b> on police services.</p>	<p><b>Mitigation 7.3-1:</b> The Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. As warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. Implementation of these measures would reduce the impact to a <b>less-than-significant level</b>.</p>	Lodi Police Dept. and City staff	Annual response time monitoring reports; normal review of individual discretionary project applications	Annual monitoring; condition of approval for major new projects	Lodi Redevelopment Agency or City		

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<p><b>Impact 7.4-1: Fire Protection and Emergency Medical Service Demand Impacts in the Project Area.</b> Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services. Depending on the type of use, density, and occupancy of individual project-facilitated developments, the City of Lodi Fire Department may require additional staffing or equipment to meet its fire protection goals. The proposed redevelopment plan may therefore have a <i>potentially significant impact</i> on fire protection and emergency medical services.</p>	<p><b>Mitigation 7.4-1:</b> The Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. These measures would reduce the impact to a <i>less-than-significant level</i>.</p>	Lodi Fire Dept.	Annual fire call monitoring reports; normal review of individual discretionary project applications	Annually	Lodi Redevelopment Agency or City		
<p><b>Impact 7.5-1: School Service Demand Impacts.</b> Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development. The project-related increase in demand for school service would therefore represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 7.5-1:</b> The Lodi Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5. In addition, the City of Lodi shall require developers in the redevelopment area to pay state-authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with the LUSD. These measures would be expected to enable the LUSD to fund school improvements necessary to accommodate students from project-facilitated development, reducing this impact to a <i>less-than-significant level</i>.</p>	City and/or Redevelopment Agency staff	Ensure all pass-throughs and school fee payments have been made	Prior to final project approval for new projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.6-1: Project Park Demand Impacts.</b> Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. As discussed in chapter 5 (Population, Housing, and Employment) of this EIR, it is estimated that project-facilitated development would generate approximately 210 additional households in the Project Area. Based on the anticipated citywide year 2020 household size of 2.56 persons (see Table 5.2 in section 5.3), the 210 new households would generate a population increase of approximately 538 people. Based on the most recent City park acreage standard</p>	<p><b>Mitigation 7.6-1: Mitigation for Park Demand Impacts.</b> The City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated buildout takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required dedication of land and/or in-lieu payment of City adopted park and recreation fees. Implementation of this measure would reduce this impact to <i>less-than-significant</i> levels.</p>	City and/or Redevelopment Agency staff	Verify parkland dedication or fee payment during plan check	Prior to grading or building permit	Lodi Redevelopment Agency or City		

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(3.4 acres per 1,000 persons), this new population increment would generate a demand for approximately 1.83 acres of additional parkland. Additional project-facilitated employment growth, estimated at 2,014 jobs by the year 2020, may also generate some additional demand for park and recreation services in the Project Area. Existing Project Area facilities do not have sufficient capacity to accommodate this additional demand. This project effect would therefore represent a <b>significant impact</b> .							
<b>DRAINAGE AND WATER QUALITY</b>							
<b>Impact 8-1: Project-Related Erosion, Sedimentation and Urban Runoff Pollutants.</b> Redevelopment program-facilitated building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Associated factors that may contribute to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments; and increased vehicle traffic, and herbicides, pesticides, and fertilizers from new landscaping associated with project-facilitated development. This combination of factors represents a <b>potentially significant impact</b> .	<b>Mitigation 8-1:</b> The City shall require the applicant for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions and, for projects involving the grading of more than five (5) acres: (a) file with the RWQCB a <i>Notice of Intent</i> to comply with the Statewide General Permit for Construction Activities, (b) prepare and implement a project-specific <i>Stormwater Pollution Prevention Plan</i> (including an erosion control plan) if grading is involved, (c) implement a monitoring, inspection, and documentation program to assure the effectiveness of control measures, (d) obtain or comply with existing General Stormwater Discharge Permit(s) for Industrial Activities, where applicable, and (e) comply with the NPDES Phase II Non-Point Discharge program. Implementation of these requirements would reduce this impact to a <b>less-than-significant level</b> .	City and/or Redevel. Agency staff	Verify during plan check and during construction-period inspections	Prior to grading permit, and during grading	Lodi Redevelopment Agency or City		
<b>NOISE</b>							
<b>Impact 9-1: Project-Related Exposure of Sensitive Land Uses to Excessive Environmental Noise.</b> Project-facilitated intensification of and changes in land uses in the Project Area could expose additional people to noise levels exceeding acceptable levels--i.e., to noise levels identified in the <u>Lodi General Plan</u> as "conditionally acceptable," "normally unacceptable" or "unacceptable" for the associated land use. Such new exposure	<b>Mitigation 9.1:</b> Noise impacts can be reduced through appropriate site planning (e.g., setbacks, noise-protected areas), construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the <u>City of Lodi General Plan</u> . As part of the future environmental review process for individual projects, new developments facilitated by the redevelopment plan shall be evaluated. Evaluate each redevelopment-facilitated discretionary	City and/or Redevel. Agency staff; individual applicants	Condition of individual project approval; verify during plan check that any required noise studies have been completed	During individual project environ. review	Lodi Redevelopment Agency or City		

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possibilities constitute a <i>potentially significant impact</i> .	development application in the Project Area with respect to the noise environment, particularly when proposed near major transportation noise sources such as SR 99, Cherokee Lane, Stockton Street, Lodi Avenue, Tokay Street, other arterial roadways, and/or the UPRR. Also, require noise assessments for all redevelopment-facilitated discretionary applications where noise-sensitive receptors are proposed in areas adjoining commercial or industrial noise sources, such as subareas 1, 3 and 4, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise-sensitive land uses. The results of the noise assessments and the measures identified to reduce noise levels shall be incorporated in the project plans sufficient to meet stipulated exterior and interior noise level standards. All such evaluations shall be completed to City satisfaction by a qualified acoustical consultant. With implementation of measures identified throughout such evaluations to meet these standards, this potentially significant impact would be reduced to a <i>less-than-significant level</i> .						
<b>Impact 9-2: Redevelopment-Facilitated Construction Noise.</b> Construction activities can generate considerable noise levels. Construction activities facilitated by the redevelopment program could include site grading and preparation, building demolition, construction of foundations and buildings, installation of utilities, paving of roadways, and construction of parking lots. The noise effects of these future construction activities would depend upon the amount of activity, the type of equipment used, and the noise control measures used. Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could therefore be exposed to noise levels that would interfere with normal activities. This possibility constitutes a <i>potentially significant impact</i> .	<p><b>Mitigation 9-2:</b> To reduce the potential for noise impacts resulting from project-facilitated construction activities, implement a combination of the following measures at all construction sites when noise-sensitive receptors are located in the project vicinity. The combination of measures shall be evaluated on an individual, project-by-project basis and shall be sufficient to achieve compliance with applicable City General Plan and/or Noise Ordinance standards at affected receptors.</p> <ul style="list-style-type: none"> <li>▪ Noise-generating construction activity shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturdays. No construction activities should occur on Sundays or holidays.</li> <li>▪ All internal combustion engine driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approval; verified during construction	Condition of constr. (grading or building) permit; verify during construction	Lodi Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>▪ Stationary noise-generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction Project Area.</li> <li>▪ All construction traffic to and from the project site shall be routed via designated truck routes where possible. Construction-related heavy truck traffic in residential areas shall be prohibited where feasible.</li> <li>▪ "Quiet" air compressors and other stationary noise sources shall be used where technology exists.</li> <li>▪ A "noise disturbance coordinator" shall be designated who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site and included in the notice sent to neighbors regarding the construction schedule. (The City should be responsible for designating a noise disturbance coordinator and the individual project sponsor should be responsible for posting the phone number and providing construction schedule notices).</li> </ul> <p>Implementation of this measure would reduce the potential for project-related impacts due to construction noise to a <i>less-than-significant level</i>.</p>						

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<i>AIR QUALITY</i>							
<p><b>Impact 10-1: Construction Activity Air Quality Impacts.</b> Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs), which could be released into the air during building demolition. Such construction-period air emissions possibilities represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 10-1:</b> The City shall require that individual redevelopment-facilitated projects within the Project Area involving new construction shall comply, where applicable, with current SJVUAPCD Regulation VIII requirements, which currently include the following:</p> <ul style="list-style-type: none"> <li>▪ Appropriate dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities, such as the effective application of water or pre-soaking;</li> <li>▪ Effective stabilization of all disturbed areas of a construction site, including storage piles, which are not being actively used for seven or more days;</li> <li>▪ Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads; and</li> <li>▪ Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site, for the duration of the activity.</li> </ul> <p>Regulation VIII also requires a Dust Control plan for construction activity that will include 40 acres or more of disturbed surface area, or will include moving more than 2,500 cubic yards per day of bulk materials on at least three days.</p> <p>In addition, where appropriate, the City may also wish to require the following:</p> <ul style="list-style-type: none"> <li>▪ A limitation on traffic speeds on unpaved roads to 15 miles per hour (mph);</li> <li>▪ Installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals; verified during grading	Condition of grading permit; verify during construction	Lodi Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>▪ Suspension of excavation and grading activities when winds exceed 20 mph; and/or</li> <li>▪ A limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust.</li> </ul> <p>Prior to each the start of construction, the applicant shall submit a <i>dust control plan</i> demonstrating compliance with all SJVUAPCD- and City-required control measures.</p> <p>To mitigate any potential demolition-related air quality impacts from ACMs, the demolition contractor would be required to comply with all local, state and federal regulations regarding determination of existence of ACMs, and proper removal and disposal to reduce air quality risks associated with airborne ACMs.</p> <p>With implementation of these Regulation VIII controls and the above additional measures, project-related construction period air emissions impacts would be reduced to a <i>less-than-significant level</i>.</p>						
<p><b>Impact 10-2: Long-Term Regional Emissions Increases.</b> Emissions resulting from new vehicle trips generated by redevelopment-facilitated intensification in the Project Area would, by the year 2020, be expected to exceed the applicable thresholds of significance for Reactive Organic Gases (ROG) and Nitrogen Oxides (NO<sub>x</sub>), resulting in a <i>significant project impact</i>. When this increase in "mobile emissions" is considered cumulatively with possible new industrial "stationary sources" of emissions that could locate within the redevelopment area, the total of project-related indirect and direct emissions would also exceed applicable significance thresholds. As a result, the project would also be expected to contribute to a <i>significant cumulative impact</i>.</p>	<p><b>Mitigation 10-2:</b> The following emissions control strategies shall be applied to redevelopment program-facilitated development activities within the Project Area:</p> <ul style="list-style-type: none"> <li>▪ Where practical, future development proposals shall include physical improvements, such as sidewalk improvements, landscaping, lighting and the installation of bus shelters and bicycle parking, that would act as incentives for pedestrian, bicycle and transit modes of travel.</li> <li>▪ Employment-generating development projects of 10,000 square feet (approximately 25 employees) or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals, incl. annual reporting requirements	Condition of project approvals; verify through annual reporting reqmnts	Lodi Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.</li> </ul> <p>Implementation of these measures would assist in reducing identified project and cumulative impacts on long-term regional emissions levels. The URBEMIS7G program estimates that the above measures would reduce regional indirect emissions by five to seven percent. This reduction would not reduce this impact to a less-than-significant level even in the absence of potential industrial emissions. Since no other feasible measures are available, these identified project and cumulative effects on regional air emissions would represent a <b>significant unavoidable impact</b>.</p>						
<b>VEGETATION AND WILDLIFE</b>							
<p><b>Impact 11-1: Potential Loss of Special-Status Species.</b> Although chances of encountering special-status species in the Project Area are low, redevelopment-facilitated development consistent with the adopted <u>City of Lodi General Plan</u> may result in impacts on special status species. This possibility represents a <b>potentially significant impact</b>.</p>	<p><b>Mitigation 11-1:</b> If disturbance to suitable giant garter snake habitat (i.e., drainage ditches) is proposed as part of a redevelopment-assisted individual development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. Such surveys shall be conducted by a qualified wildlife biologist or a herpetologist following applicable guidelines of the California Department of Fish and Game (CDFG) and/or U.S. Fish and Wildlife Service (USFWS) to provide a conclusive determination on presence or absence of this animal specie. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the CDFG and USFWS, and in compliance with specifications of the SJMSCP, section 5.2.4.8. Implementation of this measure would ensure protection of possible populations of special-status animal species (i.e., giant garter snake) in the Project Area, mitigating potential impacts to a <b>less-than-significant level</b>.</p>	City and/or Redevel. Agency staff; individual project applicants	Require completion of giant garter snake survey if existing drainage ditch will be affected by project; ensure implementation of mitigation plan and coordination with juris. agencies (USACOE, USFWS and/or CDFG) if habitat affected	During individ. project environ. review; prior to grading permit issuance	Lodi Redevelopment Agency or City		

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<p><b>Impact 11-2: Jurisdictional Wetland Impacts.</b> Redevelopment-facilitated development consistent with the adopted <u>City of Lodi General Plan</u> could affect potential jurisdictional wetland habitat. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 11-2:</b> All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or underused parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated individual project design modifications are incorporated into proposed <i>improvement plans during the initial stages of project review</i>. Implementation of this measure would ensure that potential impacts on wetland resources are minimized and adequate replacement is provided, mitigating this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; individual project applicants	During project environ. review, if wetlands appear to be present, req. biologist to determine if wetlands are present and as cond. of devel. permit, req. implementation of any juris. agency mitigation reqmnts.	Prior to approval of grading permit	Lodi Redevelopment Agency or City		
<b>CULTURAL RESOURCES</b>							
<p><b>Impact 12-1: Project-Related Potentials for Disturbance of Archaeological Resources.</b> Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 12-1:</b> In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center (CCIC), and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and recreation (DPR) Form 422 (archaeological sites). Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities. Implementation of this measure would reduce this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; individual project applicants	Grading inspection and reporting	Cond. of grading permit; inspection during grading	Lodi Redevelopment Agency or City		

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<p><b>Impact 12-2: Destruction/Degradation of Historic Resources.</b> Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted. Such destruction or degradation would be considered a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 12-2:</b> Evaluate all future project-assisted public improvement projects and private development projects for the presence of, and potential impacts on, historic resources. If disturbance of a Project Area historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition.</p> <p>Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development. Implementation of these measures would reduce this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; individual project applicants	During environ. review for individ. projects, ensure that any affected historical resources have been identified and mitigation program implemented as appropriate	Prior to approval of grading or building permit	Lodi Redevelopment Agency or City		

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RESOLUTION NO. 2002-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI FINDING THAT THE USE OF TAXES ALLOCATED FROM THE LODI REDEVELOPMENT PROJECT FOR THE PURPOSE OF INCREASING, IMPROVING, AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW- AND MODERATE-INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT

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WHEREAS, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project (the "Project") which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than twenty percent (20%) of all taxes so allocated be used by the Agency for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost; and

WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LODI DOES HEREBY RESOLVE that the use of taxes allocated from the Project Area for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost outside the Project Area will be of benefit to the Project.

Dated: June 19, 2002

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I hereby certify that Resolution No. 2002-\_\_\_\_\_ was passed and adopted by the Lodi City Council in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

- AYES: COUNCIL MEMBERS –
- NOES: COUNCIL MEMBERS –
- ABSENT: COUNCIL MEMBERS –
- ABSTAIN: COUNCIL MEMBERS –

SUSAN J. BLACKSTON  
City Clerk

2002-\_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LODI APPROVING AND ADOPTING THE  
REDEVELOPMENT PLAN FOR THE LODI  
REDEVELOPMENT PROJECT NO. 1

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WHEREAS, the City Council of the City of Lodi (the "City Council") has received from the Redevelopment Agency of the City of Lodi (the "Agency") the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project (the "Project"), as approved and recommended by the Agency, a copy of which is on file at the office of the Agency at 221 West Pine Street, Lodi, California, and at the office of the City Clerk at 221 West Pine Street, Lodi, California, together with the Report of the Agency to the City Council on the proposed Redevelopment Plan, including: (1) the reasons for selection of the Project Area; (2) a description of the physical and economic conditions existing in the Project Area; (3) a description of specific projects proposed by the Agency in the Project Area and an explanation as to how the proposed projects will improve or alleviate the conditions existing in the Project Area; (4) the proposed method of financing redevelopment of the Project Area, including an assessment of the economic feasibility of the Project and an explanation of why the elimination of blight and redevelopment of the Project Area cannot be accomplished by private enterprise acting alone or by the City Council's use of financing alternatives other than tax increment financing; (5) a plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities as a result of the Redevelopment Plan; (6) an analysis of the Preliminary Plan for the Project; (7) the Report and Recommendations of the Planning Commission of the City of Lodi (the "Planning Commission"); (8) a record of the summary of consultations with the Project Area Committee; (9) the Final Environmental Impact Report; (10) a neighborhood impact report; (11) a summary of consultations with affected taxing agencies and responses to written objections and concerns expressed by affected taxing agencies during the consultations; and (12) an Implementation Plan; and

WHEREAS, the Planning Commission has reported that the Redevelopment Plan is consistent with the General Plan of the City of Lodi and has recommended approval of the Redevelopment Plan; and

WHEREAS, the Project Area Committee ("PAC") for the Project has submitted its report and recommendations concerning the Redevelopment Plan, and has recommended approval of the Redevelopment Plan; and

WHEREAS, the Agency prepared and circulated a Draft Environmental Impact Report (the "Draft EIR") on the Redevelopment Plan in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.), and environmental procedures adopted by the Agency pursuant thereto, and the Draft EIR was thereafter revised and supplemented to incorporate comments received and responses thereto, and, as so revised and supplemented, a Final Environmental Impact Report (the "Final EIR") was prepared and certified by the Agency; and

WHEREAS, the Agency and the City Council have reviewed and considered the Final EIR on the Redevelopment Plan and have each adopted a Statement of Findings, Facts, and Overriding Considerations applicable to the environmental impacts identified in the Final EIR; and

WHEREAS, the City Council and the Agency held a joint public hearing in the City Council Chambers, 221 West Pine Street, Lodi, California, on June 19, 2002, to consider adoption of the Redevelopment Plan and certification of the Final EIR on the Redevelopment Plan; and

WHEREAS, a notice of said hearing was duly and regularly published in the Lodi News Sentinel, a newspaper of general circulation in the City of Lodi, once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing and a statement concerning acquisition of property by the Agency were mailed by first-class mail to the last known address of each assessee of each parcel of land in the proposed Project Area as shown on the last equalized assessment roll of the County of San Joaquin; and

WHEREAS, copies of the notice of joint public hearing were mailed by first-class mail to all residential and business occupants within the proposed Project Area; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the City Council has considered the Report of the Agency, the Report and Recommendations of the Planning Commission, the Report and Recommendations of the PAC, the Redevelopment Plan, and the Final EIR; has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and has adopted written findings in response to each written objection to the Redevelopment Plan from an affected taxing entity or property owner; and

WHEREAS, all actions required by law have been taken by all appropriate public bodies;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LODI DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. That the purpose and intent of the City Council with respect to the Project Area is to accomplish the following: (a) the elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities; (b) the assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area; (c) the replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized; (d) the provision of opportunities for participation by owners and tenants in the revitalization of their properties; (e) the strengthening of retail and other commercial functions in the Project Area; (f) the strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial, and light industrial expansion, employment, and social and economic growth; (g) the expansion of employment opportunities; (h) the expansion, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families; and (i) the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

Section 2. The City Council hereby finds and determines that:

(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.). This finding is based upon the following facts, as more particularly set forth in the Report of the Agency to the City Council:

(1) The Project Area is predominantly urbanized.

(2) The Project Area is characterized by and suffers from a combination of blighting physical and economic conditions, including, among others: buildings that are deteriorated and dilapidated; buildings suffering from defects in design or physical construction; buildings with serious building code violations; buildings which are defective in design and have faulty or inadequate utilities; buildings which are substandard in design; incompatible uses; lots of irregular form and shape and of inadequate size for proper usefulness which are under multiple ownership; depreciated or stagnant property values and impaired investments; low lease rates; vacant and underutilized parcels; residential overcrowding; a high crime rate; and inadequate public improvements, parking, and utilities.

(3) The combination of the conditions referred to in paragraph (2) above is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the Project Area to such an extent that it constitutes a serious physical and economic burden on the City which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

(b) The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by: aiding in the elimination and correction of the conditions of blight; providing for planning, development, redesign, clearance, reconstruction, or rehabilitation of properties which need improvement; improving, increasing, and preserving the supply of low- and moderate-income housing within the community; providing additional employment opportunities; and providing for higher economic utilization of potentially useful land.

(c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based on the facts, as more particularly set forth in the Report of the Agency to the City Council, that under the Redevelopment Plan the Agency will be authorized to seek and utilize a variety of potential financing resources, including tax increments; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increments generated by new investment in the Project Area; and that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.

(d) The Redevelopment Plan is consistent with the General Plan of the City of Lodi, including, but not limited to, the housing element, which substantially complies with state housing law. This finding is based upon the finding of the Planning Commission that the Redevelopment Plan is consistent with the General Plan of the City of Lodi.

(e) The carrying out of the Redevelopment Plan would promote the public peace, health, safety, and welfare of the City of Lodi and will effectuate the purposes and policy

of the Community Redevelopment Law. This finding is based upon the fact that redevelopment, as contemplated by the Redevelopment Plan, will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the physical and economic conditions of the Project Area.

(f) The condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Redevelopment Plan will be carried out and to prevent the recurrence of blight.

(g) The Agency has a feasible method and plan for the relocation of families and persons who may be displaced, temporarily or permanently, from housing facilities in the Project Area. This finding is based upon the fact that the Agency's plan for relocation, as contained in the Report of the Agency to the City Council, and the Redevelopment Plan provide for relocation assistance and benefits according to law and authorize the Agency to provide other assistance as determined to be appropriate under the circumstances.

(h) There are, or shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who may be displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that in the event any residential displacement is caused by the Redevelopment Plan, no person or family will be required to move from any dwelling unit until suitable replacement housing is available.

(i) Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Community Redevelopment Law; and dwelling units housing persons and families of low or moderate income within the Project Area shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413, and 33413.5 of the Community Redevelopment Law.

(j) Inclusion of any lands, buildings, or improvements in the Project Area which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the entire area of which they are a part; and any area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion. This finding is based upon the fact that the boundaries of the Project Area were chosen as a unified and consistent whole to include all properties contributing to or affected by the blighting conditions characterizing the Project Area.

(k) The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the facts, as more particularly set forth in the Report of the Agency to the City Council, that because of the higher costs and more significant risks associated with development of blighted areas, individual developers are unable and unwilling to invest in blighted areas without substantial public assistance and that funds of other public sources and programs are insufficient to eliminate the blighting conditions.

(l) The Project Area is a predominantly urbanized area as defined by subdivision (b) of Section 33320.1. This finding is based upon the facts, as more particularly set forth in the Report of the Agency to the City Council, that approximately 99.7 percent of the land

in the Project Area has been or is developed for urban uses and approximately 0.3 percent of the land in the Project Area is an integral part of an area developed for urban uses.

(m) The time limitations in the Redevelopment Plan, which are the maximum time limitations authorized under the Community Redevelopment Law, are reasonably related to the proposed projects to be implemented in the Project Area and the ability of the Agency to eliminate blight within the Project Area. This finding is based upon the facts that redevelopment depends, in large part, upon private market forces beyond the control of the Agency and shorter time limitations would impair the Agency's ability to be flexible and respond to market conditions as and when appropriate and would impair the Agency's ability to maintain development standards and controls over a period of time sufficient to assure area stabilization. In addition, shorter time limitations would limit the revenue sources and financing capacity necessary to carry out proposed projects in the Project Area.

Section 3. The Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area are displaced and that, pending the development of the facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 4. In order to implement and facilitate the effectuation of the Redevelopment Plan, certain official actions must be taken by the City Council; accordingly, the City Council hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan; (b) directs the various officials, departments, boards, and agencies of the City of Lodi having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; (c) stands ready to consider and take appropriate action on proposals and measures designed to effectuate the Redevelopment Plan; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Redevelopment Plan.

Section 5. The Council is satisfied that written findings have been adopted in response to each written objection received from affected taxing entities or property owners either before or at the noticed public hearing. Having considered all evidence and testimony presented for or against any aspect of the Redevelopment Plan, the Council hereby overrules all written and oral objections to the Redevelopment Plan.

Section 6. The mitigation measures, as identified in Council Resolution No. \_\_\_\_\_, adopted on June 19, 2002, and Agency Resolution No. \_\_\_\_\_, adopted on June 19, 2002, making findings based upon consideration of the Final EIR on the Redevelopment Plan, are incorporated and made part of the proposed Redevelopment Plan.

Section 7. That certain document entitled "Redevelopment Plan for the Lodi Redevelopment Project No. 1," a copy of which is on file in the office of the City Clerk and attached hereto, is hereby incorporated by reference herein and designated as the official "Redevelopment Plan for the Lodi Redevelopment Project No. 1."

Section 8. The City of Lodi Building Department is hereby directed for a period of at least two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 9. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan.

Section 10. The City Clerk is hereby directed to record with the County Recorder of San Joaquin County a notice of the approval and adoption of the Redevelopment Plan pursuant to this Ordinance, containing a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

Section 11. The City Clerk is hereby directed to transmit a copy of the description and statement recorded pursuant to Section 10 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Project Area, to the auditor and assessor of the County of San Joaquin, to the governing body of each of the taxing agencies which receives taxes from property in the Project Area, and to the State Board of Equalization within thirty (30) days following adoption of this Ordinance.

Section 12. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in the Lodi News Sentinel, a newspaper of general circulation, published and circulated in the City of Lodi.

Section 13. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this City Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 14. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2002

\_\_\_\_\_  
PHILLIP A. PENNINO  
Mayor

Attest:

SUSAN J. BLACKSTON  
City Clerk

State of California  
County of San Joaquin, ss.

I, Susan J. Blackston, City Clerk of the City of Lodi, do hereby certify that Ordinance No. \_\_\_\_ was introduced at a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 and was thereafter passed, adopted, and ordered to print at a regular meeting of said Council held \_\_\_\_\_, 2002 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

I further certify that Ordinance No. \_\_\_\_ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

SUSAN J. BLACKSTON  
City Clerk

Approved as to Form:



RANDALL A. HAYS  
City Attorney

CERTIFICATE OF MAILING

(Notice to Property Owners and Statement Regarding Acquisition of Property)

Pre-Sort Center of Stockton, Inc. 3806 Coronado #A Stockton, CA 95204

I, Monica Gatterres, whose business address is \_\_\_\_\_, California \_\_\_\_\_, do hereby certify that I mailed a copy of the attached Notice of Joint Public Hearing (the "Notice") and statement regarding acquisition of property by the Agency (the "Statement") to each assessee of land in the \_\_\_\_\_ Redevelopment Project Area as shown on the last equalized assessment roll, according to the list of such assessees and their addresses attached to this Certificate, and that I personally mailed such Notice and Statement by depositing a copy of same, addressed to each such listed last known assessee, first-class mail, postage prepaid, in the United States mail at Stockton, California, on May 20, 2002.

I declare under penalty of perjury that the foregoing is true and correct.

DATED: May 21, 2002

M. Gatterres  
(Signature)

owner  
(Title)

Stockton, California

ATTACHMENTS

- (1) Notice of Joint Public Hearing
- (2) Statement Regarding Acquisition of Property
- (3) List of Assesseees and Addresses

2138

Property Owners  
Revised/modified

09/11/2001

Owner1	Owner2	OwnerAddress	Ownership	Owner1Lat	Owner1Zip	Owner2Lat	Owner2Zip	USEDESC
1ST BAPTIST		18 S CENTRAL Lodi	CA		952400000		339 E OAK	SINGLE FAMIL
1ST CHURCH		322 W ELM ST Lodi	CA		952400000		322 W ELM	CHURCH, SYN
1ST METHOD		206 W OAK ST Lodi	CA		952400000		210 W OAK	CHURCH, SYN
1ST UNITED P		300 E HILBOR Lodi	CA		952400000		300 E HILBOR	CHURCH, SYN
ABU ARCOUB		645 HALE RD Lodi	CA		952400000		618 E HALE	USED CAR LO
ACKEL, NORMA	APT 308	5340 YARMOUJENCINO	CA		952400000		419 N SACRA	SINGLE FAMIL
ACUNA, BARB		419 N SACRA Lodi	CA		952400000		320 S SCHOO	SINGLE FAMIL
ADAM, HENRY		320 S SCHOO Lodi	CA		597150000		1341 S CENT	SINGLE FAMIL
ADAMEK, DON		80155 GALLAY BOZEMAN	MT		597150000		523 E WALNU	SINGLE FAMIL
ADAMS, PHILLI		523 E WALNU Lodi	CA		952400000		232 E MAPLE	FOUR UNITS-2
ADAMS, STEW		516 EVERET CT Lodi	CA		952420000		232 E MAPLE	FOUR UNITS-2
ADAN, JUANIT		25 W VINE ST Lodi	CA		952400000		1035 S WOOD	SINGLE FAMIL
ADLER, STEV		1035 WOODR Lodi	CA		952400000		304 E CHERR	SINGLE FAMIL
ADOLF, ARTH		204 CHERRY Lodi	CA		952400000		242 E VINE	SINGLE FAMIL
AFSAR, KHAN		242 E VINE ST Lodi	CA		952400000		400 E WALNU	SINGLE FAMIL
AFSAR, RAFA		400 E WALNU Lodi	CA		952410000		1321 S CENT	ONE DUPLEX
AFSAR, SHER		PO BOX 361 Lodi	CA		952404858		118 E OAK	SINGLE FAMIL
AFZAL, SAFDA		230 E VINE ST Lodi	CA		952400000		1011 S PRIEB	SINGLE FAMIL
AFZAL, SHER		1011 PRIEBE Lodi	CA		952400000		230 E VINE	SINGLE FAMIL
AFZAL, SHER		230 E VINE ST Lodi	CA		952400000		860 S WOOD	SINGLE FAMIL
AGUIAR, SALV		860 WOODRO Lodi	CA		952400000		1208 S LIEBIG	SINGLE FAMIL
AGUILAR, ALV		1209 LIEBIG S Lodi	CA		952400000		401 S STOCK	SINGLE FAMIL
AGUILAR, ART		401 S STOCK Lodi	CA		952400000		421 E FLORA	SINGLE FAMIL
AGUIRRE, VIR		421 E FLORA Lodi	CA		952400000		515 S WASHI	SINGLE FAMIL
AHMED, MAS		515 S WASHIN Lodi	CA		952400000		7 W OAK ST	HOTEL WITHO
ARMED, MUM		7 W OAK ST Lodi	CA		952870000		524 E HILBOR	SINGLE FAMIL
ARRENS, EAR		PO BOX 7689 STOCKTON	CA		952100000		428 E LODI	THREE UNITS
ARSHAN, MOHA		2010 WESTMOR STOCKTON	CA		952488866		845 S BIRCH	THREE UNITS
AKBAR, SHER		816 E CENTRAL Lodi	CA		952400000		518 E HILBOR	SINGLE FAMIL
AKRAM, MOH		2145 SANDAL STOCKTON	CA		952400000		326 E LOCUS	SINGLE FAMIL
ALAM, MOHA		724 S WASHIN Lodi	CA		952400000		315 E CHERR	TWO SINGLE
ALAM, SHER A		315 E CHERR Lodi	CA		952410596		242 E VINE	SINGLE FAMIL
ALBRECHT, R		PO BOX 586 Lodi	CA		952400000		833 S LLOYD	SINGLE FAMIL
ALCANTARA,		833 S LLOYD Lodi	CA		952400000		422 E TOKAY	SINGLE FAMIL
ALDRINGER, CL		422 E TOKAY Lodi	CA		952400000		517 S SACRA	SINGLE FAMIL
ALDKRETE, JGN		515 1/2 S SAC Lodi	CA		952400000		863 S LLOYD	SINGLE FAMIL
ALI, MASOOM		863 LLOYD ST Lodi	CA		952400000		700 E VICTOR	RESTAURANT
ALIFERIS, KO		700 VICTOR R Lodi	CA		952400000		505 E LOCUS	THREE UNITS
ALIFERIS, SPI		505 E LOCUST Lodi	CA		952400000		422 S STOCK	SINGLE FAMIL
ALLEN, CHAR		422 S STOCK Lodi	CA		952400000		225 E FLORA	SINGLE FAMIL
ALLEN, RAMO		225 E FLORA Lodi	CA		952400000		328 E WATSO	SINGLE FAMIL
ALLISON, DAV		328 WATSON Lodi	CA		952520000		20 N MAIN	STORE WITH
ALLMENDING,		854 REDMAN VALLEY SPRU	CA		952400000		826 S LLOYD	SINGLE FAMIL
ALONZO, PED		826 LLOYD ST Lodi	CA		952400000		31 S CHURCH	ONE STORY O
ALQUIST, JAC		17 S CHURCH Lodi	CA		952400000		518 E HILBOR	SINGLE FAMIL
ALYAF, MUHA		325 ACACIA S Lodi	CA		952400000		420 E VINE	SINGLE FAMIL
ALVARADO, J		420 E VINE ST Lodi	CA		952400000		640 S GARFIE	SINGLE FAMIL
ALVARADO, V	MANUEL PINT	840 S GARFIE Lodi	CA		952400000		210 E MAPLE	SINGLE FAMIL
ALVAREZ, FID	ARCELIA DEL	210 E MAPLE Lodi	CA		952400000		518 E WALNU	SINGLE FAMIL
ALVAREZ, FR		518 WALNU Lodi	CA		952400000		1121 S SACR	SINGLE FAMIL
ALVAREZ, GUI		1121 S SACRA Lodi	CA		952400000		216 N CENTR	SINGLE FAMIL
ALVAREZ, JOS		216 N CENTRAL Lodi	CA		952400000		341 E WALNU	SINGLE FAMIL
ALVAREZ, JUA		341 E WALNU Lodi	CA		952400000		16 S CENTRA	SINGLE FAMIL
ALVAREZ, OS		16 S CENTRAL Lodi	CA		952400000		305 E EDEN	ONE DUPLEX
ALVAREZ, RO		305 EDEN ST Lodi	CA		952400000		17 W VINE	SINGLE FAMIL
AMBRIZ, MAR		17 W VINE ST Lodi	CA		952400000		120 N PLEAS	SINGLE FAMIL
AMIN, BOBBY		120 N PLEASA Lodi	CA		952400000		608 S CENTR	SINGLE FAMIL
ANAYA, GERA		511 S CENTRAL Lodi	CA		952400000		224 N GARFIE	SINGLE FAMIL
ANAYA, JESU		224 GARFIELD Lodi	CA		952400000		600 S CENTR	SINGLE STOR
ANAYA, VICTO		603 S CENTRAL Lodi	CA		952400000		601 S CENTR	GROCERY ST
ANDERSON, A		601 S CENTRAL Lodi	CA		952400000		809 S WELLS	SINGLE FAMIL
ANDERSON, A		809 WELLSW Lodi	CA		952404828		310 E WATSO	SINGLE FAMIL
ANDERSON, C		310 WATSON Lodi	CA		952400000		114 N SACRA	COCKTAIL LO
ANDERSON, D		114 N SACRA Lodi	CA		952400000		22 W VINE	SINGLE FAMIL
ANDERSON, J		22 W VINE ST Lodi	CA		952400000		328 E LODI	SINGLE FAMIL
ANDERSON, J		1003 W OAK S Lodi	CA		952400000		608 S CENTR	SINGLE STOR
ANDERSON, J	ANDERSON M	608 S CENTRAL Lodi	CA		952420000		22 N HOUSTO	LIGHT INDUST
ANDERSON, N		506 GERARD Lodi	CA		952400000		518 E OAK	SINGLE FAMIL
ANDERSON, R		518 E OAK ST Lodi	CA		952400000		831 S WELLS	SINGLE FAMIL
ANDERSON, R		402 DAISY Lodi	CA		952400000		1301 S WASHI	SINGLE FAMIL
ANDERSON, R		1301 S WASHI Lodi	CA		952420000		224 N MAIN	LIGHT INDUST
ANDERSON, R		11255 LOWER Lodi	CA		952420000		645 E WOOD	SINGLE FAMIL
ANDERSON, S		304 RAINIER DI Lodi	CA		952400000		305 E MISSIO	SINGLE FAMIL
ANDRADE, FR		305 MISSION Lodi	CA		952420000		304 E CYPRE	SINGLE FAMIL
ANDRADE, MA		8009 W HWY 1 Lodi	CA		951110000		234 E HILBOR	SINGLE FOUR
ANDREASEN,		411 LEWIS RD SAN JOSE	CA		952400000		231 E MAPLE	SINGLE FAMIL
ANGEL, SALV		224 E REDWO Lodi	CA		952400000		1020 S PRIEB	SINGLE FAMIL
ANWAR, MOH		1020 PRIEBE Lodi	CA		906500000		321 E PINE	TWO SINGLE
ARAMBULA, M		11318 HERFAS NORWALK	CA		952400000		832 E CONCO	SINGLE FAMIL
ARBANASIN, R		832 CONCOR Lodi	CA		952400000		317 E ELM	SINGLE FAMIL
ARELLANO, M		317 E ELM ST Lodi	CA		952400000		1220 S LIEBIG	SINGLE FAMIL
ARIOLA, DON		PO BOX 2114 Lodi	CA		952400000		1113 S WOOD	SINGLE FAMIL
ARREGUI, GA	EVELYN JANE	1220 LIEBIG S Lodi	CA		952420000		328 E MISSIO	SINGLE FAMIL
ARROYO, DAV		1113 WOODR Lodi	CA		952400000		874 S WOOD	SINGLE FAMIL
ARROYO, FELI		328 MISSION Lodi	CA		952400000		216 N WASHI	SINGLE FAMIL
ARROYO, MERI		874 S WOODR Lodi	CA		952400000		309 E POPLA	SINGLE FAMIL
ARROYO, RAU		216 N WASHIN Lodi	CA		952400000		431 E LODI	FOUR UNITS-2
ARSHAD, MOH		309 E POPLAR Lodi	CA		952400000		326 E EDEN	SINGLE FAMIL
ARSHAD, MOH		221 E FLORA Lodi	CA		952400000		910 S WELLS	ONE DUPLEX
ARSHAD, MOH		1019 PRIEBE Lodi	CA		952400000		329 E MISSIO	SINGLE FAMIL
ASGHAR, ALI		816 S CENTRAL Lodi	CA		952400000		720 S CHERO	MULTIPLE ST
ASGHAR, ALI	LAJAZ & LORAN	910 WELLSW Lodi	CA		750620000			
ASHLOCK, WI		329 MISSION Lodi	CA					
ASSOC COMM	RANDLE BAR	300 E CARPEN IRVING	TX					

Owner	Owner Address	Owner City	Owner State	Owner Zip	Site Address	USE/DESC
ASSOC FINAN	11344 COLOM	GOLD RIVER	CA	956700000	229 E REDWOOD	SINGLE FAMIL
ASWITT, ROBE	429 E LODI AV	LODI	CA	952400000	425 E LODI	SINGLE FAMIL
ATLANTIC RIC	PO BOX 2485	LOS ANGELES	CA	900810000	225 S CHERO	SELF SERVIC
TAX DEPT, SS	36 PEMBRD	MORAGA	CA	945660000	105 S SACRA	PARKING LOT
ATWOOD, ED	237 MAPLE ST	LODI	CA	952400000	318 E LODI	STORE WITH
AVILA, DAVID	332 1/2 S ORA	LODI	CA	952400000	320 E TOKAY	SINGLE FAMIL
AVITIA, ROQU	320 E TOKAY	LODI	CA	952400000	307 S CENTR	STORE WITH
AWAN, SADA	1764 RIVER D	STOCKTON	CA	952410000	1227 S WASHI	SINGLE FAMIL
AZAM, MOHA	PO BOX 86	LODI	CA	952410000	216 E HILBOR	SINGLE FAMIL
AZEVEDO, AN	P O BOX 804	LODI	CA	952404115	215 E HILBOR	SINGLE FAMIL
AZIZ, ABDUL A	230 FLORA ST	LODI	CA	952060000	821 E HALE	2-40 RESIDE
AZIZ, SHABNA	PO BOX 9387	STOCKTON	CA	952070000	1323 S CENT	VACANT RESI
B V K INVEST	5405 N PERSH	STOCKTON	CA	952400000	318 E VINE	SINGLE FAMIL
BOB BASSO	318 E VINE ST	LODI	CA	952400000	9 W CHESTN	SINGLE FAMIL
BABCOCK, GA	9 W CHESTN	LODI	CA	952420000	1311 S CENT	CONDOMINIU
BABCOCK, HO	21284 N RAY	LODI	CA	952400000	23 S WASHIN	SINGLE FAMIL
BAETA, CIDAL	23 S WASHIN	LODI	CA	952400000	526 E ELM	SINGLE FAMIL
BAEZ, GERAR	526 E ELM ST	LODI	CA	952400000	403 E MAPLE	TWO SINGLE
BAEZ, JOSE A	403 E MAPLE	LODI	CA	952400000	118 W OAK	11-20 RESIDE
BAEZ, LUIS E	1175 ORANGE	LODI	CA	952400000	704 N SCHOO	SINGLE FAMIL
JOSE & ANGE	704 N SCHOO	LODI	CA	952400000	747 S CENTR	AL-10 RESIDE
ROGER A BAF	747 S CENTR	LODI	CA	952400000	233 N CENTR	AL-10 RESIDE
BAFFONI, IVE	233 N CENTR	LODI	CA	952400000	714 S CENTR	TWO SINGLE
BAGLEY, AND	714 S CENTR	LODI	CA	952400000	315 W LODI	VACANT COM
BAHADUR, KH	315 W LODI	LODI	CA	952400000	309 E CONCO	SINGLE FAMIL
BAHADUR, KH	309 E CONCO	LODI	CA	952411842	422 E RAILRO	SINGLE FAMIL
BAHENA, ISRA	PO BOX 1642	LODI	CA	952400000	215 E MAPLE	SINGLE FAMIL
FAUSTINO & C	215 E MAPLE	LODI	CA	952400000	113 W OAK	PARKING LOT
BAKER, A PRE	PO BOX 19220	SAN FRANCISCO	CA	945192202	113 W OAK	THREE UNITS-
BAKER, ROBE	10790 RANCH	SAN DIEGO	CA	921270000	110 W WALN	BANKS
BALESTRI, R	PO BOX 1110	STOCKTON	CA	952010000	110 W WALN	BANKS
BAKIBOLA, J	1450 TREAT B	WALNUT CRE	CA	952400000	102 E WALNU	AUTO AND TR
JOSEPHINA B	131 RIDGE DR	LODI	CA	952010000	110 W WALN	BANKS
ARTHUR AND	2333 REILE AV	ESCALON	CA	953200000	513 E ELM	5-10 RESIDE
BANK OF NEW	P O BOX 789	LODI	CA	952410000	6 W OAK	VACANT COM
ADVANTA MO	1124 LLOYD S	LODI	CA	952400000	1124 S LLOYD	SINGLE FAMIL
BANK OF STO	424 E VINE ST	LODI	CA	952400000	424 E VINE	SINGLE FAMIL
THE BANK OWNED	913 S CENTR	LODI	CA	952400000	913 S CENTR	SINGLE FAMIL
BARBER, ROB	729 S GARFIE	LODI	CA	952400000	729 S GARFIE	SINGLE FAMIL
BARBERA, PA	1007 GARFIE	LODI	CA	952400000	1007 S GARFIE	SINGLE FAMIL
BARBER, ROB	435 E LODI AV	LODI	CA	952400000	435 E LODI	ONE STORY O
BARNEY, ROD	425 E FLO	LODI	CA	952400000	425 E FLORA	SINGLE FAMIL
PINTOR, ELISE	236 WATSON	LODI	CA	952400000	236 E WATSO	SINGLE FAMIL
BARNHART, C	648 JOAQUIN	LODI	CA	952400000	648 E JOAQUI	SINGLE FAMIL
BARR, JILLEN	24615 N TULL	ACAMPO	CA	952200000	416 E LOCUS	5-10 RESIDE
BARRAGAN, M	832 N SCHOO	LODI	CA	952400000	832 N SCHOO	SINGLE FAMIL
BARRAGAN, M	558 FELL ST	SAN FRANCISCO	CA	941020000	412 E HILBOR	SINGLE FAMIL
BARRIOS, LUI	2140 W WALN	LODI	CA	952420000	521 E TOKAY	THREE UNITS-
BARRON, JOS	PO BOX 826	GALY	CA	956320000	417 E LOCUS	5-10 RESIDE
REYNOLDS	2140 W WALN	LODI	CA	952420000	533 E HILBOR	TWO SINGLE
BARTON, REN	1225 RIVERGA	LODI	CA	952400000	320 N CHERO	LIGHT INDUST
JEREMY C RO	PO BOX 639	ACAMPO	CA	952200639	621 E LOCKE	MOBILE HOME
BASSETT, DO	321 E ELM	LODI	CA	952400000	321 E ELM	SINGLE FAMIL
BATTAGLIA, J	2886 STONEY	ACAMPO	CA	952200000	526 E HILBOR	FOUR UNITS-2
BAUER, GLEN	323 W ELM ST	LODI	CA	952400000	321 W ELM	OFFICE BUILD
BAUER, GLEN	1807 W LOCU	LODI	CA	952400000	540 E ELM	TWO SINGLE
BAUER, RICK	548 E OAK ST	LODI	CA	952400000	548 E OAK	SINGLE FAMIL
BAUER, VERN	525 E EDEN S	LODI	CA	952400000	520 E EDEN	SINGLE FAMIL
BAUM, JAMES	149 S WETHE	LOS ANGELES	CA	900480000	115 S SCHOO	ONE STORY D
BAUM, JAMES	PO BOX 2838	SAN ANTONIO	TX	782992838	35 N CHEROK	FULL SERVIC
BETTY SCHILL	435 E WALNU	LODI	CA	952400000	435 E WALNU	SINGLE FAMIL
BETTY SCHILL	529-1/2 E ELM	LODI	CA	952400000	529 E ELM	TWO SINGLE
ERNST & YOU	1951 JONATH	SAN JOSE	CA	951252569	325 E CONCO	SINGLE FAMIL
BECCERRA, GO	P O BOX 1300	LODI	CA	952410000	211 W OAK	VACANT RESI
BECCERRA, RU	850 E KETTLE	LODI	CA	952400000	214 S SACRA	AUTO SALES
BECKER, WIL	PO BOX 1537	LODI	CA	952400000	25 W LOCKEF	SINGLE STOR
BECKMAN, CA	25 W LOCKEF	LODI	CA	952423319	234 E FLORA	SINGLE FAMIL
BECKMAN, CH	351 LA SETTA	LODI	CA	952420000	338 N MAIN	MINI STORAG
BECKMAN, DO	2372 BRITAN	LODI	CA	952400000	404 S CENTR	SINGLE FAMIL
BEDFORD, MI	914 S STOCK	LODI	CA	952400000	914 S STOCK	SINGLE FAMIL
BEE, ANNA B	504 HILBORN	LODI	CA	952400000	504 E HILBOR	SINGLE FAMIL
BELANGER, R	5325 E HARNEL	LODI	CA	952420000	436 E WALNU	SINGLE FAMIL
BELLAMY, SU	19232 PERRY	LODI	CA	952420000	208 S CENTR	SINGLE FAMIL
BENAVIDES, C	PO BOX 1014	WOODBRIDG	CA	952580000	1380 S WASHI	10 RESIDE
BENDE, GEOR	405 MAPLE ST	LODI	CA	952400000	405 E MAPLE	SINGLE FAMIL
BENDER, GAR	322 N SCHOO	LODI	CA	952400000	320 N SCHOO	ONE DUPLEX
BENDER, GAR	125 VIA NIROK	PHYOS	CA	950030000	727 N SACRA	ONE STORY O
WILLIAM G SH	1251 CENTR	LODI	CA	952420000	201 E OAK	LIGHT MANUF
BENDER, IRVI	1506 MARIPO	LODI	CA	952420000	351 N STOCK	ONE DUPLEX
BENDLIN, LON	PO BOX S	WOODBRIDG	CA	952580000	217 E PINE	SINGLE STOR
BENNETT, W	243 CHARLES	LODI	CA	952400000	243 E CHARL	SINGLE FAMIL
BENSON, NAN	209 E OAK ST	LODI	CA	952400000	209 E OAK	TWO SINGLE
BENTZ, ROBE	455 E MAPLE	LODI	CA	952400000	455 E MAPLE	SINGLE FAMIL
BEOSHANZ, E	2088 BRYANT	SAN FRANCISCO	CA	941100000	423 E EDEN	SINGLE FAMIL
SANDRA G CO	515 E POPLA	LODI	CA	952400000	515 E POPLA	SINGLE FAMIL
BERENDT, HE	501 MAPLE ST	LODI	CA	952400000	501 E MAPLE	5-10 RESIDE
BERG, ESTHE	P O BOX 3213	ELMACERO	CA	958180000	203 N HOUST	CHURCH, SYN
BERKEBILE, D	28274 N HWY	ACAMPO	CA	952200000	810 S CENTR	SINGLE FAMIL
BERMUDEZ, D	220 E LODI AV	LODI	CA	952400000	220 E LODI	SINGLE FAMIL
BERNARDINO, PAULA P GAR	1610 CALABR	GILROY	CA	950200000	113 N CHERO	VACANT COM
BERNSTEIN, L	710 S CHERO	LODI	CA	952400000	710 S CHERO	MOYELS LESS
BERRETH, JE	1038 PORT CH	LODI	CA	952400000	524 E TOKAY	SINGLE FAMIL
BERRY, GLOI	524 E TOKAY	LODI	CA	952400000	524 E TOKAY	SINGLE FAMIL
BERTOLONE, PRADEEP PATI	524 E TOKAY	LODI	CA	952400000	524 E TOKAY	SINGLE FAMIL
BEST WESTE	524 E TOKAY	LODI	CA	952400000	524 E TOKAY	SINGLE FAMIL
BETTENHAUS	524 E TOKAY	LODI	CA	952400000	524 E TOKAY	SINGLE FAMIL

Owner	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
BHAKTA, GUN		4 S MAIN ST	LODI	CA	952400000	4 S MAIN	HOTEL WITHO
BHAKTA, HAS		807 S CHERO	LODI	CA	952404303	807 S CHERO	MOTELS WITH
BHAKTA, HAS		1100 S CHERO	LODI	CA	952400000	1100 S CHER	MOTELS LESS
BHAKTA, JAG		516 EDEN	LODI	CA	952400000	516 E EDEN	SINGLE FAMIL
BHAKTA, MAN		516 MAPLE ST	LODI	CA	952400000	516 E MAPLE	SINGLE FAMIL
BIANCHI, L D		909 S PLEASA	LODI	CA	952400000	220 E FLORA	SINGLE FAMIL
BIDDLE, PHILL		110 W OAK ST	LODI	CA	952400000	110 W OAK	SINGLE STOR
BIETZ, DALTO		5585 E ARMSTL	LODI	CA	952400000	926 S CENTR	SINGLE FAMIL
BILLIGMEIER		617 S CENTRAL	LODI	CA	952400000	617 S CENTR	SINGLE FAMIL
BIRD, DAVID A		509 S GARFIE	LODI	CA	952400000	509 S GARFIE	SINGLE FAMIL
BISHOP, CYLE		832 WOODRO	LODI	CA	952400000	832 S WOOD	SINGLE FAMIL
BISKEBORN, B		230 WATSON	LODI	CA	952400000	230 E WATSO	SINGLE FAMIL
BISTOLARIDE		906 S CENTRAL	LODI	CA	952400000	906 S CENTR	SINGLE FAMIL
BLASINGAME		511 E PINE ST	LODI	CA	952400000	511 E PINE	5-10 RESIDEN
BLAYLOCK, M		516 E TOKAY	LODI	CA	952405402	519 S GARFIE	SINGLE FAMIL
BLAYNEY, DO		819 S GARFIE	LODI	CA	952400000	327 E OAK	SINGLE FAMIL
BLEHM, GLEN		327 E OAK ST	LODI	CA	952400000	346 E OAK	5-10 RESIDEN
BLEWETT, C		719 W WALNU	LODI	CA	952420000	229 S SACRA	LIGHT INDUST
BLOMGREN, C		16830 N LOCU	LODI	CA	952400000	319 E WALNU	SINGLE FAMIL
BOBIAN, JOHN		216 FLORA ST	LODI	CA	952400000	216 E FLORA	SINGLE FAMIL
BOCCIA, CARL		1012 S WASHI	LODI	CA	952400000	1012 S WASHI	SINGLE FAMIL
BOCCIA, LUIGI		223 MISSION	LODI	CA	952360000	223 S MISSIO	SINGLE FAMIL
BOCKMON, GL		5503 N FINE R	LINDEN	CA	952410000	1004 S CHER	AUTO AND TR
BOHNET, KEIT		P O BOX 687	LODI	CA	952400000	1215 S WASHI	SINGLE FAMIL
BOLEWINE, K		1215 S WASHI	LODI	CA	952400000	1215 S WASHI	SINGLE FAMIL
BOLING, GEO		201 E TOKAY	LODI	CA	952400000	201 E TOKAY	SINGLE FAMIL
BOWMAN, ROY		250 BUDD AVE	CAMPBELL	CA	950080000	854 E ANA	ONE DUPLEX-
BONHAM, KAT		1049 1/2 S GA	LODI	CA	952400000	1049 S GARFI	ONE DUPLEX-
BONILLA, CAR		236 ACACIA S	LODI	CA	952400000	236 E ACACIA	SINGLE FAMIL
BONITA, RICH		420 S SCHOO	LODI	CA	952400000	420 S SCHOO	SINGLE FAMIL
BONOTTO, R J		3294 W SARG	LODI	CA	952400000	112 E LODI	SINGLE FAMIL
BOOS, ANNA		216 N GARFIE	LODI	CA	945580000	216 N GARFIE	SINGLE FAMIL
BORDERS, AD		1111 SIMPKIN	NAPA	CA	952400000	432 S SCHOO	SINGLE FAMIL
BORGIALI, B		432 S SCHOO	LODI	CA	952400000	432 S SCHOO	SINGLE FAMIL
BOSCHEE, FR		2 W PARK ST	LODI	CA	952400000	2 W PARK	SINGLE FAMIL
BOSS, DAVID		332 WATSON	LODI	CA	952400000	332 E WATSO	SINGLE FAMIL
BOSSERT, DE	ALDENE MCC	605 PRINGLE	GALT	CA	956520000	315 S SACRA	SINGLE FAMIL
BOU, CHANW		1105 PLEASA	STOCKTON	CA	952100000	115 N CHERO	MULTIPLE CO
BOUMA, GERAA	ANTHONY & J	1029 S CHURC	LODI	CA	952400000	100 E OAK	11-20 RESIDE
BOWEN, JOH	ROCHAS MOR	215 S SCHOO	LODI	CA	952400000	215 S SCHOO	MORTUARY O
BOWEN, JOH		16 1185 T	FOSTER CITY	CA	944040000	233 S SCHOO	RESTAURANT
BOWEN, ROB		359 W SARG	LODI	CA	952400000	530 S MAIN	WAREHOUSIN
BOWERS, LIN		224 HILBORN	LODI	CA	952400000	224 E HILBOR	SINGLE FAMIL
BOWLES, GUA		5828 FAIRLAN	ACAMPO	CA	952200000	324 E FLORA	SINGLE FAMIL
BOWLES, LAR		301 E LODI AV	LODI	CA	952400000	301 E LODI	VACANT COM
BOWSER, CO		6808 KERMIT	FAIR OAKS	CA	952280000	205 E CHERR	SINGLE FAMIL
BRADSHAW		21 ALTAMOUN	ORINDA	CA	945960000	900 S GARFIE	SINGLE FOUR
BRAGE, DAVI		3165 ROGERS	WALNUT CRE	CA	952400000	820 S GARFIE	SINGLE FAMIL
BRAMASCO, J		1720 S STOCK	LODI	CA	952400000	720 S STOCK	SINGLE FAMIL
BRAVO, REGI		201 E LOCUST	LODI	CA	952400000	201 E LOCUS	SINGLE FAMIL
BRAZIL, DAVI		1205 E PINE S	LODI	CA	952400811	1205 E PINE	SINGLE FAMIL
BREGMAN, PE		11701 E KETT	LODI	CA	952400000	1119 S ANA	SINGLE FAMIL
BREWER, TH		2741 GROVE	SACRAMENTO	CA	956150000	216 E PINE	SINGLE FAMIL
BRIEN, SAGIE		516 E PINE ST	LODI	CA	952403334	20 W LOUIE	ONE DUPLEX-
BRISTOW, FR		PO BOX O	WOODBRIDG	CA	952200000	16 W LOUIE #	SINGLE FAMIL
BRISTOW, ST		21304 N HWY	ACAMPO	CA	952400000	648 E LOCKE	SINGLE FAMIL
BROOKS, WIL		545 E LOCKE	LODI	CA	952400000	335 E EDEN	SINGLE FAMIL
BROWN, DANI	DAN BROWN	3385 BOTFUH	VALLEY SPRI	CA	952520000	804 S SCHOO	SINGLE FAMIL
BROWN, DAVI		804 S SCHOO	LODI	CA	952400000	515 S GARFIE	SINGLE FAMIL
BROWN, MAT		291 EMERALD	GALT	CA	956320000	923 S WOOD	SINGLE FAMIL
BROWN, THO		823 WOODRO	LODI	CA	952400000	823 E HAROL	SINGLE FAMIL
BRUCE, SHER		538 E HAROLD	LODI	CA	952400000	500 E TOKAY	SINGLE FAMIL
BUCHMILLER		900 E TOKAY	LODI	CA	952400000	708 S STOCK	SINGLE FAMIL
BUOGE, CRAI		708 S STOCK	LODI	CA	952150000	224 S HUTCHI	ONE DUPLEX-
BUDISELICH		4514 E WATE	STOCKTON	CA	952420000	443 E VINE	SINGLE FAMIL
BUELL, DAN &		443 E VINE ST	LODI	CA	952400000	940 S WELLS	SINGLE FAMIL
BUELL, DAVE		840 WELLSW	LODI	CA	952400000	801 S SACRA	SINGLE FAMIL
BUETHE, ELLA		801 S SACRA	LODI	CA	952400000	222 E HILBOR	SINGLE FAMIL
BUIRCH, WAY		208 S CALIFO	LODI	CA	952400000	830 S SCHOO	SINGLE FAMIL
BURBACK, CO		830 S SCHOO	LODI	CA	952400000	724 S SCHOO	SINGLE FAMIL
BURKE, JAME		724 S SCHOO	LODI	CA	952400000	306 W LOCUS	SINGLE FAMIL
BURKE, SUSAN		11260 GOLFVI	LODI	CA	952400000	810 N SACRA	WAREHOUSIN
BURLINGTON		1430 EDGEW	LODI	CA	952400000	108 N SACRA	SINGLE STOR
BURLINGTON		910 N HAM LN	LODI	CA	952410000	720 N SACRA	WAREHOUSIN
BURLINGTON, MR & MRS BR		PO BOX 700	LODI	CA	952400000	210 N STOCK	TWO SINGLE
BURT, ALICE L		210 N STOCK	LODI	CA	952420000	515 S CENTR	SINGLE FAMIL
BUSBY, CURTI		527 WESTVIO	LODI	CA	952400000	127 N SACRA	RESTAURANT
BUSH, JUNE M		899 W OAK ST	LODI	CA	952400000	308 N CHERO	11-20 RESIDE
BUTLER, ROB		13741 SARAT	SARATOGA	CA	950700000	428 E CHERO	SPECIALTY S
BUTLER, WILL		17251 TRETHER	LOCKEFORD	CA	952370000	406 E LODI	AUTO AND TR
BUZUNIS, GA		964 LUCAS RD	LODI	CA	952420000	541 E MAPLE	VACANT REST
B R STAR INC		741 S CHERO	LODI	CA	952400000	318 E CYPRE	SINGLE FAMIL
CABRAL, JAM		318 CYPRESS	LODI	CA	952400000	966 S WOOD	SINGLE FAMIL
CABRAL, ROD		966 WOODRO	LODI	CA	952420000	245 E TOKAY	SINGLE FAMIL
CADENA, JOS	MR & MRS CA	933 RANCH R	GALT	CA	956320000	613 S WASHI	SINGLE FAMIL
CADENA, JOS		441 1/2 E TOK	LODI	CA	952400000	441 E TOKAY	SINGLE FAMIL
CADENA, MAR		18180 YRIOLO	WOODBRIDG	CA	952580000	508 E LODI	SINGLE FAMIL
CADENA, PAB		PO BOX 136	WOODBRIDG	CA	952400000	209 E TOKAY	TWO SINGLE
CADENA, PAB		412 E HAROLD	LODI	CA	952400000	412 E HAROL	SINGLE FAMIL
CAGLE, EDDIE		233 1/2 TOKAY	LODI	CA	952400000	233 E TOKAY	SINGLE FAMIL
CAHUE, CARO		944 S STOCK	LODI	CA	952400000	940 S STOCK	ONE DUPLEX-
CAHUE, ISMA		1810 CORBIN	LODI	CA	952420000	516 S SCHOO	SINGLE FAMIL
CAHUE, MANU		1810 CORBIN	LODI	CA	952420000	516 S SCHOO	SINGLE FAMIL

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
CAHUE, PEDR		721 W TOKAY L ODI	CA	952400000		517 E LOCUS	TWO SINGLE
CALDWELL, FR		8346 E ACAMPACAMPO	CA	952209709		416 N SCHOOL	S-10 RESIDEN
CALOSSO, FR		15751 E PROU GALT	CA	956320000		1212 E MOUN	AUTO AND TR
CALVARY, BIB		PO BOX 1503 L ODI	CA	952410000		441 E HILBOR	CHURCH SYN
CALZADO, DA		854 LLOYD ST L ODI	CA	952400000		854 S LLOYD	SINGLE FAMIL
CAMARGO, CI		217 HILBORN L ODI	CA	952400000		217 E HILBOR	SINGLE FAMIL
CAMARGO, PA		1005 WOODR L ODI	CA	952400000		1005 S WOOD	SINGLE FAMIL
CAMP, JERRY		437 FLORA ST L ODI	CA	952400000		437 E FLORA	SINGLE FAMIL
CAMPBELL, VI		1824 JACKSON L ODI	CA	952420000		438 E L ODI	SINGLE FAMIL
CANEPA, WAR		131 S ORANG L ODI	CA	952400000		16 S SCHOOL	SINGLE STOR
CANTON, ANT		1029 S CHURCH L ODI	CA	952400000		357 E WALNU	SINGLE FAMIL
CAPLE, FRAN		412 N SCHOOL L ODI	CA	952400000		412 N SCHOOL	S-10 RESIDEN
CAPPS, GORD		3302 CALIMYRIACAMPO	CA	952200000		412 E L ODI	SINGLE FAMIL
CARACOZA, S		540 NAPLES S CHULA VISTA	CA	919110337		224 E EDEN	SINGLE FAMIL
CARLIN, JOHN		1241 ADAMS S SAINT HELEN	CA	952420000		11 S GARFIEL	SINGLE FAMIL
CARLSON, DU		2421 ROCKIN L ODI	CA	952400000		1119 S WOOD	SINGLE FAMIL
CARMARCO, PABLO & CIRI		1119 WOODR L ODI	CA	952400000		616 S STOCK	SINGLE FAMIL
CARSELLA, CARPENTER,		859 DORCHES L ODI	CA	952400000		516 E HILBOR	TWO SINGLE
CARPENTER, CARPENTER,		516 HILBORN L ODI	CA	952400000		940 VICTOR	TRUCK TERMI
CARPENTER, CARPENTER,		17550 BOWSE L ODI	CA	952400000		1121 S LLOYD	S-10 RESIDE
CARPENTER, CARPENTER,		1406 CORTE C BAKERSFIELD	CA	933080000		1142 S LLOYD	SINGLE FAMIL
CARPENTER, CARPENTER,		1112 LLOYD L ODI	CA	952400000		618 E JOAQUI	SINGLE FAMIL
CARPIÑO, RIC		818 JOAQUIN L ODI	CA	952400000		900 S SCHOOL	SINGLE FAMIL
CARRANZA, D		900 S SCHOOL L ODI	CA	952400000		232 E EDEN	THREE UNITS-
CARRANZA, MARIA G CAR		232 EDEN ST L ODI	CA	952400000		838 S LLOYD	SINGLE FAMIL
CARRANZA, S		838 LLOYD ST L ODI	CA	952400000		433 E MAPLE	TWO SINGLE
CARRILLO, HU		PO BOX 395 BURSON	CA	952250000		520 E ELM	VACANT RESI
CARRILLO, VE		PO BOX 181 L ODI	CA	952410000		211 E OAK	SINGLE FAMIL
CARTER, VIEW		213 E OAK ST L ODI	CA	952400000		21 N SIERRA	SINGLE FAMIL
CARTWRIGHT, CASEY, RICH		PO BOX 2412 L ODI	CA	952410000		1225 S SACR	LIGHT INDUST
CASE, KAREN		21 SIERRA VIS L ODI	CA	952400000		208 E TOKAY	TWO SINGLE
CASE, WALLA		1225 S SACRA L ODI	CA	952405703		433 E VINE	SINGLE FAMIL
CASEY, RICH		208 E TOKAY L ODI	CA	952400000		10 W SPRUC	SINGLE FAMIL
CASILLAS, JO		433 E VINE ST L ODI	CA	952400000		748 S STOCK	SINGLE FAMIL
CASTANEDA, CASTILLO, AB		10 SPRUCE S L ODI	CA	952400000		333 E CYPRES	SINGLE FAMIL
CASTILLO, AB		748 S STOCK L ODI	CA	952400000		918 S WOOD	SINGLE FAMIL
CASTILLO, DA		333 E CYPRES L ODI	CA	952400000		840 S STOCK	SINGLE FAMIL
CASTILLO, RA		918 WOODRO L ODI	CA	952400000		428 E HAROL	SINGLE FAMIL
CASTILLO, DA		840 S STOCK L ODI	CA	952400000		405 E ELM	SINGLE FAMIL
CASTILLO, SE		428 E HAROLD L ODI	CA	952400000		888 S WOOD	SINGLE FAMIL
CASTRO, BRIJ		405 E ELM L ODI	CA	952400000		206 E MAPLE	SINGLE FAMIL
CASTRO, ELIS		265 W ARMST L ODI	CA	952420000		217 E FLORA	SINGLE FAMIL
CASTRO, MENI		206 E MAPLE L ODI	CA	952400000		840 S CHERO	SINGLE STOR
CASTRO, RAN		217 FLORA ST L ODI	CA	952400000		544 E WALNU	SINGLE FAMIL
CATO, MICHA		PO BOX 114 LOCKEFORD	CA	952370114		727 S SACRA	SINGLE FAMIL
CECCHETTI, CEDILLO, ORA		544 E WALNU L ODI	CA	952400000		1028 S WOOD	SINGLE FAMIL
CECCHETTI, CEDILLO, ORA		727 S SACRA L ODI	CA	952400000		424 E LOCUS	S-10 RESIDEN
CELSI, GILBE		1028 WOODR L ODI	CA	952400000		17 E L ODI	S.B.E. VALUE
CENTRAL ASS GENE ANDER		1004 BONNER FREMONT	CA	943380000		500 E ELM	S-10 RESIDEN
CENTRAL CAL AT&F RAILWA		820 SE QUINC TOPERA	KS	666120000		422 E MAPLE	SINGLE FAMIL
CENTRAL VAL MICHAEL COL		13 S CALIFOR L ODI	CA	952400000		114 E OAK	SINGLE FAMIL
CEREVANTES, CERVANTES,		422 E MAPLE L ODI	CA	952400000		218 1/2 STOCK	SINGLE FAMIL
CERVANTES, CERVANTES,		114 E OAK ST L ODI	CA	952400000		218 N STOCK	SINGLE FAMIL
CERVANTES, CHAHAL, DAY		218 1/2 STOCK L ODI	CA	952400000		224 S GARFIE	11-20 RESIDE
CHAMBERS, J		3251 SOUTHWY F REMONT	CA	943380000		838 S GARFIE	SINGLE FAMIL
CHAN, DANIEL		838 S GARFIE L ODI	CA	952400000		637 E JOAQUI	SINGLE FAMIL
CHAN, PETER		837 JOAQUIN L ODI	CA	952400000		701 S CHERO	AUTO AND TR
CHARLES MA		701 S CHERO L ODI	CA	952400000		851 N CHERO	ONE STORY O
CHARLES MO		PO BOX 2760 SACRAMENTO	CA	958278043		201 N SACRA	AUTO AND TR
CHARLESWA		18932 BENEDI WOODBRIDG	CA	952580000		4 W VINE	SINGLE FAMIL
CHASE, HARV		PO BOX 246 L ODI	CA	952410246		411 E CHERR	SINGLE FAMIL
CHAVEZ, JES		5425 GOVERN STOCKTON	CA	952106702		106 E FLORA	SINGLE FAMIL
CHAVEZ, JES		PO BOX 1132 WOODBRIDG	CA	952580000		412 E RAILRO	SINGLE FAMIL
CHAVEZ, ROM		412 1/2 RAILR L ODI	CA	952400000		207 S MAIN	VACANT INDU
CHERRY EXP		PO BOX 877 L ODI	CA	952410000		328 E HILBOR	TWO SINGLE
CHILCOTE, G		328 HILBORN L ODI	CA	952400000		420 S CENTR	CHURCH SYN
CHRIST EVAN		420 S CENTRAL L ODI	CA	952400000		217 E EDEN	TWO SINGLE
CHRISTEVO DELINA CHRIS		160 W 1600 S LOREM	UT	840580000		348 E WALNU	SINGLE FAMIL
CHRISTMAN, CHRISTOLIS,		348 E WALNU L ODI	CA	952400000		237 S PLEAS	SINGLE FAMIL
CHRISTOLIS, CHUMLEY, JO		1819 W L ODI L ODI	CA	952400000		17 N HOUSTO	SINGLE FAMIL
CHURCH OF C		17 N HOUSTO L ODI	CA	952400000		501 S WASHI	CHURCH SYN
CHURCH OF C		501 S WASHIN L ODI	CA	952400000		415 S GARFIE	CHURCH SYN
CHURCH OF C		415 S GARFIE L ODI	CA	952400000		228 E POPLA	CHURCH SYN
CHURCH OF C		PO BOX 1718 L ODI	CA	952410000		111 W DE FOR	SINGLE FAMIL
CINTORA, CA MARIO CINTO		11 DE FORCE L ODI	CA	952400000		1027 S GARF	TWO SINGLE
CISNEROS, F		1027 S GARFI L ODI	CA	952400000		948 S WOOD	SINGLE FAMIL
CISNEROS, JU		948 WOODRO L ODI	CA	952400000		910 S CHERO	RESTAURANT
CISNEROS, P		1518 MARIPO STOCKTON	CA	952050000		120 S MAIN	AUTO AND TR
CLARK, ALBE		530 N CROSS L ODI	CA	952420000		307 E KETTLE	ONE STORY O
CLARK, DOUG		PO BOX 1673 L ODI	CA	952410000		16 N CHEROK	AUTO AND TR
CLARK, HOWA		8797 E HWY 1 L ODI	CA	952400000		508 E HILBOR	SINGLE FAMIL
CLARK, JAME		1544 PORTOL STOCKTON	CA	952090000		405 E OAK	SINGLE FAMIL
CLARK, PAME		4995 E HARNE L ODI	CA	952400000		821 S LLOYD	ONE DUPLEX
CLAUSEN, DO		620 W LOCUS L ODI	CA	952400000		817 S GARFIE	TWO SINGLE
CLAY, ELNOR		650 HALE RD L ODI	CA	952400000		1106 S WOOD	SINGLE FAMIL
CLINE, DARYL		1106 WOODR L ODI	CA	952070000		325 E CYPRE	TWO SINGLE
CLUFF, MARK		8750 LEBESG STOCKTON	CA	952400000		224 E TOKAY	S-10 RESIDEN
COBARRUBIO, COHN, ARTHU		1100 S SCHO L ODI	CA	952400000		330 E MAPLE	SINGLE TRIPL
COLE, JAMES		421 COWIL CT PORTOLA VAL	CA	940280000		322 E CONCO	SINGLE FAMIL
COLGAN, KEIT		4125 FIVE MIL STOCKTON	CA	952193206		500 E HILBOR	SINGLE FAMIL
COLLIER, FOS		322 E CONCO L ODI	CA	952400000		845 CHERO	MOBILE HOME
COLLINS, GAR		500 HILBORN L ODI	CA	952400000		212 E PINE	S-10 RESIDEN
COLLINS, GAR		18995 SWEET SONOMA	CA	954760000			
COLLINS, ROY		PO BOX S WOODBRIDG	CA	952580000			

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
COLOMA, PRE		P O BOX 897	ORINDA	CA	945630000	838 E HALE	11-20 RESIDE
COMFORATO		1301 S CHURCH	LODI	CA	952400000	404 S SCHOOL	VACANT RESI
COMPTON, D		201 S AVENA	LODI	CA	952400000	545 E HALE	MINI STORAG
CONCRETE IN		P O BOX 66001	STOCKTON	CA	952400000	851 E LODI	INDUS USE T
CONDON, WIL		319 1/2 E WAL	LODI	CA	952400000	319 E WALNU	SINGLE FAMIL
CONNELLY, D		1011 S GARFI	LODI	CA	952400000	534 E ELM	FOUR UNITS-2
CONTRERAS,		P O BOX 9170	STOCKTON	CA	952081170	816 S GARFIE	SINGLE FAMIL
COOK, DEBOR		1245 S SCHO	LODI	CA	952400000	235 N WASHI	AUTO AND TR
COOK, SCOTT		3282 E HWY 4	MURPHYS	CA	952479611	116 S CENTR	THREE UNITS-
COOKE LANG,		11177 N HAM	LODI	CA	952400000	12 W CHESTN	THREE UNITS-
COOPER, GAR		404 PALM	LODI	CA	952400000	524 E LOCUS	SINGLE FAMIL
COOPER, TED		483 SUNSET	RISAN ANDREA	CA	952400000	825 E ELM	SINGLE FAMIL
COPP, SHIRLE		823 S GARFIE	LODI	CA	952400000	810 S WASHI	VACANT RESI
CORDERO, JI		304 E TOKAY	LODI	CA	952400000	823 S GARFIE	SINGLE FAMIL
CORDERO, JI		516 1/2 EAST	LODI	CA	952400000	304 E TOKAY	SINGLE FAMIL
CORDERO, O		409 MISSION	LODI	CA	952400000	516 E ELM	SINGLE FAMIL
CORDOVA, M		845 S LLOYD	LODI	CA	952400000	409 E MISSIO	SINGLE FAMIL
CORNEJO, FE	JUAN CORNE	424 E TOKAY	LODI	CA	952400000	845 S LLOYD	SINGLE FAMIL
CORNEJO, JU		10179 LYNETT	LINDEN	CA	952400000	424 E TOKAY	SINGLE FAMIL
CORNWELL, V		305 FLORA ST	LODI	CA	952400000	424 E TOKAY	SINGLE FAMIL
CORONADO,		300 CYPRESS	LODI	CA	952400000	305 E FLORA	SINGLE FAMIL
CORRALES, Y		501 E WALNU	LODI	CA	952400000	300 E CYPRE	SINGLE FAMIL
COSTALES, R		217 FLORA ST	LODI	CA	952400000	501 E WALNU	SINGLE FAMIL
COTO, SANTO		125 N PLEASA	LODI	CA	952400000	217 E FLORA	SINGLE FAMIL
COTTRILL, S		P O BOX 13070	SACRAMENTO	CA	956133070	125 N PLEAS	ONE STORY O
CRABTREE, J	RED SHIELD S	828 EUCALYP	LODI	CA	952422187	217 E LOCKE	11-20 RESIDE
CREWS, JERR		P O BOX 22111	CARMEL	CA	93821118	330 E MAPLE	SINGLE E FAMIL
CRIST, KEITH		930 LLOYD ST	LODI	CA	952400000	521 E PINE	5-10 RESIDEN
CROW, MICHA	MR & MRS BIL	437 1/2 E FLOR	LODI	CA	952400000	930 S LLOYD	SINGLE FAMIL
CRUZ, EVARIS		110 N CHERO	LODI	CA	952400000	437 E FLORA	SINGLE FAMIL
CRUZ, JOSEF		801 DOLORES	BRIDG	CA	952580000	110 N CHERO	RESTAURANT
CRYSTAL ENT	JEFFREY & CA	212 N CRESC	LODI	CA	952400000	1310 S WASHI	SINGLE FAMIL
CULFAR, LS		212 N CRESC	LODI	CA	952400000	884 E DELOR	SINGLE FAMIL
CULBERTSON		101 E LOCUST	LODI	CA	952400000	119 E LOCUS	THREE UNITS-
CULBERTSON		3840 MARKET	SHINGLE SPRIN	CA	952400000	111 F LOCUS	WAREHOUSIN
CULBERTSON		719 J STREET	LATHROP	CA	952827222	112 N MAIN	VACANT INDU
CUMMINGS, D	DALE CUMMIN	635 ALDEN G	STOCKTON	CA	953760000	527 S WELLS	SINGLE FAMIL
CUNNINGHAM		1020 BROADW	STOCKTON	CA	952050000	424 E ELM	SINGLE FAMIL
CURRY, MICH		428 E TOKAY	LODI	CA	952400000	429 N SACRA	SINGLE FAMIL
CUSLIDGE, RA		509 E HILBOR	LODI	CA	952404203	428 E TOKAY	SINGLE FAMIL
CUTLER, DAVI		306 1/2 E VINE	LODI	CA	952400000	509 E HILBOR	TWO SINGL
DAD, JAHAN		2111 LIDO CIR	STOCKTON	CA	952070000	306 E PINE	SINGLE FAMIL
DAD, SHER		451 E PINE ST	LODI	CA	952400000	211 S SACRA	5-10 RESIDEN
DAIS, CAROL		202 ROYAL OAK	LODI	CA	952400000	341 E PINE	SINGLE FAMIL
DALBYMPLE		13145 BORDE	HERALD	CA	956380000	83 W ELM	SINGLE STOR
DAMMEL, ED		5405 HILLSIDE	EL CERRITO	CA	945300000	800 S CHERO	CONVNIENIEN
DANCER, BON		8 W LODI AVE	LODI	CA	952403518	513 E HARO	SINGLE FAMIL
DANIEL, PAUL		4 W LODI AVE	LODI	CA	952400000	245 E KETTLE	ONE STORY O
DANIGER, DER		225 S LEE AVE	LODI	CA	952400000	428 E OAK	SINGLE FAMIL
DANIGER, CU		428 E CONCO	LODI	CA	952400000	8 W LODI	STORE WITH
DANIGER, MIC		408 E LOCUS	LODI	CA	952400000	225 S LEE	5-10 RESIDEN
DALBER, DWI		701 HOLLY DR	LODI	CA	952400000	428 E CONCO	SINGLE FAMIL
DALMER, JAM		653 E PINE	LODI	CA	952400000	408 E LOCUS	TWO SINGLE
DALUSE, ROSA		835 S WASHIN	LODI	CA	952400000	653 E PINE	AUTO AND TR
DAVEY, PAUL		831 S WASHIN	LODI	CA	952400000	835 S WASHI	SINGLE FAMIL
DAVIS, CHARL		1937 CHAMBE	BRENTWOOD	CA	945130000	831 S WASHI	SINGLE FAMIL
DAVIS, JAMES		1233 S STOCK	LODI	CA	952400000	232 E HILBOR	SINGLE FOUR
DOS PROPER,		224 MAPLE ST	LODI	CA	952400000	1233 S STOC	SINGLE FAMIL
DE JONG, JOY		318 E ELM ST	LODI	CA	952400000	224 E MAPLE	SINGLE FAMIL
DE LA CRUZ,		220 E FLORA	LODI	CA	952400000	518 E ELM	SINGLE FAMIL
DE LA TORRE,		233 1/2 MAPLE	LODI	CA	952400000	220 E FLORA	SINGLE FAMIL
DE ROSA, JOH		525 S STOCK	LODI	CA	952400000	233 E MAPLE	SINGLE FAMIL
DE SANTIAGO		408 E FLORA	LODI	CA	952400000	525 S STOC	SINGLE FAMIL
DE SANTIAGO		16 N CRESC	LODI	CA	952400000	408 E FLORA	TWO SINGLE
DEAN, JAMES		2220 S HAM L	LODI	CA	952420000	307 W ELM	THREE UNITS-
DEAN, TIMOT		17 S WASHIN	LODI	CA	952400000	321 W LODI	DENTAL OFFI
DEANDREIS, P		638 WOODRO	LODI	CA	952400000	17 S WASHIN	SINGLE FAMIL
DEARTH, KIM		701 HOLLY DR	LODI	CA	952400000	638 WOOD	SINGLE FAMIL
DEFENBAUGH		2734 SEQUOIA	LODI	CA	952428680	4 W SPRUCE	TWO SINGLE
DEGRANDMO		16040 N TECK	LODI	CA	952400000	532 E ELM	SINGLE FAMIL
DEJONG, ORV		865 E OLIVE A	LODI	CA	952400000	101 N CHURC	ONE STORY O
DEL RIO, SAN		504 E OAK ST	LODI	CA	952400000	801 S CENTR	SINGLE FAMIL
DELACRUZ, R		428 E VINE ST	LODI	CA	952400000	502 E OAK	SINGLE TRIP
DELGADO, JE		P O BOX 1360	LODI	CA	952411360	428 E VINE	SINGLE FAMIL
DELTA PACIFI		P O BOX 1	WOODBRIDG	CA	952580000	125 N CHURC	HEAVY INDUS
DENMAN, VIVI		900 S CENTRAL	LODI	CA	952200000	331 E ELM	SINGLE FAMIL
DENNY, DOUG		11647 E PELTI	ACAMPO	CA	952400000	300 E MISSIO	TWO SINGL
DENTINO, TH		327 POPCAR S	STOCKTON	CA	952120000	800 S CENTR	SINGLE FAMIL
DEROBERTIS,		341 1/2 E WAL	LODI	CA	952400000	649 E JOAQUI	SINGLE FAMIL
DEVOL, RICH		732 ELM ST	EL CERRITO	CA	945300000	327 E POPLA	SINGLE FAMIL
DIAB, FAROUK		1328 W MAGN	STOCKTON	CA	952030000	220 S CHERO	DRIVE-IN RES
DIAMOND, INE		430 CONCOR	LODI	CA	952400000	341 E WALNU	SINGLE FAMIL
DIANI, DIANE		441 E VINE ST	LODI	CA	952400000	308 E LODI	FOUR UNITS-2
DIAS, PEDRO		1215 N LOWE	LODI	CA	952420000	711 S WASHI	5-10 RESIDEN
DIAZ, FRANCI		708 NORTH S	LODI	CA	952400000	430 E CONCO	SINGLE FAMIL
DIAZ, MANUEL		505 S WASHIN	LODI	CA	952400000	441 E VINE	SINGLE FAMIL
DIEHL, RANDY		426 CONCOR	LODI	CA	952400000	115 W DAISY	SINGLE FAMIL
DIETZ, LUELL		710 S SCHOOL	LODI	CA	952400000	708 N SCHOOL	SINGLE FAMIL
DIGGS, EST		1208 LIEBIG S	LODI	CA	952400000	505 S WASHI	SINGLE FAMIL
DILLON, PATR						426 E CONCO	SINGLE FAMIL
DIN, GANMAY	WALIDAH KHA					710 S SCHOOL	SINGLE FAMIL
						1208 S LIEBIG	SINGLE FAMIL

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DIN, MOHAMM		1236 S STOCK LODI	CA	952400000	952400000	215 E TOKAY	SINGLE FAMIL
DIN, SHOUKA		413 S STOCK LODI	CA	952400000	952400000	413 S STOCK	SINGLE FAMIL
DIN, TARIO		PO BOX 1712 LODI	CA	952410000	952410000	410 E ELM	FOUR UNITS-2
DIN, TARIO		PO BOX 1722 LODI	CA	952411722	952411722	408 E EDEN	MULTIPLE ST
DIVERSIFIED		19391 N BENE WOODBRIDG	CA	952580000	952580000	118 N SCHO	THREE UNITS
DIXON, MARVI		500 S CRESCELODI	CA	952400000	952400000	815 S LLOYD	SINGLE FAMIL
DIXON, MOIRA		333 HILBORN LODI	CA	952400000	952400000	333 E HILBOR	SINGLE FAMIL
DJORDJEVICH		2528 COTTON LODI	CA	952400000	952400000	215 S PLEASAS	-10 RESIDEN
DODSON, JOH		520 HAROLD SLODI	CA	952400000	952400000	520 E HAROL	SINGLE FAMIL
DOLLINGER, L		101 E HWY 12 LODI	CA	952420000	952420000	655 E JOAQU	ONE DUPLEX
DOLLINGER, T		324 E WATSO LODI	CA	952400000	952400000	324 E WATSO	SINGLE FAMIL
DOMINGUEZ		14455 E JUNIP LOCKEFORD	CA	952379606	952379606	208 N STOCK	SINGLE FAMIL
DOMINGUEZ		319 S SACRA LODI	CA	952400000	952400000	319 S SCHO	MULTIPLE ST
DONALD, GER	MARILYN GRA	1001 W ELM S LODI	CA	952400000	952400000	17 S SACRA	SINGLE FAMIL
DONOVAN, M	MJM & CO INV	PO BOX 458 LODI	CA	952410000	952410000	428 E LOCUS	S-10 RESIDEN
DORADO, MA		817 S WASHIN LODI	CA	952400000	952400000	817 S WASHI	SINGLE FAMIL
DOSIER, DAN		339 POPLAR SLODI	CA	952400000	952400000	339 E POPLA	SINGLE FAMIL
DOTY, EDGAR		7180 REALTY LODI	CA	952400000	952400000	416 S SCHO	SINGLE FAMIL
DOZIER, JAME		305 E TOKAY LODI	CA	952400000	952400000	305 E TOKAY	TWO SINGLE
DRAKE, YERR		431 CONCOR LODI	CA	952400000	952400000	431 E CONCO	SINGLE FAMIL
DREGE, C J &	SIONEY D DR	14351 N VINTA LODI	CA	952400000	952400000	323 S STOCK	SINGLE FAMIL
DREGE, EARL		2012 KENWAY LODI	CA	952420000	952420000	315 S STOCK	SINGLE FAMIL
DREGE, VERN		1519 W ELM S LODI	CA	952400000	952400000	520 S CENTR	SINGLE FAMIL
DUEÑAS, SAL		224 E LODI AV LODI	CA	952400000	952400000	224 E LODI	SINGLE FAMIL
DUNCAN, LIN		1318 S WASHI LODI	CA	952400000	952400000	1318 S WASHI	SINGLE FAMIL
DURAN, SIXT		2 W SPRUCE LODI	CA	952400000	952400000	2 W SPRUCE	SINGLE FAMIL
DURRELL, DE		1119 RIVERGAL LODI	CA	952400545	952400545	631 E OAK	ONE STORY O
DUYKA, GREG		1311 W CENT LODI	CA	952400000	952400000	821 S WELLS	TWO SINGLE
EASLEY, PAUL		216 N SCHO	CA	952400000	952400000	216 N SCHO	SINGLE FAMIL
EASTERLING		2301 CABRILL LODI	CA	952420000	952420000	818 N SACRA	MULTIPLE ST
EASTERN IND		315 N MAIN ST LODI	CA	952400000	952400000	315 N MAIN	WAREHOUSIN
EASTERN IND		634 E LOCKEF LODI	CA	952400000	952400000	341 N MAIN	WAREHOUSIN
EBEL, ELTON		225 CHARLES LODI	CA	952400000	952400000	225 E CHARL	SINGLE FAMIL
EBENEZER C		825 S CENTRAL LODI	CA	952400000	952400000	825 S CENTR	CHURCH, SYN
EDELMAYER		2548 32ND ST SACRAMENTO	CA	958170000	958170000	420 E WALNU	SINGLE FAMIL
EDWARDS, C		1215 S CENTR LODI	CA	952400000	952400000	1215 S CENT	SINGLE FAMIL
EDWARDS, C		5810 E PELTIE ACAMPO	CA	952200000	952200000	601 N SACRA	LIGHT MANUF
EDWARDS, EL		331 E FLORA LODI	CA	952400000	952400000	331 E FLORA	SINGLE FAMIL
EGAN, VELOR		114 S WASHIN LODI	CA	952400000	952400000	114 S WASHI	SINGLE FAMIL
EHLERS, LOR		530 KENSINGT LODI	CA	952420000	952420000	217 N SACRA	AUTO AND TR
EHLERS, LOR		217 N SACRA LODI	CA	952400000	952400000	205 N SACRA	PARKING LOT
EICHELE, LEE		848 CHENEY LODI	CA	952400000	952400000	433 E FLORA	SINGLE FOUR
EJAZ, MOHAM		1005 S PRIEB LODI	CA	952400000	952400000	1005 S PRIEB	SINGLE FAMIL
ELLIOTT, R K		205 E HILBOR LODI	CA	952400000	952400000	229 E HILBOR	TWO SINGLE
ELLWEIN, ELM		1001 W ELM LODI	CA	952400000	952400000	114 W LOCUS	PARKING LOT
ELLWEIN, GE	BERNICE WIL	309 EDEN ST LODI	CA	952400000	952400000	309 E EDEN	SINGLE FAMIL
ELROD, BRIAN		1000 YORK ST LODI	CA	952400000	952400000	201 E EDEN	SINGLE FAMIL
ENSMINGER		347 N STOCK LODI	CA	952400000	952400000	347 N STOCK	SINGLE FAMIL
ENSMINGER		221 AUDUBON LODI	CA	952400000	952400000	729 S CENTR	S-10 RESIDEN
ENSMINGER		616 WINDSOR LODI	CA	952400000	952400000	341 E WATSO	THREE UNITS-
EQUILON ENT	EQUIEA SERV	PO BOX 4369 HOUSTON	TX	772104369	772104369	880 E VICTOR	FULL SERVIC
ERICKSON, D		219 CHERRY LODI	CA	952400000	952400000	219 E CHERR	SINGLE FAMIL
ERICKSON, P		825 S CENTRAL LODI	CA	952400000	952400000	825 S CENTR	SINGLE FAMIL
ESLEY, LAUR		424 E OAK ST LODI	CA	952400000	952400000	424 E OAK	SINGLE FAMIL
ESPARZA, EP		1151 BRADFO LODI	CA	952407037	952407037	415 E CONCO	SINGLE FAMIL
ESPINOSA, AN		427 CONCOR LODI	CA	952400000	952400000	427 E CONCO	SINGLE FAMIL
ESPINOSA, M		824 S CENTRAL LODI	CA	952400000	952400000	824 S CENTR	SINGLE FAMIL
ESQUEDA, JE	HABITAT FOR	31 DEN ST LODI	CA	952426000	952426000	403 S GARPIE	SINGLE FAMIL
ESQUIBEL, RU		513 DEN ST LODI	CA	952400000	952400000	313 E EDEN	SINGLE FAMIL
EUGENIKOS		257 ANNAMAR LIVERMORE	CA	945500000	945500000	343 E PINE	SINGLE FAMIL
EVANS, SARA		412 E WALNU LODI	CA	952400000	952400000	412 E WALNU	SINGLE FAMIL
EVANS, W G &		1614 W VINE S LODI	CA	952400000	952400000	640 E LOCKE	SPECIALTY LU
EVERITT, KEN		1016 LLOYD S LODI	CA	952400000	952400000	1016 S LLOYD	SINGLE FAMIL
FAIR, MICKY		518 E OAK ST LODI	CA	952400000	952400000	518 E OAK	SINGLE FAMIL
FANDRICH, D		14630 N BECK LODI	CA	952400000	952400000	803 S LLOYD	SINGLE FAMIL
FARHAT, JAMI		903 LLOYD ST LODI	CA	952400000	952400000	903 S LLOYD	SINGLE FAMIL
FARMERS & M		PO BOX 3000 LODI	CA	952411902	952411902	118 W PINE	BANKS
FARMERS & MATTN, MR SC		121 W PINE S LODI	CA	952400000	952400000	7 N SCHO	SINGLE STOR
FAROOQ, KHA		309 172 E EDE LODI	CA	952400000	952400000	309 E EDEN	1/2 SINGLE FAMIL
FARR, KEITH		1711 LOUIE ST LODI	CA	952400000	952400000	426 E RAILRO	TWO SINGLE
FARRAGHER, PATRICK P FA		1036 YOKUTS LODI	CA	952400000	952400000	526 E LODI	S-10 RESIDEN
FARROW, AD		29 KELLY ST LODI	CA	952400000	952400000	41 S KELLY	WAREHOUSIN
FASZER, C &		636 DAISY AV LODI	CA	952400000	952400000	108 E WALNU	GROCERY ST
FAUGHT, A R		PO BOX 574 LOCKEFORD	CA	952370000	952370000	825 E LOCUS	FOUR UNITS-2
FALL, BARRY FRANCESCO		116 N PLEASA LODI	CA	952400000	952400000	116 N PLEAS	ONE STORY O
FAULSTICH, C		877 E LOCKEF LODI	CA	952400000	952400000	817 E LOCKE	RURAL RESID
FAUSETT, RIC		336 CONCOR LODI	CA	402020000	402020000	336 E CONCO	SINGLE FAMIL
FEDERAL NAT	PNC MORTGA	539 S 4TH AVE LOUISVILLE	KY	402050000	402050000	321 E ELM	TWO SINGLE
FEDERAL NAT	COUNTRYWID	400 COUNTRY SMMI VALLEY	CA	930650000	930650000	408 S CENTR	SINGLE FAMIL
FEDERAL NAT	GMAC MTG C	539 S 4TH AVE LOUISVILLE	KY	402022531	402022531	237 N CENTR	SINGLE FAMIL
FEDERAL NAT		401 W 24TH S NATIONAL CIT	CA	919506608	919506608	417 E EDEN	SINGLE FAMIL
FEDERIGHI, D		13131 E LOCK LOCKEFORD	CA	952370000	952370000	1233 S WASHI	SINGLE FAMIL
FELLOWS, RIT		624 EL CAPITAL LODI	CA	952420000	952420000	431 E ELM	SINGLE FAMIL
FELTON, CHA		1702 S MILLS LODI	CA	952400000	952400000	1011 N SACRA	LIGHT MANUF
FERGASON, C		1021 WOODR LODI	CA	952400000	952400000	1021 S WOOD	SINGLE FAMIL
FERRERO, TR		1012 WELLSW LODI	CA	952400000	952400000	1012 WELLS	SINGLE FAMIL
FERRY, ADRIA		PO BOX 2411 SCOTTSDALE	AZ	852550000	852550000	220 E ELM	S-10 RESIDEN
FFCA ACQUIS		17207 N PEER LOCKETTSDALE	CA	952040000	952040000	721 S SACRA	SINGLE FAMIL
FIELD, JOHN F		3928 DELAWE STOCKTON	CA	952400000	952400000	524 S SCHO	SINGLE FAMIL
FINCH, DONAL		139 S CRESCELODI	CA	952400000	952400000	429 E WALNU	SINGLE FAMIL
FISCHER, MY		1384 REDBUD ROCKLIN	CA	956770000	956770000	440 E MISSIO	SINGLE FAMIL
FISHER, ROBE		440 MISSION LODI	CA	952400000	952400000	209 E WATSO	VACANT RESI
FITZGERALD	ROY M O CON	211 WATSON LODI	CA	952400000	952400000	440 E FLORA	SINGLE FAMIL
FLECK, REUB		525 CONNIE LODI	CA	952400000	952400000		

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Flickinger		603 E HARNEY	LODI	CA	952400000	835 S SACRA	SINGLE FAMIL
FLORES, ADRI		228 HILBORN	LODI	CA	952400000	228 E HILBOR	SINGLE FAMIL
FLORES, BAL		16 SIERRA VIS	LODI	CA	952400000	16 W SIERRA	SINGLE FAMIL
FLORES, CAR		9 S MILLS AVE	LODI	CA	952400000	444 E LODI	ONE STORY O
FLORES, DON		1938 ANDERS	LODI	CA	952400000	515 S GARFIE	SINGLE FAMIL
FLORES, GUIL		808 E OAK ST	LODI	CA	952400000	508 E OAK	TWO SINGLE
FLORES, RAMI		333 CHERRY	LODI	CA	952400000	333 E CHERR	SINGLE FAMIL
FLORES, RODI		850 S WASHIN	LODI	CA	952400000	850 S WASHI	SINGLE FAMIL
FLYNN, MICHA		502 E TOKAY	LODI	CA	952400000	502 E TOKAY	SINGLE FAMIL
FOSELER, LEO		312 E VINE ST	LODI	CA	952404818	312 E VINE	SINGLE FAMIL
FORD, DONAL		639 E LOCKEF	LODI	CA	952404031	639 E LOCKE	ONE STORY O
FOREMAN, MI		316 S PLEASA	LODI	CA	952400000	333 E WATSO	SINGLE FAMIL
FOSTER, ARD		210 N CENTRAL	LODI	CA	952422324	210 N CENTR	SINGLE FAMIL
FOUST, BILL O		1157 N HAML	LODI	CA	952400000	840 N SACRA	WAREHOU SIN
FRANCIS, DAN		2618 MINTON	PLEASANTON	CA	954588000	830 S WASHI	SINGLE FAMIL
FRANTZICH, RI		730 S STOCKY	LODI	CA	952401139	730 S STOCK	SINGLE FAMIL
FRASER, LEN		717 N PLEASA	LODI	CA	952400000	428 E RAILRO	SINGLE FAMIL
FRECHETTE,		437 E TOKAY	LODI	CA	952400000	437 E TOKAY	SINGLE FAMIL
FRENCH CAM	ATTN NORMA	166 FRANK W	STOCKTON	CA	952400000	630 E VICTOR	BULK PLANT
FREY, LELAN		485 E TAYLOR	LODI	CA	952420000	219 N WASHI	FOUR UNITS-2
FREY, PHYLLI		1332 W PARK	LODI	CA	952420000	110 E LAWRE	SINGLE FAMIL
FREY, TIMOT		317 CORK OAK	LODI	CA	952400000	350 N MAIN	SINGLE FAMIL
FRIAS, ARTUR		425 E OAK ST	LODI	CA	952400000	437 E HILBOR	SINGLE FAMIL
FRIEDERICH,		438 S SCHOO	LODI	CA	952400000	425 E OAK	SINGLE FAMIL
FRIEDL, WILH		6005 BREA AV	STOCKTON	CA	952070000	438 S SCHOO	SINGLE FAMIL
FROGUE, STE		929 S GARFIE	LODI	CA	952400000	174 S SCHOO	SINGLE FAMIL
FROTHINGER,		24605 N WATK	ACAMPO	CA	952500000	929 S GARFIE	SINGLE FAMIL
FRUITS, DREX		PO BOX 290	LODI	CA	952410000	1001 S CENT	SINGLE FAMIL
FUGAZI BROZ		708 PARK ST	LODI	CA	952400000	28 N HOUSTO	WAREHOU SIN
FUJIKAWA, HI		14704 N BECK	LODI	CA	952400000	200 N CHERO	MULTIPLE ST
FUKUNAGA, R		435 E PINE ST	LODI	CA	952400000	330 E PINE	S-10 RESIDEN
FUNAMURA, E		24 SIERRA VIS	LODI	CA	952400000	435 E PINE	SINGLE FAMIL
FURUKA, JIJI		230 S SCHOO	LODI	CA	952400000	24 W SIERRA	SINGLE FAMIL
FYFFE, BOYD		2216 ALPINE	DLODI	CA	952420000	230 S SCHOO	AUTO AND TR
GABRIEL APO		2217 MANZANI	LODI	CA	952400000	322 E VINE	SINGLE TRIPL
GABRIEL, CT		801 S CHERO	LODI	CA	952400000	417 E CONCO	SINGLE FAMIL
GALANTINE, R		333 E ELM ST	LODI	CA	952400000	801 S CHERO	S-10 RESIDEN
GALEZ, DERE		13394 E HARN	LODI	CA	952400000	333 E ELM	SINGLE FAMIL
GALLAGHER,		825 E TOKAY	LODI	CA	952400000	332 E HILBOR	SINGLE FAMIL
GALLARDO, A		13 W VINE ST	LODI	CA	952400000	825 E TOKAY	SINGLE FAMIL
GALLO, JUAN		525 E PINE	LODI	CA	952400000	13 W VINE	SINGLE FAMIL
GALLO, JUAN		169 MULBERR	LODI	CA	952400000	525 E PINE	SINGLE FAMIL
GALLO, MARIA		19145 TRIOLO	WOODBRIDG	CA	952589042	512 E EDEN	TWO SINGLE
GALVAN, JOS		801 S CRESCEN	LODI	CA	952400000	353 E LODI	MULTIPLE ST
GANSINGER,		329 CHERRY	LODI	CA	952400000	329 E CHERR	SINGLE FAMIL
GARCIA, BASI		120 N GARFIE	LODI	CA	952400000	120 N GARFIE	SINGLE FAMIL
GARCIA, BELI		1010 LLOYD	LODI	CA	952400000	1010 S LLOYD	SINGLE FAMIL
GARCIA, CARL		313 1/2 EDEN	LODI	CA	952400000	313 E EDEN #	SINGLE FAMIL
GARCIA, ISIDR		509 E TOKAY	LODI	CA	952400000	509 E TOKAY	SINGLE FAMIL
GARCIA, JOE		320 LOCUST S	LODI	CA	952400000	320 E LOCUS	SINGLE FAMIL
GARCIA, JOSE		121 N SACRA	LODI	CA	952400000	116 N SACRA	COCKTAIL LO
GARCIA, JUAN		116 N SACRA	LODI	CA	952400000	225 E FLORA	SINGLE FAMIL
GARCIA, MARI		517 CHERRY	LODI	CA	952400000	517 E CHERR	SINGLE FAMIL
GARCIA, MAXI		805 WELLSW	LODI	CA	952400000	905 S WELLS	SINGLE FAMIL
GARCIA, RAJ		208 E FLORA	LODI	CA	952400000	208 E FLORA	SINGLE FAMIL
GARCIA, RAFA		115 FORREST	LODI	CA	952400000	1108 S SACR	SHOP-FORY
GARCIA, RAM		845 DUNDEE	STOCKTON	CA	952100000	329 E PINE	S-10 RESIDEN
GARCIA, SILV		1145 GLENHU	LODI	CA	952400000	321 E FLORA	FOUR UNITS-2
GARDNER, DO		321 WATSON	LODI	CA	952400000	321 E WATSO	TWO SINGLE
GARDNER, RO		319 MISSION	LODI	CA	958320000	319 E MISSIO	SINGLE FAMIL
GARRIDO, JO		249 DOVER D	GALY	CA	952400000	315 E ACACIA	S-10 RESIDEN
GARRISON, S		833 N LINCOL	LODI	CA	952400000	331 E OAK	ONE DUPLEX
GARZA, FRAN		236 RIVER OAK	LODI	CA	952400000	212 S WASHI	S-10 RESIDEN
GASTON, SCO		345 E LOCUST	LODI	CA	952400000	345 E LOCUS	SINGLE FAMIL
GATES, ALISO		328 POPLAR	SLODI	CA	952400000	328 E POPLA	SINGLE FAMIL
GATES, DAVID		540 E HARNEY	LODI	CA	952420000	437 E EDEN	SINGLE FAMIL
GAUB, MICHA		524 E EDEN	LODI	CA	952400000	524 E EDEN	SINGLE FAMIL
GAUNA, ALVA		223 RUSH ST	LODI	CA	952420000	223 N RUSH	SINGLE FAMIL
GAUNA, CESA		1401 VIN ROS	LODI	CA	952400000	428 E PINE	TWO SINGLE
GAUNA, CIRIL		221 N RUSH S	LODI	CA	952400000	221 N RUSH	MISC. CITY PR
GAUNA, JOSE		229 E EDEN S	LODI	CA	952400000	229 E EDEN	SINGLE FAMIL
GAUNA, LIDIA		241 E TOKAY	LODI	CA	952400000	417 E FLORA	SINGLE FAMIL
GAYTAN, MAN		237 REDWOOD	LODI	CA	952400000	233 E REDWO	TWO SINGLE
GEISLER, RI		508 E EDEN S	LODI	CA	952400000	508 E EDEN	SINGLE FAMIL
GELDOMINI, SI		1806 N WILSO	STOCKTON	CA	952050000	715 S CHERO	VACANT COM
GEORGE REE		PO BOX 3191	MODESTO	CA	953530000	680 S LOCKE	INDUS, USE T
GEORGE, MA		9855 E LIBERTY	GALT	CA	953200000	820 E HAROL	SINGLE FAMIL
GEORGE, VIO		344 E ELM ST	LODI	CA	952400000	844 E ELM	SINGLE FAMIL
GERALIS, DIMI	EMANUEL GE	1120 W LOCU	LODI	CA	952400000	429 E PINE	TWO SINGLE
GERALIS, STA		1442 YOLKE	LODI	CA	952400000	312 E PINE	S-10 RESIDEN
GERLACK, JO		101 N LOMA D	LODI	CA	952400000	9 W LOCUST	AUTO SALES
GESSELE, KE		331 E VINE ST	LODI	CA	952400000	331 E VINE	SINGLE FAMIL
GEWEKE LAN		1045 S CHERO	LODI	CA	952400000	102 S HANSE	AUTO BODY S
GEWEKE LAN		PO BOX 1210	LODI	CA	952411210	40 S CHEROK	USED CAR LO
GIARDI, CEC		420 E PINE ST	LODI	CA	952400000	420 E PINE	SINGLE FAMIL
GIANNONI, JO	GERILYN INGL	1680 VENICE	ISO LAKE TAH	CA	951506668	216 E LODI	DRIVE-IN RES
GIANNULAS, C		2520 PROVINC	MODESTO	CA	952070000	1301 S CENT	SINGLE FAMIL
GILBERT, REN		866 LLOYD ST	LODI	CA	952400000	820 S CHERO	NEIGHBORHO
GILMORE, LEE		508 E LOCUST	LODI	CA	952400000	866 S LLOYD	SINGLE FAMIL
GINI, KENNET		10899 E WOO	ACAMPO	CA	952200000	508 E LOCUS	SINGLE FAMIL
GINOULIS, KE		316 MISSION	LODI	CA	952400000	331 E KETTLE	STORE WITH
GIOVANNONI,		390 TROPICA	UNION CITY	CA	945870000	316 E MISSIO	SINGLE FAMIL
						802 S LLOYD	ONE DUPLEX

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GIOVANNOTTI		232 S LEE AVE	LODI	CA	952400000	232 S LEE	SINGLE FAMIL
GIPSON, BEN		2441 BALMOR	UNION CITY	CA	945870000	440 E FLORA	SINGLE FAMIL
GIRON, ANGE	LIDIA GIRON	507 S WASHIN	LODI	CA	952400000	507 S WASHI	SINGLE FAMIL
GISLER, MAR		400 E PINE ST	LODI	CA	952400000	412 E PINE	ONE DUPLEX
GISLER, MAR		21361 N LINN	ACAMPO	CA	952209738	400 E PINE	LIGHT MANUF
GLADUS, GE	JAMES & BAR	224 MOCKING	SANTA ROSA	CA	954080000	18 N SCHOOL	MULTIPLE CO
GLENN, JERR	BERNICE HER	420 E WATTE	FRENCH CAM	CA	952180000	301 E FLORA	SINGLE FAMIL
GLORY PROP	RICHARD, WO	4341 ST ANDR	STOCKTON	CA	952200000	328 E PINE	5-10 RESIDENT
GOANS, JACK		23438 N BRUE	ACAMPO	CA	952400000	18 S MAIN	REST HOME
GOANS, RONIA		330 N MAIN ST	LODI	CA	952400000	330 N MAIN	SINGLE FAMIL
GODFREY, MA		219 CHARLES	LODI	CA	952405915	219 E CHARL	SINGLE FAMIL
GOHL, EMMA		1320 S WASHI	LODI	CA	952400000	1320 S WASHI	SINGLE FAMIL
GOMEZ, BENJ		215 E WALNU	LODI	CA	952400000	215 E WALNU	SINGLE FAMIL
GOMEZ, HERRI		504 E LOCUST	LODI	CA	952400000	504 E LOCUS	SINGLE FAMIL
GOMEZ, MARI		947 WOODRO	LODI	CA	952400000	947 S WOOD	SINGLE FAMIL
GOMEZ, RAM		310 E FLORA	LODI	CA	952400000	310 E FLORA	SINGLE FAMIL
GOMEZ, ROSA		408 S GARFIE	LODI	CA	952400000	408 S GARFIE	SINGLE FAMIL
GOMEZ, SALV		655 ANA ST	LODI	CA	952400000	655 E ANA	ONE DUPLEX
GONZALES, IN		842 WOODRO	LODI	CA	952370000	604 E PINE	SINGLE FAMIL
GONZALES, J		11707 QUIGGL	HEARLD	CA	956380000	942 S WOOD	SINGLE FAMIL
GONZALEZ, A		212 E REDWO	LODI	CA	952400000	324 N CHERO	SPECIALTY S
GONZALEZ, A		312 POPLAR	LODI	CA	952400000	212 E REDWO	SINGLE FAMIL
GONZALEZ, E		525 E HAROLD	LODI	CA	952400000	312 E POPLA	SINGLE FAMIL
GONZALEZ, E		106 N WASHIN	LODI	CA	952400000	525 E HAROL	SINGLE FAMIL
GONZALEZ, J		PO BOX 272	WOODBRIDGE	CA	952580000	106 N WASHI	SINGLE FAMIL
GONZALEZ, M		PO BOX 3214	HUNTINGTON	CA	902550000	830 S CENTR	AUTO AND TR
GONZALEZ, P		932 WELLS	LODI	CA	952400000	524 E HAROL	TWO SINGLE
GONZALEZ, PI		1228 S STOCK	LODI	CA	952400000	932 S WELLS	SINGLE FAMIL
GOODWILL, IN		128 S GRANT	STOCKTON	CA	952020000	1228 S STOC	SINGLE STOR
GORDO, FRA		333 E MISSIO	LODI	CA	952400000	200 E OAK	SINGLE FAMIL
GORDON, HA		121 N CENTRAL	LODI	CA	952400000	333 E MISSIO	SINGLE FAMIL
GORTON, MIL		412 1/2 EDEN	LODI	CA	952420000	121 N CENTR	SINGLE FAMIL
GRAFFIGNA,		151 S CORINT	LODI	CA	952400000	412 E EDEN	SINGLE FAMIL
GRAY, ROBER		939 S GARFIE	LODI	CA	952400000	405 N SACRA	VACANT INDU
GREEN, CAMI		405 E PINE ST	LODI	CA	952400000	939 S GARFIE	SINGLE FAMIL
GREEN, MELJ		600 SCHOOL	LODI	CA	952400000	405 E PINE	SINGLE FAMIL
GREENLEE, J		1113 S SACRA	LODI	CA	952400000	800 N SCHOOL	SINGLE FAMIL
GREENWOOD		327 WOOD DR	LODI	CA	952400000	1113 S SACR	SINGLE FAMIL
GREGG, DAR		PO BOX 7385	STOCKTON	CA	952070000	215 E CHERR	SINGLE FAMIL
GREVER, ZAN		811 YORK ST	LODI	CA	952420000	538 E LOCUS	SINGLE FAMIL
GREWAL, GU		1432 PARK ST	LODI	CA	952400000	111 N CENTR	SINGLE FAMIL
GREWAL, SUR		228 FLORA ST	LODI	CA	952400000	228 E FLORA	SINGLE FAMIL
GREY, LARRY		PO BOX 865	THORNTON	CA	956860000	501 S STOCK	SINGLE FAMIL
GRIFFIN, R L		7479 BOBBIE	ROHNERT PA	CA	949280000	529 E LOCUS	TWO SINGLE
GRIFFITH, GE		119 N CRESC	LODI	CA	952400000	1223 S BECKM	VACANT INDU
GRIFFITH, S E		2430 ELMWO	LODI	CA	952422931	218 N STOCK	LIGHT INDUSTRY
GRIMES, RON		PO BOX 1598	LODI	CA	952040000	302 N CHERO	SPECIALTY S
GRITTS, GER		1540 N SAN J	STOCKTON	CA	952040000	403 S SACRA	STORE WITH
GROSE, CARL		25356 FORTU	VALENCIA	CA	913550000	838 S WASHI	TWO SINGLE
GROSS, DALE		1812 WATSON	LODI	CA	952400000	222 E WATSON	SINGLE FAMIL
GROSS, OTTO		12871 GROSS	GALY	CA	952420000	213 S KELLY	HEAVY INDUS
GROVER, JAMI		328 CONCOR	LODI	CA	952400000	819 S WOOD	ONE DUPLEX
GRUEBLE, S		835 S ROSE S	LODI	CA	952400000	328 E CONCO	SINGLE FAMIL
GUADARRAM		217 E TOKAY	LODI	CA	952400000	220 E CHERR	ONE DUPLEX
GUADARRAM		216 REDWOOD	LODI	CA	952400000	217 E TOKAY	TWO SINGLE
GUERRERO, H		912 WOODRO	LODI	CA	952400000	216 E REDWO	SINGLE FAMIL
GUERRERO, J		415 CHERRY	LODI	CA	952400000	912 S WOOD	SINGLE FAMIL
GUERRERO, J		1331 S WILSO	STOCKTON	CA	952050000	415 E CHERR	SINGLE FAMIL
GUERRERO, J		245 E LODI AV	LODI	CA	952400000	432 E WALNU	SINGLE FAMIL
GUILLMETTI,		1230 HEATHE	MURPHYS	CA	952470000	111 N SACRA	RESTAURANT
GUILLOT, BUR		1029 S GARFI	LODI	CA	952400000	945 E LODI	SINGLE FAMIL
GUL, MOHAM		747 S CENTRAL	LODI	CA	952400000	401 S MAIN	LIGHT MANUF
GUL, MOHAM		339 E VINE ST	LODI	CA	952400000	1029 S GARFI	ONE DUPLEX
GUL, SAMAR		413 E ELM ST	LODI	CA	952400000	313 E TOKAY	SINGLE FAMIL
GUMS, LLOYD		731 BIRCHWO	LODI	CA	952400000	339 E VINE	SINGLE TRIPL
GUNDERSHA		130 N SACRA	LODI	CA	952400000	413 E ELM	SINGLE FAMIL
GUNDERT, JA		116 W LOCKE	LODI	CA	952400000	537 E HILBOR	VACANT REST
GUNIER, WILL		321 CONCOR	LODI	CA	952400000	130 N SACRA	ONE STORY O
GUTHMILLER,		110 E EDEN	LODI	CA	952400000	116 W LOCKE	TWO SINGLE
GUTIERREZ		1748 KUHL DR	COMMERCE	CA	900400000	321 E CONCO	SINGLE FAMIL
GUTIERREZ		3116 OTTO DR	STOCKTON	CA	952090000	1024 E VICTO	MULTIPLE ST
GUTIERREZ		309 E LOCUST	LODI	CA	952400000	946 S CENTR	SINGLE FAMIL
GUTIERREZ		237 MAPLE	LODI	CA	952400000	309 E LOCUS	SINGLE FAMIL
GUTIERREZ		1232 S LIEBIG	LODI	CA	952400000	438 E EDEN	SINGLE FAMIL
GUTIERREZ, E		241 S LEE AVE	LODI	CA	952400000	1232 S LIEBIG	SINGLE FAMIL
GUTIERREZ, E		405 E WALNU	LODI	CA	952400000	241 S LEE	SINGLE FAMIL
GUTIERREZ, J		313 E ELM ST	LODI	CA	952400000	405 E WALNU	SINGLE FAMIL
GUTIERREZ, L		1830 S SACRA	LODI	CA	952400000	313 E ELM	SINGLE FAMIL
GUTIERREZ,		1118 S WOOD	LODI	CA	952400000	942 S LLOYD	SINGLE FAMIL
GUTIERREZ,		237 E WATSON	LODI	CA	952400000	201 E CHARL	ONE DUPLEX
GUTZMAN, MIG	ERENDIRA TO	420 E MAPLE	LODI	CA	952200000	405 E LOCUS	5-10 RESIDENT
HAAG, WEND		336 E ELM ST	LODI	CA	952400000	1118 S WOOD	SINGLE FAMIL
HAAS, GARY A		244 EDEN ST	LODI	CA	952400000	237 E WATSON	SINGLE FAMIL
HABERMAN, L		811 CARIGNA	LODI	CA	952400000	420 E MAPLE	SINGLE FAMIL
HABITAY FOR		31 E VINE ST	STOCKTON	CA	952020000	420 E MAPLE	SINGLE FAMIL
HACKWORTH,		1517 BURGUN	LODI	CA	952400000	726 S STOC	SINGLE FAMIL
HADAD, ABDE		1906 ROYAL C	LODI	CA	952420000	1150 E VICTO	SINGLE STOR

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HADDAD, ABD		314 S CENTRAL	LODI	CA	952404102	320 S CENTR	STORE WITH
HADDAD, NAD		302 N SACRA	LODI	CA	952400000	302 N SACRA	VACANT INCU
HADDAD, NE		3958 ROUND	STOCKTON	CA	952070000	220 N SACRA	WAREHOUSIN
HADDAD, NE		8 E LOCKEFO	LODI	CA	952400000	10 E LOCKRE	SINGLE STOR
HAFNER, EZ		301 E MISSIO	LODI	CA	952400000	301 E MISSIO	SINGLE FAMIL
HAGELE, WAL		PO BOX 1611	ISAN ANDREA	CA	952481611	336 E VINE	SINGLE FAMIL
HAGIS, DINA T	KELLY NORDE	4012 TRICIA W	HIGHLANDS	CA	956600000	425 E PINE	SINGLE FAMIL
HAILL, ROY &		207 MISSION	LODI	CA	952400000	207 E MISSIO	SINGLE FAMIL
HAKMAT, MUH		420 CHERRY	LODI	CA	952400000	420 E CHERR	SINGLE FAMIL
HALL, BARRY	HALL FAMILY	PO BOX 860	LOCKEFORD	CA	952370000	326 N MAIN	STORE WITH
HALL, FRANK		1418 LAKE ST	LODI	CA	952420000	114 N GARFIE	SINGLE FAMIL
HALL, NORMA		418 E POPLAR	LODI	CA	952400000	418 E POPLA	SINGLE FAMIL
HAMILTON, R		847 E PINE ST	LODI	CA	952400000	847 E PINE	MEDICAL OFFI
HAMILTON, R		625 E PINE ST	LODI	CA	952370000	625 E PINE	SINGLE FAMIL
HAMMER, RO		P O BOX 1392	LOCKEFORD	CA	952400000	312 E TOKAY	SINGLE FAMIL
HANE, BARRY		413 LOCUST	LODI	CA	952400000	413 E LOCUS	SINGLE FAMIL
HANKINS, TIM		371 MISSION	LODI	CA	952400000	371 E ELW	TWO SINGLE
HANSEN, ADO		518 E ELW ST	LODI	CA	952400000	100 S CHERO	RESTAURANT
HANSEN, HENI		652 E PINE ST	LODI	CA	952410000	120 S CHERO	USED CAR LO
HANSEN, HENI		PO BOX 437	LODI	CA	952400000	520 E ELW	SINGLE FAMIL
HANSEN, ROD		520 E ELW ST	LODI	CA	952400000	710 E DELOR	SINGLE FAMIL
HANSEN, RON		710 DOLORES	LODI	CA	952200000	408 N SCHOO	THREE UNITS-
HANSON, JOH		11644 E PELTI	ACAMPO	CA	952405909	1239 S LIEBIG	SINGLE FAMIL
HANSON, RIC		1300 S CENTR	LODI	CA	952404608	212 E VINE	TWO SINGLE
HANSON, RIC		224 S PLEAS	LODI	CA	952400000	222 E HILBOR	SINGLE FAMIL
HAQ, SALMA &		222 E HILBOR	LODI	CA	952400000	216 S LEE	SINGLE FAMIL
HARO, DAVID		216 S LEE AVE	LODI	CA	952400000	730 S CENTR	SINGLE FAMIL
HARO, DENNI		301 A PLEASA	LODI	CA	952400000	718 N SCHOO	SINGLE FAMIL
HARO, JOSE H		716 N SCHOO	LODI	CA	952400000	424 E OAK	SINGLE FAMIL
HARO, DLGA		620 N SCHOO	LODI	CA	952400000	412 S SCHOO	ONE DUPLEX
HARR, HULDA	DONNA M RO	1515 S CHERO	LODI	CA	952400000	24 S PLEASA	SINGLE FAMIL
HARRING, SC		24 S PLEASA	LODI	CA	952400000	340 E POPLA	SINGLE FAMIL
HARRIS, EDW		340 POPLAR S	LODI	CA	952400000	327 E TOKAY	TWO SINGLE
HARRIS, HOW		327 E TOKAY	LODI	CA	952400000	230 S LEE	TWO SINGLE
HARRIS, SYEV		934 BRADFOR	BENICIA	CA	945103815	300 E MAPLE	SINGLE FAMIL
HARRISON, R		18560 RIVER	BISONORA	CA	952400000	302 E ACACIA	TWO SINGLE
HAYAT, UMER		302 E ACACIA	LODI	CA	952200000	226 S PLEASA	FOUR UNITS-2
HAYES, IVAN		622 E ACAMP	ACAMPO	CA	952420000	17W LODI	SPECIALTY S
HAYN, BRIAN		810 E HARNEY	LODI	CA	956320000	312 E MISSIO	SINGLE TRUPL
HAYNES, BER		307 EMERALD	GALT	CA	952400000	11 S CHURCH	SINGLE STOR
HEAGARTY, F		1251 EDGEW	LODI	CA	952400000	227 E MISSIO	SINGLE FAMIL
HEALEY, ARL		227 MISSION	LODI	CA	952400000	606 S CENTR	SINGLE STOR
HEALY, JILL E	KEN YOUNKIN	PO BOX 327	VICTOR	CA	952400000	513 S SACRA	WAREHOUSIN
HEFFEL, KEN		11 S AVENA A	LODI	CA	952400000	528 E CYPRE	SINGLE FAMIL
HEIDEBRECH		329 E CYPRES	LODI	CA	952420000	46 N HOUSTO	AUTO AND TR
HEIDEN, BEN		1515 KEAGLE	LODI	CA	952400000	38 N HOUSTO	SHOP-WORK
HEIDEN, EUG		46 N HOUSTO	LODI	CA	232380000	220 S CHURC	SINGLE FAMIL
HEILIG MEYE	PROPERTY M	12560 WEST C	RICHMOND	VA	952400000	228 N GARFIE	SINGLE FAMIL
HEIM, MARGA		228 N GARFIE	LODI	CA	952400000	112 W VINE	ONE DUPLEX -
HEINE, ELMER		104 WINDSOR	LODI	CA	952420000	441 E TOKAY	SINGLE FAMIL
HEINITZ, RAN		70 N LOWER S	LODI	CA	952400000	215 N GARFIE	SINGLE FAMIL
HEMPHILL, MARY		215 N GARFIE	LODI	CA	952400000	20 N CHEROK	OFFICE BUILD
HENGMANN, C		20 N CHEROK	LODI	CA	952400000	13 W PINE	COLD STORA
HENDERSON,		21 S SACRAM	LODI	CA	952400000	520 E LODI	TWO SINGLE
HENSON, CLA		520 E LODI AV	LODI	CA	952420000	618 N SCHOO	S-10 RESIDEN
HERFINDAHL,	DERRY GLENN	2243 MACARTI	LODI	CA	952060000	507 E ELW	E-10 RESIDEN
HERMOSILLO,		10669 RIVER	STOCKTON	CA	952400000	326 E TOKAY	SINGLE FAMIL
HERNANDEZ,		834 TOKAY ST	LODI	CA	952400000	426 E HILBOR	SINGLE FAMIL
HERNANDEZ,		429 HILBORN	LODI	CA	952400000	841 S WASHI	SINGLE FAMIL
HERNANDEZ,		841 S WASHIN	LODI	CA	952400000	229 E FLORA	SINGLE FAMIL
HERNANDEZ,		226 1/2 FLORA	LODI	CA	952400000	321 E HILBOR	SINGLE FAMIL
HERNANDEZ,		321 1/2 HILBO	LODI	CA	952400000	326 E WALNU	SINGLE FAMIL
HERNANDEZ,		329 E WALNU	LODI	CA	952400000	427 E VINE	SINGLE FAMIL
HERNANDEZ,		427 E VINE ST	LODI	CA	952400000	406 E HILBOR	SINGLE FAMIL
HERNANDEZ,		408 HILBORN	LODI	CA	952400000	215 E EDEN	SINGLE FAMIL
HERREIRA, JE		215 EDEN ST	LODI	CA	952208532	985 S WOOD	SINGLE FAMIL
HERREIRA, JO		26217 N HWY	ACAMPO	CA	952400000	308 S G	GARFIE SINGLE FAMIL
HERREIRA, MO		505 S GARFIE	LODI	CA	952400000	200 E TOKAY	SINGLE FAMIL
HERRMAN, RO		206 E TOKAY	LODI	CA	952400000	223 S PLEASA	11-20 RESIDE
HERRMANN, E		PO BOX 203	HAYWARD	CA	952400000	312 E LOCUS	ONE DUPLEX -
HERRMANN, E		11740 N HAM	LODI	CA	952120000	408 E WALNU	SINGLE FAMIL
HERRMANN, J		6453 MULBER	STOCKTON	CA	952120000	322 E ELM	SINGLE FAMIL
HERRMANN, T		5319 QUASHN	STOCKTON	CA	945860000	27 N SACRAM	MISC. COMM.
HERTZ REALT		3527 MT DIAB	LAFAYETTE	CA	952400000	922 S CENTR	SINGLE FAMIL
HERTZ, SYLVI		922 S CENTRAL	LODI	CA	941040000	104 E TURNE	WAREHOUSIN
HERZSTEIN, S	PENTHOUSE	1170 SACRAM	SAN FRANCIS	CA	952420000	321 E MAPLE	SINGLE FOUR
HESS, BEVER		838 VIRGINIA	LODI	CA	952410000	318 S MAPLE	SINGLE FOUR
HESS, BEVER		PO BOX 35	LODI	CA	952420000	218 S LEE	SINGLE FOUR
HESS, HUGO		823 TILDEN D	LODI	CA	952420000	318 E OAK	SINGLE FAMIL
HESS, IDA M T		1505 W IRIS D	LODI	CA	952420000	738 S CENTR	11-20 RESIDE
HESS, OSKAR		838 VIRGINIA	LODI	CA	956660000	424 E WALNU	SINGLE FAMIL
HIBNER, JOHN	NAMADOR PINE	19304 FIR DR	PIONEER	CA	952200000	341 E FLORA	SINGLE FAMIL
HIBNER, JOHN		4814 HARVE	ACAMPO	CA	952400000	624 E JOAQUI	SINGLE FAMIL
HICKINGBOTT		824 JOAQUI	LODI	CA	952400000	615 E PINE	LIGHT INDUST
HICKS, JIMMY		230 RIVER OA	LODI	CA	952400000	800 S CENTR	SINGLE FAMIL
HIEB, ELAINE		800 S CENTRAL	LODI	CA	952400000	221 E HILBOR	SINGLE FAMIL
HIEB, KENINE		221 E HILBOR	LODI	CA	952400000	0	SINGLE FAMIL
HIGGINS, WAL		636 JOAQUI	LODI	CA	952400000	23 N CENTRA	SINGLE FAMIL
HILL, JAMES E		225 S CRESC	LODI	CA	952200000	842 S WASHI	SINGLE FAMIL
HILLIARD, GL		23333 TRETHE	ACAMPO	CA	952400000	514 E WALNU	SINGLE FAMIL
HINOJOSA, VI		514 E WALNU	LODI	CA	952400000	529 E HILBOR	TWO SINGLE
HINSZ, CANOI		613 N PLEASA	LODI	CA	952420000	347 E LODI	THREE UNITS-
HINSZ, GLENN		801 LAYER CT	LODI	CA	952400000	1107 LLOYD	S-10 RESIDEN
HOAG, BEVER		11230 W LOCU	LODI	CA	952400000		

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
HOERTH, FRE		1039 S CENTRAL	LODI	CA	952400000	1039 S CENT	ONE DUPLEX
HOFFMAN, AL		26490 N DUSTY	CACAMPO	CA	952209828	420 E OAK	SINGLE FAMIL
HOFFMAN, ER		245 S LEE AVE	LODI	CA	952400000	245 S LEE	SINGLE FAMIL
HOFFMAN, LO		211 E VINE ST	LODI	CA	952400000	211 E VINE	SINGLE FAMIL
HOFFMAN, RO		930 S CENTRAL	LODI	CA	952400000	930 S CENTR	SINGLE FAMIL
HOFFMANN, V		13174 E PINE	LODI	CA	952400000	365 E CONCO	SINGLE FAMIL
HOHN, JOSEF		715 S CHURCH	LODI	CA	952400000	110 S CHURC	SINGLE STOR
HOLLADAY, P		238 MAPLE ST	LODI	CA	952400000	238 E MAPLE	SINGLE FAMIL
HOLLAND, JA		117 S CENTRAL	LODI	CA	952400000	117 S CENTR	SINGLE FAMIL
HOLLOWAY, E		608 S SCHOOL	LODI	CA	952400000	18 W TOKAY	SINGLE FAMIL
HOLT, JOSEF		3156 THISTLE	PLEASANTON	CA	945660000	1211 S CENT	SINGLE FOUR
HONEA, DONA		7309 CAMELLI	STOCKTON	CA	952400000	425 E HILBOR	SINGLE FAMIL
HOOPER, THY		301 E PINE ST	LODI	CA	952400000	301 E PINE	DRIVE-IN RES
HOPPER, SYA		725 COSTA D	LODI	CA	952400000	625 N SACRA	LIGHT INDUSY
HORNING, E &		565 E MAPLE	LODI	CA	952400000	505 E MAPLE	SINGLE FAMIL
HORNING, JO		310 E VINE ST	LODI	CA	952400000	310 E VINE	SINGLE FAMIL
HORST, CHAR		437 E WALNU	LODI	CA	952400000	117 S GARFIE	TWO SINGLE
HORST, THEL		508 E WALNU	LODI	CA	952400000	508 E WALNU	TWO SINGLE
HOVLE, MARK		330 CYPRESS	LODI	CA	952400000	330 E CYPRE	SINGLE FAMIL
HOVAT, WL		1556 IRIS DR	LODI	CA	952400000	425 E HILBOR	THREE UNITS-
HUERTA RUBI		PO BOX 564	LODI	CA	952400000	316 E CHERR	SINGLE FAMIL
HUFF, YOLMA		432 MISSION	LODI	CA	952400000	432 E MISSIO	SINGLE FAMIL
HUGGINS, SHI		1232 S STOCK	LODI	CA	952400000	1232 S STOC	SINGLE FAMIL
HUGHES, ANN		821 S CENTRAL	LODI	CA	952400000	821 S CENTR	SINGLE FAMIL
HUGHES, G M		1022 DANIELL	CHOWCHILLA	CA	936702132	400 N SACRA	LIGHT MANUF
HUGHES, JER		435 E POPLAR	LODI	CA	952400000	435 E POPLA	SINGLE FAMIL
HUNDLEY, DA		512 HILBORN	LODI	CA	952400000	512 E HILBOR	SINGLE FAMIL
HUPPERT, JNE		1313 W LOCK	LODI	CA	952400000	310 S SCHOOL	STORE WITH
HURD, ARDEL		311 E WALNU	LODI	CA	952400000	311 E WALNU	TWO SINGLE
HURD, LANCE		308 E WALNU	LODI	CA	952400000	308 E WALNU	FOUR UNITS-2
HUST, ROY S		1146 LAKEWO	LODI	CA	952400000	20 W LOCUST	MULTIPLE ST
HUTTON, MAR		2250 S SCARB	LODI	CA	952400000	522 E PINE 1/	SINGLE FAMIL
HUTTON, RENI		522 E PINE ST	LODI	CA	952400000	522 E PINE	SINGLE FAMIL
HUTZ, T K & M		1250 RIVERGA	LODI	CA	952400000	735 S SACRA	SINGLE FOUR
HUTZ, THEOD	ENOCH ENTE	915 ALMADEN	SAN JOSE	CA	951100000	322 E ELM	SINGLE FAMIL
HYDEN, JONA		215 E WATSO	LODI	CA	952400000	215 E WATSO	SINGLE FAMIL
HYSKR, EDWA		831 YORK	LODI	CA	952400000	502 E LODI	MULTIPLE CO
IBARRA, ISIDR		436 MISSION	LODI	CA	952400000	436 E MISSIO	SINGLE FAMIL
IBARRA, RAM		2211 SEAHAW	LODI	CA	952407814	803 S LLOYD	SINGLE FOUR
IBARRA, RAM		401 S CENTRAL	LODI	CA	952400000	401 S CENTR	SINGLE FAMIL
IBRAHIM, ABD		100 N SACRA	LODI	CA	952400000	47 N SACRAM	MULTIPLE ST
IBRAHIM, MOH		120 VINEYARD	LODI	CA	952400000	504 S SCHOOL	5-10 RESIDEN
IMC MORTGA	INDUSTRY MT	5901 E FOWLE	TAMPA	FL	336172382	308 E PINE	SINGLE FAMIL
INGCS, LAURA	RUSSELL M IN	9601 OAKWIL	STOCKTON	CA	952126000	334 E LODI	FOOD PREPA
INTERLAKE M		1029 S SACRA	LODI	CA	952400000	901 S SACRA	WAREHOUSIN
INTERLAKE M		650 WARREN	LITTLE	IL	950324387	1028 S SCHO	PARKING LOY
INTERNAYONI		652 LOCKEFO	LODI	CA	952400000	652 E LOCKE	LIGHT MANUF
IRFAN, MOHA		833 N CHURCH	LODI	CA	952400000	1236 S STOC	TWO SINGLE
IRFAN, MOHA		324 E POPLAR	LODI	CA	952400000	324 E POPLA	TWO SINGLE
IRWIN, JOHN		245 E WATSO	LODI	CA	952400000	245 E WATSO	TWO SINGLE
ISHIDA, HIROS		118 N WASHIN	LODI	CA	952400000	118 N WASHI	SINGLE FAMIL
ISHITANI, TAK		1209 E PINE S	LODI	CA	952400000	1209 E PINE	RURAL RESID
ISMAIL, MOHA		233 EDEN ST	LODI	CA	952400000	233 E EDEN	SINGLE FAMIL
ISMAIL, MOHA		420 HAROLD	LODI	CA	952400000	420 E HAROL	SINGLE FAMIL
ISORDA, ACUI		1028 WOODR	LODI	CA	952420000	1028 S WOOD	SINGLE FAMIL
ITEN, DONALD		1539 PORTOL	STOCKTON	CA	952070000	903 S CENTR	5-10 RESIDEN
IYO, Y & J K T		10540 STOK	CUPERTINO	CA	950140000	516 E LOCUS	5-10 RESIDEN
JACOBO, JUA		322 1/2 E WAL	LODI	CA	952400000	322 E WALNU	SINGLE FAMIL
JACOBS MALC	LEO ROLAND	PO BOX 88546	SAN FRANCIS	CA	941885464	645 N STOCK	PACKING PLA
JAHRNE, JEN		205 E TOKAY	LODI	CA	952400000	205 E TOKAY	SINGLE FAMIL
JAFFAR, MISS		521 E MAPLE	LODI	CA	952400000	521 E MAPLE	TWO SINGLE
JAMIE, JOSEF		918 18Y ST	SALT	CA	953320000	904 E LODI	SINGLE FAMIL
JAMEEL, MOH		6602 TABLE T	STOCKTON	CA	952100000	111 S STOCK	ONE DUPLEX
JANKE, EDWI		337 E CONCO	LODI	CA	952400000	337 E CONCO	SINGLE FAMIL
JANKE, KEVIN		320 WATSON	LODI	CA	952400000	320 E WATSO	SINGLE FAMIL
JANZ, ANNA M		PO BOX 503	LODI	CA	952410503	436 E FLORA	SINGLE FAMIL
JAPANESE AM		23 N STOCK	LODI	CA	952400000	210 E ELM	PROP USED I
JENNINGS, GL		PO BOX 1403	WOODBRIDG	CA	952580000	310 E VINE	21-40 RESIDE
JENNY, WERN		315 E WALNU	LODI	CA	952400000	304 E HAROL	SINGLE FAMIL
JENSON, PAU		841 S CENTRAL	LODI	CA	952400000	841 S CENTR	SINGLE FAMIL
JIMENEZ, FRA		433 EDEN ST	LODI	CA	952400000	433 E EDEN	SINGLE FAMIL
JOHN GRAFFT	JOHN A FRAF	5221 E ACAMPA	CACAMPO	CA	952200000	21 W PINE	MULTIPLE ST
JOHNSON OL		812 S CENTRAL	LODI	CA	952400000	812 S CENTR	SINGLE FAMIL
JOHNSON, CH		341 E LOCUS	LODI	CA	952400000	341 E LOCUS	SINGLE FAMIL
JOHNSON, DO	STEPHEN R &	11521 N DAVIS	LODI	CA	952420000	1131 S STOC	ONE DUPLEX
JOHNSON, ER		13001 LUPINE	ANCHORAGE	AK	995160000	504 E WALNU	SINGLE FAMIL
JOHNSON, FR		3016 PARK OAL	LODI	CA	952420000	24 N SCHOOL	MULTIPLE ST
JOHNSON, FR	SCHAFFER SU	PO BOX 667	LODI	CA	952410000	704 S GARFIE	ZERO LOT LYN
JOHNSON, RO		PO BOX 1977	LODI	CA	952410000	530 S SCHOOL	5-10 RESIDEN
JOHNSON, RO		120 S BECKM	LODI	CA	952400000	120 S BECKM	WAREHOUSIN
JOHNSTON, C		915 COOPER	STOCKTON	CA	952100000	800 S GARFIE	SINGLE FAMIL
JONARD, LORI		336 E WATSO	LODI	CA	952400000	336 E WATSO	SINGLE FAMIL
JONES, DENNI		1020 S WOOD	LODI	CA	952400000	1020 S WOOD	SINGLE FAMIL
JONES, RACH		3519 DEL MICHAN	LEANDOR	CA	943780000	320 E HILBOR	SINGLE FAMIL
JONES, SAND		8306 CROCKE	GRANITE BAY	CA	957468728	241 E WATSO	FOUR UNITS-2
JORDAN, JOH		1017 WELLSW	LODI	CA	952400000	1017 WELLS	SINGLE FAMIL
JORDAN, STE		25 S SUNSET	LODI	CA	952400000	700 S SCHOOL	SINGLE FAMIL
JOSEPH, JOA		931 CARDINAL	LODI	CA	952400000	317 E TOKAY	SINGLE FAMIL
JUAREZ, CES		325 HILBORN	LODI	CA	952400000	325 E HILBOR	SINGLE FAMIL
JUAREZ, JAVI		226 CHERRY	LODI	CA	952400000	226 E CHERR	SINGLE FAMIL
JUAREZ, JUAN		731 WASHING	LODI	CA	952400000	731 S WASHI	SINGLE FAMIL
JUAREZ, MAN		408 RAILROAD	LODI	CA	952400000	408 E RAILRO	SINGLE FAMIL
JUDGE, SITAL		PO BOX 1331	LODI	CA	952410000	10 W TOKAY	SINGLE FAMIL
KADIR, ABDUL		318 ACACIA S	LODI	CA	952400000	318 E ACACIA	TWO SINGLE

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
XALBERG, LIL		418 E ELM CT	LODI	CA	952400000	418 E ELM	ONE DUPLEX
XAPINARIAS, K		PO BOX 341	VICTOR	CA	952530341	213 N CHERO	RESTAURANT
XASAHARA, Y		533 E TOKAY	LODI	CA	952400000	533 E TOKAY	SINGLE FAMIL
KASTAN, LOUI		109 S CHERO	LODI	CA	952400000	109 S CHERO	STORE WITH
KATZAKIAN, B	GERALDINE B	207 RIVER OAK	LODI	CA	952400000	115 S CHERO	WAREHOUSIN
KATZAKIAN, T		PO BOX 617	LODI	CA	952400000	1015 S CENT	ONE DUPLEX
KAZIMI, MAHMI		375 OLE HANSIEUREKA	CA	952400000	952400000	4 N SCHOOL	MULTIPLE CO
KECK, MICHA		332 MISSION	LODI	CA	952400000	332 E MISSIO	SINGLE FAMIL
KEELER, BEU		248 E ACACIA	LODI	CA	952400000	248 E ACACIA	SINGLE FAMIL
KEMP, GEOR	PAUL B KEMP	2072 THE ALA EAN JOSE	CA	951280000	200 E VINE	11-20 RESIDE	
KEMPER, VIR		513 E WALNU	LODI	CA	952400000	513 E WALNU	SINGLE FAMIL
KEMPF, JAME		721 SE LAMP	MILWAUKIE	OR	972220000	224 E HILBOR	SINGLE FAMIL
KENNEY, HAZ		809 S WASHIN	LODI	CA	952400000	809 S WASHI	SINGLE FAMIL
KEO #6 LTD P		PO BOX 7249	NEWPORT BE	CA	926580000	336 E LOCUS	VACANT COM
KHAN, AITAB		228 N RUSH S	LODI	CA	952400000	228 N RUSH	S-10 RESIDEN
KHAN, AHMAD		1022 S WASHI	LODI	CA	952400000	1022 S WASHI	SINGLE TRIP
KHAN, AHSAN		1125 S STOCK	LODI	CA	952400000	1125 S STOC	VACANT INDU
KHAN, AJMAL		1722 REISLIN	LODI	CA	952400000	428 E FLORA	SINGLE FAMIL
KHAN, AJJOON		1139 S CRESC	LODI	CA	952400000	307 E WATSO	SINGLE FAMIL
KHAN, AMAN		1238 LIEBIG S	LODI	CA	952400000	1238 S LIEB	SINGLE FAMIL
KHAN, AMIN	EMOHAMMAD	437 EDEN ST	LODI	CA	952400000	437 E EDEN	SINGLE FAMIL
KHAN, AMIR		432 EDEN ST	LODI	CA	952400000	432 E EDEN	SINGLE FAMIL
KHAN, AMIR &		17 DE FORCE	LODI	CA	952400000	17 W DE FOR	SINGLE FAMIL
KHAN, AMIR S		317 HILBOR	LODI	CA	952400000	317 E HILBOR	SINGLE FAMIL
KHAN, ASMAN		112 1/2 N WAS	LODI	CA	952400000	112 N WASHI	SINGLE FAMIL
KHAN, AYUB		157 MULBERR	LODI	CA	952400000	436 E PINE	SINGLE TRIP
KHAN, AYUB &		1221 S WASHI	LODI	CA	952400000	1221 S WASHI	SINGLE FAMIL
KHAN, BARA &		428 1/2 E FLO	LODI	CA	952400000	428 E FLORA	SINGLE FAMIL
KHAN, BIBI AF		535 1/2 E HAR	LODI	CA	952400000	535 E HAROL	SINGLE FAMIL
KHAN, DAWO		334 E OAK ST	LODI	CA	952400000	334 E OAK	SINGLE FAMIL
KHAN, DILAW		811 S GARFIE	LODI	CA	952400000	811 S GARFIE	TWO SINGLE
KHAN, FERDZ		22 WASHINGT	LODI	CA	952400000	306 E ELM	ONE DUPLEX
KHAN, FIDA &		611 1/2 S SAC	LODI	CA	952400000	611 S SACRA	SINGLE FAMIL
KHAN, HAQNA		171 S CENTRAL	LODI	CA	952400000	216 N WASHI	SINGLE FAMIL
KHAN, IMRAN		PO BOX 351	LODI	CA	952410351	521 N WASHI	SINGLE TRIP
KHAN, JUMMA		206 E FLORA	LODI	CA	952400000	206 E FLORA	SINGLE FAMIL
KHAN, KASHIF		213 E PINE ST	LODI	CA	952400000	433 E LOCUS	SINGLE FOUR
KHAN, M AKR		310 N MILLS A	LODI	CA	952400000	524 E ELM	VACANT RESI
KHAN, MOHA		309 E CYPRES	LODI	CA	952400000	309 E CYPRE	ONE DUPLEX
KHAN, MOHA		435 HAROLD S	LODI	CA	952404219	435 E HAROL	SINGLE FAMIL
KHAN, MOHA		420 LASALLE	WOODBRIDG	CA	952580000	312 N SCHOO	THREE UNITS
KHAN, MOHA		PO BOX 1472	LODI	CA	952410000	216 E CHERR	TWO SINGLE
KHAN, MOHA		233 N CENTRAL	LODI	CA	952400000	416 E RAILRO	SINGLE FAMIL
KHAN, MOHA		409 E VINE ST	LODI	CA	952420000	409 E VINE	SINGLE FAMIL
KHAN, MOHA		200 CHERRY	LODI	CA	952400000	200 E CHERR	TWO SINGLE
KHAN, MOHA		515 S PLEASA	LODI	CA	952400000	404 E ELM	S-10 RESIDEN
KHAN, MOHA		323 E WALNU	LODI	CA	952400000	323 E WALNU	SINGLE FAMIL
KHAN, MOHA		PO BOX 1722	LODI	CA	952410000	1206 S WASHI	SINGLE FAMIL
KHAN, MOHA		PO BOX 2526	LODI	CA	952410000	615 N SACRA	SINGLE FAMIL
KHAN, MOHD		815 N SACRA	LODI	CA	952400000	227 E REDWO	TWO SINGLE
KHAN, MOHD		434 E VINE ST	LODI	CA	952400000	434 E VINE	SINGLE FAMIL
KHAN, MUMTA		439 E MURRA	LODI	CA	952400000	802 S STOCK	THREE UNITS
KHAN, MUZZAF		9576 BAYPOIN	ELK GROVE	CA	956240000	303 E ELM	SINGLE FOUR
KHAN, RAVEZ		217 REDWOOD	LODI	CA	952400000	205 E HILBOR	SINGLE FAMIL
KHAN, SAEED		2113 ALPINE	DI LODI	CA	952400000	828 S WELLS	SINGLE FAMIL
KHAN, SAFDA		6826 SANDRO	SACRAMENTO	CA	956280000	304 E ACACIA	SINGLE FAMIL
KHAN, SALEE	SALEEM A KH	432 E HAROLD	LODI	CA	952400000	432 E HAROL	SINGLE FAMIL
KHAN, SHAMIR		237 E TOKAY	LODI	CA	952400000	237 E TOKAY	TWO SINGLE
KHAN, SHOUA		224 ACACIA S	LODI	CA	952400000	409 E LOCUS	S-10 RESIDEN
KHAN, YAOUB		950 S GARFIE	LODI	CA	952400000	17 W SIERRA	SINGLE FAMIL
KHAN, YASMI		429 E LODI AV	LODI	CA	952400000	429 E LODI	SINGLE FAMIL
KHAN, YOUNI		224 ACACIA S	LODI	CA	952400000	316 S WELLS	TWO SINGLE
KHAN, YOUSIA		112 E FLORA	LODI	CA	952400000	112 E FLORA	SINGLE FAMIL
KHAN, YOUSIA		310 N MILLS A	LODI	CA	952400000	316 E LOCUS	TWO SINGLE
KHAN, ZAMAN		413 E PINE ST	LODI	CA	952400000	413 E PINE	FOUR UNITS-2
KHAN, ZAMUR		208 E EDEN S	LODI	CA	952400000	208 E EDEN	TWO SINGLE
KHAN, ZAMUR		302 ACACIA S	LODI	CA	952400000	333 E ACACIA	SINGLE FAMIL
KHATAB, UME		431 1ST ST	LODI	CA	952400000	615 E LODI	SPECIALTY S
KIEDROWSKI,		1361 E FAIRM	FRESNO	CA	937640000	512 N CHERO	SKATING RINK
KIGGINS, JEA		700 S HAM LN	LODI	CA	952420000	18 W PINE	MULTIPLE ST
KIM, JAMES O		118 N CHERO	LODI	CA	952400000	118 N CHERO	MOTELS DVE
KIM, MARGAR		332 E WALNU	LODI	CA	952400000	118 N WALNU	SINGLE FAMIL
KINGS, JAMES		115 LOUIE AV	LODI	CA	952400000	21 N HOUSTO	LIGHT MANUF
KIRSCHENMA		1112 PINOT N	LODI	CA	952400000	1011 S WOOD	SINGLE FAMIL
KIRSCHENMA		PO BOX 1259	WOODBRIDG	CA	952580000	45 N SACRAM	SINGLE STOR
KIRST, JOHN J		10 W DAISY A	LODI	CA	952400000	10 W DAISY	WAREHOUSIN
KIRST, STANL		1324 MIDVALE	LODI	CA	952400000	112 S CHURC	SINGLE STOR
KIRSTEN, DAV		616 34TH AVE	SAN FRANCIS	CA	941210000	0	NOT A VALD
KISHIDA, RUS		1204 S WASHI	LODI	CA	952400000	1204 S WASHI	SINGLE FAMIL
KITCH, TRACY		509 S STOCK	LODI	CA	952400000	509 S STOC	SINGLE FAMIL
KLAUS, DONA		508 E LOCUST	LODI	CA	952400000	641 S WOOD	SINGLE FAMIL
KLEMENS, GIL		856 WOODRO	LODI	CA	952400000	856 E WOOD	SINGLE FAMIL
KLINESMITH,		308 E TOKAY	LODI	CA	952400000	308 E TOKAY	SINGLE FAMIL
KLIPFEL, DEN		32 KINGFISHE	HORSE SHOE	NC	287420000	420 E CONCO	ONE DUPLEX
KLOCKO, GOR		533A HAROLD	LODI	CA	952400000	533 E HAROL	SINGLE FAMIL
KLUVER, GAR		1245 LIEBIG S	LODI	CA	952400000	1245 S LIEB	SINGLE FAMIL
KNECHT, RAY		507 S WASHI	LODI	CA	952400000	507 S WASHI	TWO SINGLE
KNITTEL, CIA		137 S ROSE S	LODI	CA	952400000	320 E OAK	TWO SINGLE
KNOX, WATHI		633 E VICTOR	LODI	CA	952400000	633 E VICTOR	CONVNIENIEN
KNOX, CHRIS		200 EDEN ST	LODI	CA	952400000	200 E EDEN	SINGLE FAMIL
KNUTSON, DE		1562 EDGEW	LODI	CA	952400453	203 S SCHO	SINGLE STOR
KNUTSON, TE		115 E WALNU	LODI	CA	952400000	115 E WALNU	STORE WITH
KOEHLER, JO		8755 ORR RO	IGALT	CA	956320000	114 N WASHI	ONE DUPLEX

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
ROENIG, WAL		19323 TAMI LN	WOODBRIDG	CA	952580000	809 S LLOYD	SINGLE TRIPL
KOKIOUIS, P	STEVEN COTT	125 N PLEAS	LODI	CA	952400000	241 S PLEAS	TWO SINGLE
KOLB, LESLIE		303 ACACIA S	LODI	CA	952400000	303 E ACACIA	SINGLE FAMIL
KONSCHAK, R	VIRGIL KONS	1125 S SACRA	LODI	CA	952400000	1124 S SACR	SINGLE FAMIL
KONSCHAK, V		338 E OAK ST	LODI	CA	952420000	338 E OAK	THREE UNITS
KOOSMAN, BE		19317 N PERR	LODI	CA	952400000	360 E LODI	STORE WITH
KOROLYK, KE		354 WOODRO	LODI	CA	952400000	354 S WOOD	SINGLE FAMIL
KORTY, TODDL		2311 W COCH	LODI	CA	952420000	330 E OAK	SINGLE FAMIL
KORTY, JEM, JA		204 E TOKAY	LODI	CA	952400000	204 E TOKAY	SINGLE FAMIL
KOSTA, CHRIS		533 E ELM #1	LODI	CA	952400000	533 E ELM	5-10 RESIDEN
KOTAKA, DENI		417 E OAK ST	LODI	CA	952400000	417 E OAK	TWO SINGLE
KRAAI, JOHN		351 DEL MON	LODI	CA	952400000	430 E HILBOR	SINGLE FAMIL
KRAMLICH, G		434 E ELM ST	LODI	CA	952400000	434 E ELM	TWO SINGLE
KRANICH, RU		316 E WALNU	LODI	CA	952400000	316 E WALNU	SINGLE FAMIL
KRANTZ, ROB		8 N CALIFORN	LODI	CA	952400000	245 E FLORA	THREE UNITS
KRAUSE, CAR		325 WATSON	LODI	CA	952400000	325 E WATSO	THREE UNITS
KREIN, LORIN		540 E WALNU	LODI	CA	952400000	0	SINGLE FAMIL
KREITER, ARV		PO BOX 61	RAILROAD PL	CA	952480000	305 E VINE	SINGLE FAMIL
KRENZ, ROY		726 S SCHOO	LODI	CA	952400000	726 S SCHOO	SINGLE FAMIL
KUEHNE, DOU		105 N HUTCHI	LODI	CA	952400000	17 W LOCKRE	ONE STORY O
KULP, ROBER		518 ST CLAIR	LODI	CA	952400000	521 N CHERO	RESTAURANT
KURLE, CALVI		348 N STOCK	LODI	CA	952400000	348 N STOCK	SINGLE FAMIL
KUWABARA, L		302 E LOCUS	LODI	CA	952400000	302 E LOCUS	SINGLE FAMIL
KUWAMOTO, S		224 E REDWO	LODI	CA	952400000	224 E REDWO	SINGLE FAMIL
LA WAINA, JO		10188 LYNETT	LINDEN	CA	952380000	116 N HOUST	WAREHOUSIN
LADLEY, GER		235 CHERRY	LODI	CA	952400000	0	SINGLE FAMIL
LADOUCEUR,		2311 LIDO CI	STOCKTON	CA	952079000	816 S SACRA	TWO SINGLE
LADUE FAMIL,		PO BOX 5526	COMPTON	CA	950240000	710 N SACRA	WAREHOUSIN
LAHR, ROY &		311 E ELM ST	LODI	CA	952400000	311 E ELM	SINGLE FAMIL
LAMB, WARRE		417 E WALNU	LODI	CA	952400000	417 E WALNU	SINGLE FAMIL
LANE, LINDA		718 S WASHIN	LODI	CA	952400000	718 S WASHI	SINGLE FAMIL
LARKIN, EUDGE		4572 E KETTIL	LODI	CA	952400000	439 S SACRA	5-10 RESIDEN
LARSEN, HAR		502 S CHURC	LODI	CA	952400000	834 S WASHI	THREE UNITS
LARSON, ANN		1321 S WASHI	LODI	CA	952400000	1321 S WASHI	SINGLE FAMIL
LARSSON, DO		1717 PROVIDE	LODI	CA	952424745	312 N MAIN	LIGHT MANUF
LASKOWSKI,		PO BOX 491	GALT	CA	956326491	1117 S SACR	SINGLE FAMIL
LATIN AMER C		441 EDEN ST	LODI	CA	952400000	441 E EDEN	SINGLE FAMIL
LATIN AMER C		445 EDEN ST	LODI	CA	952400000	445 E EDEN	CHURCH, SYN
LAURO, JEFF		2418 W KETTIL	LODI	CA	952420000	220 E PINE	5-10 RESIDEN
LAVIERI, ANY		412 S WASHIN	LODI	CA	952400000	428 E CHERR	SINGLE FAMIL
LAVIERI, MICH		1298 MICHAEL	MANTECA	CA	953360000	445 E TOKAY	SINGLE FAMIL
LAWSON, BR		1027 S CENTR	LODI	CA	952400000	1027 S CENT	SINGLE FAMIL
LE, NSOC HU		10443 OAKWIL	STOCKTON	CA	952120000	211 S KELLY	LIGHT MANUF
LEA, JANE		1931 HOLLY D	LODI	CA	952420000	207 E WALNU	SINGLE FAMIL
LEAL, JUANA		17 N GARFIEL	LODI	CA	952400000	17 N GARFIEL	SINGLE FAMIL
LEANDRO, MI		8102 E HWY 2	STOCKTON	CA	952150000	18 W VINE	SINGLE FAMIL
LEANDS, GILB		325 1/2 HILBO	LODI	CA	952400000	325 E HILBOR	SINGLE FAMIL
LEAR, JEFFER		2357 ROCKIN	LODI	CA	952420000	311 E WATSO	SINGLE FAMIL
LEATHERWO		943 LLOYD	LODI	CA	952400000	943 S LLOYD	SINGLE FAMIL
LEE, GEORGE	BENNETT REAL	709 W KETTLE	LODI	CA	952400000	308 E POPLA	SINGLE TRIPL
LEE, H MAX &		1225 W ARMS	LODI	CA	952400000	510 E MURRA	11-20 RESIDE
LEHR, MARY T		1250 EDGEW	LODI	CA	952400000	200 E LODI	SINGLE SYD
LEHLEY, SUZ		15389 E JAHA	ACAMPO	CA	952200000	24 E LOCUS	WAREHOUSIN
LENAHAN, R	UNIT A	241 E FLORA	LODI	CA	952400000	341 E FLORA	SINGLE FAMIL
LEON F, CESA		218 MAPLE ST	LODI	CA	952400000	218 E MAPLE	SINGLE FAMIL
LEOPOLD, MIK		348 1/2 MAIN	SLC	CA	952400000	348 N MAIN	TWO SINGLE
LESSARD, PIE		412 HILBORN	LODI	CA	952400000	412 E HILBOR	SINGLE FAMIL
LEUNG, YAU F		333 E PINE ST	LODI	CA	952402937	333 E PINE	SINGLE FAMIL
LEVY, G ALLA		8855 E KETTIL	LODI	CA	952400000	501 S CENTR	SINGLE FAMIL
LEW, RAYMO		24365 LA HOM	YORBA LINDA	CA	926880000	321 E HILBOR	SINGLE FAMIL
LEW WAN &		130 WOODLA	MILPITAS	CA	950350000	310 S CENTR	GROCERY ST
LEWIS, BLEND		PO BOX 7	MURPHY	ID	834500000	208 E HILBOR	SINGLE FAMIL
LEWIS, DARR		924 LAKE HO	LODI	CA	952400000	544 E OAK	TWO SINGLE
LEYVA, ENRIG		411 E MAPLE	LODI	CA	952400000	411 E MAPLE	SINGLE FAMIL
LIEBELT, ADE		571 W YADDE	ACAMPO	CA	952200000	437 E CONCO	SINGLE FAMIL
LINER, FLOYD		423 W FORRE	LODI	CA	952400000	418 E TOKAY	5-10 RESIDEN
LIPPERT, JEF		768 LOUIE AV	LODI	CA	952400000	230 E LODI	AUTO AND TR
LIPPERT, WAL		1425 HOLLY D	LODI	CA	952420000	918 S GARFIE	TWO SINGLE
LIPSCOMB, D		105-A E PINE	LODI	CA	952400000	2 N MAIN	COCKTAIL LO
LIRA, JERRY		532 E TOKAY	LODI	CA	952400000	532 E TOKAY	SINGLE FAMIL
LIRA, RAUL		1518 BURGUN	LODI	CA	952424508	500 E HAROL	SINGLE FAMIL
LIRA, ROBERT		PO BOX 1392	LODI	CA	952410000	508 E LOCUS	SINGLE FAMIL
LITFIN, ROBE		1445 S CHERO	LODI	CA	952400000	334 E PINE	SINGLE FAMIL
LITTLE, ROLA		715 S GARFIE	LODI	CA	952400000	711 S GARFIE	SINGLE FAMIL
LOBKAUGH, W		100 PIERCE P	POINT REYES	CA	949560000	216 E FLORA	SINGLE FAMIL
LOCKE, JAME		511 WILLOW	LODI	CA	952400000	508 S GARFIE	SINGLE FOUR
LOCKE, MICH	TERESA LEGR	1020 W PINE	SLC	CA	952400000	503 S SACRA	LIGHT INDUSY
LODI AERIE 84		21 W OAK ST	LODI	CA	952400000	21 W OAK	CLUBS AND L
LODI CITY CE	ANTHONY M B	2800 W MARC	STOCKTON	CA	952190000	109 N SCHOO	DAY CARE CE
LODI FAB IND	INTERLAKE C	1029 S SACRA	LODI	CA	952400000	1100 S SACR	WAREHOUSIN
LODI HOTEL I		1001 6TH ST #	SACRAMENTO	CA	958140000	5 S SCHOO	STORE WITH
LODI IRON W		PO BOX 1150	LODI	CA	952410000	520 S SACRA	HEAVY INDUS
LODI KM LLC	ROBERT S MA	9665 WILSHIR	BEVERLY HILL	CA	912120000	430 S CHERO	INDIVIDUAL P
LODI KM LLC	BURR WOLFF	PO BOX 58090	DALLAS	TX	753569907	520 S CHERO	INDIVIDUAL P
LODI LAND AS		14851 S BASC	LOS GATOS	CA	950320000	0	VACANT COM
LODI MUSLIM		210 POTLARK	SLC	CA	952400000	210 E POPLA	CHURCH, SYN
LODI NATION		PO BOX 1110	STOCKTON	CA	952010000	120 W WALN	BANKS
LODI POST N		PO BOX 521	LODI	CA	952410000	320 N WASHI	CLUBS AND L
LODI SPANISH		301 EDEN ST	LODI	CA	952400000	301 E EDEN	CHURCH, SYN
LODI VICTORY		321 S CENTRA	LODI	CA	952400000	321 S CENTR	CHURCH, SYN
LODI JOHN &		220 S SUNSET	LODI	CA	952400000	116 N CENTR	TWO SINGLE
LOEL POUNDA		105 S WASHIN	LODI	CA	952400000	105 S WASHI	CLUBS AND L
LOIS P BALLA		2331 W HWY 1	LODI	CA	952420000	15 N SACRAM	COCKTAIL LO
LONG, CHARL		237 CHARLES	LODI	CA	952400000	237 E CHARL	SINGLE FAMIL

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LONGMIRE, R	DAVID E LON	860 COMANC	LIVERMORE	CA	945500000	313 E VINE	SINGLE FAMIL
LOCK, DARL		22091 N BRUE	ACAMPO	CA	952200000	423 E POPLA	TWO SINGLE
LOOMIS, GRE		1030 LLOYD S	LODI	CA	952400000	1030 S LLOYD	SINGLE FAMIL
LOPEZ, ARTU		221 E VINE ST	LODI	CA	952400000	221 E VINE	TWO SINGLE
LOPEZ, CELS		805 S WASHIN	LODI	CA	952400000	805 S WASHI	SINGLE FAMIL
LOPEZ, FELIP		712 WASHING	LODI	CA	952400000	712 S WASHI	SINGLE FAMIL
LOPEZ, MANU		111 N GARFIE	LODI	CA	952400000	111 N GARFIE	SINGLE FAMIL
LOPEZ, MARTI		1730 W 41ST	LOS ANGELES	CA	900620000	23 W DE FOR	SINGLE FAMIL
LOPEZ, PABL	DELIA GUTIER	111 S GARFIE	LODI	CA	952400000	111 S GARFIE	SINGLE FAMIL
LOPEZ, RAYM		849 LLOYD	LODI	CA	952400000	126 S STOCK	ONE DUPLEX
LOPEZ, YBER		126 S STOCK	LODI	CA	952400000	1007 S CENT	SINGLE FAMIL
LORENZ, LAR		1007 S CENTR	LODI	CA	952400000	441 E EDEN	SINGLE FAMIL
LORETZ, FRA		10884 FRANKL	ECK GROVE	CA	952420000	204 E EDEN	TWO SINGLE
LORIMER, DE	DENISE BAUM	1031 W TURK	LODI	CA	952400000	421 E LODI	SINGLE FAMIL
LOVE, BRYAN		421 E LODI AV	LODI	CA	952400000	826 S SCHOO	SINGLE FAMIL
LOVELL, BRA		826 S SCHOO	LODI	CA	952400000	215 W LODI	THREE UNITS
LOW, BARBAR		1032 HIGHLAN	VALLEJO	CA	945000000	215 W LODI	ONE DUPLEX
LOWERY, CAR		PO BOX 1031	WOODBRIDG	CA	952580000	241 E FLORA	SINGLE FAMIL
LOZA, MARIE		241 1/2 E FLO	LODI	CA	952400000	528 E PINE	SINGLE FAMIL
LUA, LUIS D &	MARICELA LU	529 E PINE ST	LODI	CA	952400000	204 E HILBOR	SINGLE FAMIL
LUNA, ARMAN		204 HILBORN	LODI	CA	952400000	329 E WATSO	SINGLE FAMIL
LUNA, AUSEN		329 WATSON	LODI	CA	952400000	930 S WOOD	SINGLE FAMIL
LUNA, ENRIQ		930 WOODRO	LODI	CA	952400000	200 E HILBOR	SINGLE FAMIL
LUNA, HENRY		200 HILBORN	LODI	CA	952400000	217 N GARFIE	TWO SINGLE
LUNA, NOE JU		217 N GARFIE	LODI	CA	952400000	806 E LOCKE	WAREHOUSIN
LUNG, KEN A		240 N CHERO	LODI	CA	952400000	412 E EDEN	SINGLE FAMIL
LURTSENA, H		6002 PORTSM	STOCKTON	CA	952400000	110 E TURNE	LIGHT MANUF
LUSTRE, CAL		110 E TURNER	LODI	CA	952400000	108 E ELM	STORE WITH
M & P INVEST		1021 BLACK DI	LODI	CA	952400000	411 E POPLA	SINGLE FAMIL
MACDODGALL		411 E POPLAR	LODI	CA	952400000	233 E FLORA	SINGLE FAMIL
MACHADO, M		233 RIMBY AV	LODI	CA	952400000	227 E CHERR	SINGLE FAMIL
MACHELL, CH		227 CHERRY	LODI	CA	952400000	227 E WELLS	SINGLE FAMIL
MACIAS, ABEL		922 WELLS	LODI	CA	952400000	220 E WELLS	SINGLE FAMIL
MACKENZIE, J		220 POPLAR S	LODI	CA	952400000	409 E MAPLE	SINGLE FAMIL
MAERZLUFT		409 E MAPLE	LODI	CA	952400000	1028 S CENT	SINGLE FAMIL
MAERZLUFT		1028 S CENTR	LODI	CA	952400000	400 S CENTR	SINGLE FAMIL
MAGAR, EMM		400 S CENTRA	LODI	CA	952400000	237 E FLORA	SINGLE FAMIL
MAGHONEY, J		237 FLORA ST	LODI	CA	952400000	112 E WALNU	SINGLE FAMIL
MAGNANA, M		112 E WALNU	LODI	CA	952200000	933 S GARFIE	TWO SINGLE
MALLOUX, DE		24239 SUTTEN	ACAMPO	CA	908093023	404 E WALNU	TWO SINGLE
MAISCH, MAU		6178 MYRTLE	LONG BEACH	CA	952400000	418 E MAPLE	SINGLE FAMIL
MALDONADO		418 E MAPLE	LODI	CA	952400000	315 E PINE	SINGLE FAMIL
MALDONADO		311 E PINE ST	LODI	CA	952400000	315 E PINE	ONE DUPLEX
MALDONADO, S	SANTOS MAL	315 E PINE ST	LODI	CA	952400000	237 E FLORA	SINGLE FAMIL
MALIK, ABDUL		237 1/2 E FLO	LODI	CA	952330000	315 E CYPRE	SINGLE FAMIL
MALIK, RASHI	MALIK MUMTA	PO BOX 815	VICTOR	CA	952400000	812 S STOCK	TWO SINGLE
MALL, STANLE		1001 LAKE HIL	LODI	CA	952400000	336 E HILBOR	SINGLE FOUR
MALLORY, DA		336 HILBORN	LODI	CA	952400000	235 E HILBOR	THREE UNITS
MANILDI, J ST		3560 EDGEW	LODI	CA	952412584	315 E WALNU	ONE DUPLEX
MANLY, PAYNI		PO BOX 2584	LODI	CA	952405000	416 E CONCO	SINGLE FAMIL
MANW, VERNI		416 CONCOR	LODI	CA	952400000	424 E LODI	STORE WITH
MANTZ, WAR		424 E LODI AV	LODI	CA	940660000	418 W LODI	DRIVE-IN RES
MAO, KEVIN C		2841 OAKMONI	SAN BRUNO	CA	952070000	325 E KETTLE	SPECIAL TY S
MARCHICK, A		7129 OAK CRES	STOCKTON	CA	952200000	10 S SCHOO	SINGLE STOR
MARILYN GRA	JOHN A GRAF	9221 E ACAMPA	ACAMPO	CA	952400000	303 E OAK	FOUR UNITS
MARKE, RONI		115 CONNIE S	LODI	CA	952400000	308 E ELM	SINGLE FAMIL
MARKE, RONI		1739 EDGEW	LODI	CA	952400000	705 S SACRA	TWO SINGLE
MARQUEZ, BU		959 WOODRO	LODI	CA	952400000	333 E VINE	SINGLE FAMIL
MARQUEZ, CO	MARIA MARO	333 E VINE ST	LODI	CA	952400000	1301 S SACR	COMM USE T
MARQUEZ, CO		1301 S SACRA	LODI	CA	952400000	945 S CENTR	SUPERMARKE
MARQUEZ, CO		845 S CENTRA	LODI	CA	952400000	528 E HAROL	SINGLE FAMIL
MARROQUIN		529 E HAROLD	LODI	CA	952400000	416 E HAROL	SINGLE FAMIL
MARTENS, CA		416 HAROLD	BLOOM	CA	231180000	15 W TOKAY	SINGLE FAMIL
MARTIN, GAYL		9404 WINDSO	MECHANIESVIA	CA	952400000	421 E ELM	SINGLE FAMIL
MARTIN, JOH		421 E ELM ST	LODI	CA	952400000	217 E OAK	SINGLE FAMIL
MARTIN, RAY		217 E OAK ST	LODI	CA	952400000	532 E HAROL	SINGLE FAMIL
MARTIN, RITA		532 E HAROLD	LODI	CA	952400000	325 E OAK	SINGLE FAMIL
MARTIN, ROB		325 E OAK ST	LODI	CA	952400000	15 W OAK	SINGLE STOR
MARTIN, RUS		825 CARDINAL	LODI	CA	952200000	208 S STOCK	SINGLE FAMIL
MARTIN, TON		4860 E WOOD	ACAMPO	CA	952076707	228 E TOKAY	SINGLE FAMIL
MARTINEZ AR	NORTH AMERI	2105 W MARC	STOCKTON	CA	95261014	327 N STOCK	SINGLE FAMIL
MARTINEZ, AL		PO BOX 1014	WOODBRIDG	CA	952400000	16 N CENTRA	SINGLE FAMIL
MARTINEZ, AL		16 N CENTRAL	LODI	CA	952200000	532 E LOCUS	SINGLE FAMIL
MARTINEZ, EN		20066 N KENNA	ACAMPO	CA	952400000	218 E ACACIA	SINGLE FAMIL
MARTINEZ, FE		218 ACACIA S	LODI	CA	952400000	412 E FLORA	SINGLE FAMIL
MARTINEZ, JE		411 E FLORA	LODI	CA	952400000	236 E FLORA	SINGLE FAMIL
MARTINEZ, JU		236 FLORA ST	LODI	CA	958204427	329 E VINE	SINGLE FAMIL
MARTINEZ, NA		5704 22ND AV	SACRAMENTO	CA	952400000	824 S WOOD	SINGLE FAMIL
MARTINEZ, PA		824 WOODRO	LODI	CA	952400000	532 E OAK	SINGLE FAMIL
MARTINEZ, R		532 E OAK ST	LODI	CA	952400000	548 E WALNU	SINGLE STOR
MARTINEZ, R		2204 NEWBUR	LODI	CA	952400000	1300 S STOC	SINGLE FAMIL
MASAOKA, TO		1300 S STOCK	LODI	CA	952400000	334 E OAK	SINGLE FAMIL
MASEPOH, R		334 1/2 E OAK	LODI	CA	952400000	0	SINGLE FAMIL
MASON, VEST		17588 GULF	LODI	CA	952400000	321 W PINE	TWO STOR
MASONIC TENA		1035 S GARFI	LODI	CA	952400000	1035 S GARFI	SINGLE FAMIL
MASOOD, MO		1035 S GARFI	LODI	CA	952400000	233 S PLEAS	SINGLE FAMIL
MASOOD, MO		360 E LODI AV	LODI	CA	952400000	222 E REDWO	SINGLE FAMIL
MASTRANO		1086 NEWPOR	GROVER BEA	CA	952400000	425 E MISSIO	SINGLE FAMIL
MATA, BERNA	HABITAT FOR	31 E VINE ST	STOCKTON	CA	952400000	508 S SCHOO	S-10 RESIDEN
MATA, JOHAY		425 MISSION	LODI	CA	952400000	972 S LLOYD	SINGLE FAMIL
MATAGA, YOS		1911 EDGEW	LODI	CA	952400000	1003 S GARFI	SINGLE FAMIL
MATAJICICH		972 LLOYD ST	LODI	CA	952400000	1003 S GARFI	SINGLE FAMIL
MATOS, JOHN		1003 S GARFI	LODI	CA	952400000	511 E LODI	SINGLE FAMIL
MAURINO, LO		511 E LODI AV	LODI	CA	952400000		

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USE/DESC
					951101068	0	PARKING LOT
MAXWELL, W	CUSHMAN &	2001 GATEWAY	SAN JOSE	CA	952400000	112 S MAIN	LIGHT INDUST
MAYERS, FRET		1233 BRANDY	LODI	CA	952400000	305 E HILBOR	SINGLE FAMIL
MAYO, WILLIS		305 1/2 HILBO	LODI	CA	952400000	1111 S STOC	LIGHT MANUF
MCBRIDE, CLI		332 E WALNU	LODI	CA	952400000	352 E WALNU	SINGLE FAMIL
MCCAFFERY, J		763 S CRESC	LODI	CA	952400000	218 N CHERO	ONE STORE A
MCCARTY, JA		326 E OAK ST	LODI	CA	952400000	201 W LODI #	ONE STORY O
MCCARTY, DI		1118 TENEIGH	SACRAMENTO	CA	956180000	504 E LOCUS	SINGLE FAMIL
MCCADLEY, M		504 E LOCUS	LODI	CA	952400000	209 E FLORA	THREE UNITS
MCCLEES, RO	ROSETTA VE	363 S SUNSET	LODI	CA	952410000	21 S SACRAM	SINGLE STOR
MCCOMBS, O		PO BOX 259	LODI	CA	952400000	26 N WASHIN	SINGLE FAMIL
MCCONNELL, R	HENDERSON	26 N WASHIN	LODI	CA	952400000	517 S CENTR	SINGLE STOR
MCGEE, SHIR		PO BOX 4124	STOCKTON	CA	952040000	354 E OAK	GROCERY ST
MCGILL, GLEN		354 E OAK ST	LODI	CA	952400000	350 E EDEN	ONE DUPLEX
MCGINN, JAM		350 E OAK ST	LODI	CA	952400000	425 E EDEN	SINGLE FAMIL
MCGINN, SAN	LIESHA ANN R	425 EDEN ST	LODI	CA	952400000	349 E PINE	SINGLE FAMIL
MCKAY, LUEL		349 E PINE ST	LODI	CA	952270000	241 E MAPLE	ONE DUPLEX
MCKENZIE, JA		19211 E LIBER	CLEMENTS	CA	952730000	350 E ACACIA	SINGLE FAMIL
MCLAUGHLIN, R	SHERRELL C	816 CALLE PL	SAN CLEMEN	CA	952400000	208 S SCHOO	SINGLE STOR
MCMANUS, R		350 ACACIA S	LODI	CA	952400000	727 S GARFIE	SINGLE FAMIL
MCPHERSON, J		1245 S SUNSE	LODI	CA	952400000	1004 S LLOYD	SINGLE FAMIL
MCWILLIAMS, J		727 S GARFIE	LODI	CA	952400000	332 E WALNU	SINGLE FAMIL
MEACHAM, D		1004 LLOYD S	LODI	CA	952400000	805 S GARFIE	SINGLE FAMIL
MEADOWS, I		PO BOX 1285	LODI	CA	952411285	512 E MAPLE	SINGLE FAMIL
MEAGHER, DA		170 LIBBY ST	OCEANSIDE	CA	952400000	211 E WALNU	SINGLE FAMIL
MEDICIS, DON		512 MAPLE ST	LODI	CA	952400000	224 N RUSH	SINGLE FAMIL
MEDINA, MARI		211 E WALNU	LODI	CA	952400000	325 E PINE	SINGLE FAMIL
MEDINA, MAR		224 RUSH ST	LODI	CA	952400000	109 N CHURC	ONE STORY O
MEDRANO, BE		325 E PINE ST	LODI	CA	952400000	240 S LEE	SINGLE FAMIL
MEEK, MICHA		2141 W LODI A	LODI	CA	952420000	411 E ELM	S-10 RESIDEN
MEHLHAPP, F		331 KRISTMD	LODI	CA	952420000	344 E WALNU	SINGLE FAMIL
MEHLHAPP, R		823 S MILLS A	LODI	CA	952400000	123 E PINE	USED CAR LO
MEIDINGER, L		334 E WALNU	LODI	CA	952400000	905 S GARFIE	SINGLE FAMIL
MEIDINGER, M		1022 LAUREL	LODI	CA	952400000	1244 S STOC	SINGLE FAMIL
MEIDINGER, S		905 S GARFIE	LODI	CA	952400000	431 E LODI	SINGLE FAMIL
MEIER, MICHA		1240 S STOCK	LODI	CA	952400000	233 S CHURC	BANKS
MEINECKE, H		431 E LODI AV	LODI	CA	952400000	334 E EDEN	SINGLE FAMIL
MEIR, MOHAM		237 FUNSTO	SAN FRANCIS	CA	941160000	809 S SACRA	SINGLE FAMIL
MEISSNER, R		334 E EDEN S	LODI	CA	952400000	1101 S CERN	SINGLE FAMIL
MEJIA, LEOBA		809 S SACRA	LODI	CA	952400000	17 N WASHIN	SINGLE FAMIL
MEJIA, MANU		1101 S CENT	LODI	CA	952400000	238 E LODI	STORE WITH
MELEREN, RA		328 W LOUIE	LODI	CA	952400000	119 S STOCK	SINGLE FAMIL
MELENDREZ, J		236 E LODI AV	LODI	CA	952420000	316 E VINE	THREE UNITS
MENDEZ, CHA		1543 VISTA D	LODI	CA	950510000	17 N CHEROKE	USED CAR LO
MENDEZ, JOH		2829 AGAYE	SANITA CLARA	CA	952400000	209 N STOCK	SINGLE FAMIL
MENDONCA, A		11 W CHEROKE	LODI	CA	952400000	532 E ELM	SINGLE FAMIL
MENDONCA, A		1600 AMBERL	LODI	CA	952420000	418 E EDEN	SINGLE FAMIL
MENDONCA, M	GABRIEL MEN	532 E ELM ST	LODI	CA	952400000	20 S MAIN	STORE WITH
MENDOZA, AL		14 S WASHIN	LODI	CA	952400000	647 E ANA	SINGLE FAMIL
MENDOZA, JO		418 EDEN ST	LODI	CA	952400000	501 E WATSO	SINGLE FAMIL
MENDOZA, JO		2601 E ARMST	LODI	CA	952400000	505 E OAK	TWO SINGLE
MERCADO, CL		847 ANA ST	LODI	CA	952400000	218 E CHARL	SINGLE FAMIL
MERCADO, PA		507 WATSON	LODI	CA	952400000	18 S WASHIN	ONE DUPLEX
MERCADO, RA	HECTOR MER	505 E OAK ST	LODI	CA	952400000	520 E RAILRO	INDUS. USE T
MERCADO, RA		218 CHARLES	LODI	CA	952400000	832 E LOCUS	SINGLE FAMIL
MERKLE, ALA		18375 NE HW	NEWBERG	OR	971320000	307 E POPLA	SINGLE FAMIL
MERTZ, VICT		709 S CRESC	LODI	CA	952400000	124 S WASHI	SINGLE FAMIL
METZGER, HO		4767 E HARVE	ACAMPO	CA	952200000	21 W LOCUST	S-10 RESIDEN
MEYER, PAULI		6793 DOUGHE	ACAMPO	CA	952400000	0	NOT A VALID
MEYERS, KAT		124 S WASHIN	LODI	CA	952400000	813 E HAROL	SINGLE FAMIL
MEYERS, L P		131 S AVENA	LODI	CA	952580000	718 S GARFIE	SINGLE FAMIL
MEYERS, NIC		77 RIVERWOOD	WOODBRIDG	CA	952400000	920 E VICTOR	SINGLE STOR
NICHOLS, JO	ANGEL MICHA	513 HAROLD S	LODI	CA	952400000	323 E VINE	SINGLE FAMIL
MILLA, LUCY		7580 W MCKIN	PRESNO	CA	937220000	314 E WASHI	SINGLE FAMIL
MILLAN, ELIZA		719 S GARFIE	LODI	CA	952400000	312 S MAIN	WAREHOUSIN
MILLER'S WA		507 ST CLAIR	LODI	CA	952400000	410 E HAROL	ONE DUPLEX
MILLER, BARB		323 E VINE ST	LODI	CA	952370000	430 E MAPLE	SINGLE FAMIL
MILLER, CHAR		PO BOX 203	LOCKEFORD	CA	952400000	932 E VICTOR	LIGHT MANUF
MILLER, CHAR		314 WATSON	LODI	CA	952400000	5 N SCHOOL	MULTIPLE ST
MILLER, LEON		513 E TOKAY	LODI	CA	952400000	229 S LEE	SINGLE FAMIL
MILLER, MARV		330 S MAIN ST	LODI	CA	952480000	408 E RAILRO	SINGLE FAMIL
MILLER, VERN		PO BOX 81	RAILROAD FL	CA	952400000	322 E CYPRES	SINGLE FAMIL
MILLER, VERN		410 HAROL S	LODI	CA	952400000	1004 WELLS	SINGLE FAMIL
MILLER, VERN		507 ST CLAIR	LODI	CA	952400000	241 E HILBOR	SINGLE FAMIL
MILLERS WAR		404 W PINE S	LODI	CA	952400000	405 E HAROL	SINGLE FAMIL
MILLS, FRANK	MARSHALL &	229 S LEE AVE	LODI	CA	952400000	321 E ELM	SINGLE FOUR
MINDY, DORO		9463 LOCKERI	SACRAMENTO	CA	958290000	500 S CENTR	SINGLE STOR
MINHAS, ROS		322 E CYPRES	LODI	CA	952400000	315 E LOCUS	SINGLE FAMIL
MIRANDA, AB		1004 WELLS	LODI	CA	952400000	501 E HILBOR	SINGLE FAMIL
MIRANDA, MA		1004 WELLS	LODI	CA	952400000	910 S GARFIE	SINGLE FOUR
MIRELES, SAL		241 E HILBOR	LODI	CA	952400000	840 S CENTR	MULTIPLE ST
MIRELES, ZUL		405 E HAROL	LODI	CA	952480000	800 S WOOD	SINGLE FAMIL
MITCHELL, RI		870 RIDGE RD	RAILROAD FL	CA	952400000	441 E CONCO	SINGLE FAMIL
MOEHRING, F		500 S CENTR	LODI	CA	952400000	454 E MAPLE	SINGLE FAMIL
MOEHRING, F		315 E LOCUST	LODI	CA	952400000	1201 S CENT	11-20 RESIDE
MOEHRING, F		8158 E LIBERTY	GALT	CA	956320000	835 S WOOD	SINGLE FAMIL
MOITOSO, RO		1000 LAFAVEY	SNATA CLARA	CA	950500000	323 E LOCUS	11-20 RESIDE
MOTTZER, M	STATTEGG H	8046 GRAZ	AUSTRIA, EURXX	000000000	910 S GARFIE	SINGLE FOUR	
MOJALLI, MAH		421 LESLIE AV	STOCKTON	CA	952070000	840 S CENTR	MULTIPLE ST
MOJICA, RUB		900 WOODRO	LODI	CA	952400000	441 E CONCO	SINGLE FAMIL
MOLINA, JOE		441 CONCOR	LODI	CA	952400000	454 E MAPLE	SINGLE FAMIL
MONSIVALS, S		454 MAPLE ST	LODI	CA	940440000	1201 S CENT	11-20 RESIDE
MONTALARO, R		1544 PEREZ D	PACIFICA	CA	952400000	835 S WOOD	SINGLE FAMIL
MONTALONG, M		835 WOODRO	LODI	CA	952400000	323 E LOCUS	11-20 RESIDE
MONTGOMER, JO		1000 LAFAVEY	SNATA CLARA	CA	950500000	424 E CHERR	SINGLE FAMIL
MONTGOMER, JO		424 E CHERR	LODI	CA	952400000		

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
MOORE, ALBE		5789 SOUTHW	VALLEY SPR	CA	952520000	38 S SACRAM	SINGLE STOR
MORA, ANTH		165 ROBIN CT	GALT	CA	956320000	118 N WASHI	SINGLE FAMIL
MORALES, EN		225 MAPLE ST	LODI	CA	952400000	225 E MAPLE	SINGLE FAMIL
MORALES, JO		1040 S CENTR	LODI	CA	952400000	1040 S CENT	SINGLE FAMIL
MORALES, RO		311 CYPRESS	LODI	CA	952400000	311 E CYPRE	SINGLE FAMIL
MORITA, CALV		4 N MAIN ST	LODI	CA	952400000	8 N MAIN	STORE WITH
MORK, BRUCE		786 WIDGEON	FOSTER CITY	CA	944040000	238 N RUSH	S-10 RESIDEN
MORRIS BRO		2629 SW VEST	PORTLAND	OR	972180000	123 S SCHOO	SINGLE STOR
MORRIS, JAM		238 E TOKAY	LODI	CA	952400000	238 E TOKAY	SINGLE FAMIL
MORRIS, MUR		415 POPLAR S	LODI	CA	952400000	415 E POPLA	SINGLE FAMIL
MORRIS, MUR		237 S LEE AVE	LODI	CA	952400000	237 S LEE	SINGLE FAMIL
MORRONE, P		335 EDEN ST	LODI	CA	952400000	335 E EDEN	SINGLE FAMIL
MOSHER, JOH		200 E FLORA	LODI	CA	952400000	200 E FLORA	SINGLE FAMIL
MOSQUEDA, L		611 SO SACR	LODI	CA	952400000	611 S SACRA	SINGLE FAMIL
MOSQUEDA, L		642 E JOAQUI	LODI	CA	952400000	642 E JOAQUI	SINGLE FAMIL
MOSOQUITO, A		5503 S AIRPO	STOCKTON	CA	952060000	200 N BECKM	MISC. DISTRIC
MOULES, ANT		10848 MIGUEL	SAN JOSE	CA	951277714	734 S STOCK	ONE DUPLEX
MOUNCE, MA		54 N CLUFF A	LODI	CA	952400000	50 N CLUFF	SINGLE FAMIL
MOURAD, SO		4405 LORENZ	STOCKTON	CA	952070000	314 E WALNU	TWO SINGLE
MOYER, THO		2548 CHERRY	SAN JOSE	CA	951290000	810 E PINE	11-20 RESIDE
MUELLER, DA		412 N HAM LN	LODI	CA	952420000	735 S WASHI	SINGLE FOUR
MULLEN, R H		6453 MULBER	STOCKTON	CA	952120000	513 E LOCUS	SINGLE FAMIL
MULLER, CAR		1400 EDGEW	LODI	CA	952400000	412 S SACRA	LIGHT MANUF
MULLER, MAR		348 E ELM ST	LODI	CA	952400000	348 E ELM	SINGLE FAMIL
MUMTAZ, MO		233 EDAN ST	LODI	CA	952400000	233 E EDEN	SINGLE FAMIL
MUNOZ, ANTO		111 S CENTRAL	LODI	CA	952400000	111 S CENTR	SINGLE FAMIL
MUNOZ, ZEFE		515 S SACRA	LODI	CA	952400000	515 S SACRA	SINGLE FAMIL
MUNRO, JIM D		PO BOX 864	LODI	CA	952410000	245 E HILBOR	SINGLE FAMIL
MUNSCH, L K		2221 LONDON	SACRAMENTO	CA	958250000	321 N SACRA	MISC COMM
MURDOCK, C		929 WOODRO	LODI	CA	952400000	929 S WOOD	SINGLE FAMIL
MURGUIA, AN	SERGIO RAMI	1131 S PLEAS	LODI	CA	952408723	620 S CENTR	MEAT PRODU
MURPHEY, L F		1109 EASTRID	MODESTO	CA	953500000	428 E RAILRO	SINGLE FAMIL
MUSOLINO, B	BOB CATON	1212 N CALIF	STOCKTON	CA	952020000	511 S STOCK	THREE UNITS-
MUSTIN, DAVI		11 N SURETY D	LODI	CA	952400000	512 E PINE	FOUR UNITS-2
MUTHER, FRE		904 SYLVIA D	LODI	CA	952400000	208 E PINE	USED CAR LO
NAEM, KHAN		827 LLOYD ST	LODI	CA	952400000	827 S LLOYD	SINGLE FAMIL
NAEF, LEON G		803 W LUCAS	LODI	CA	952420000	115 W WALN	ONE STORY O
NAGATA, KEVI		5080 E NADOT	STOCKTON	CA	952150000	332 E TOKAY	SINGLE FAMIL
NAGEL, ARDE	ARDEL BETZ	24261 BARNE	COVELO	CA	954280000	413 E VINE	ONE DUPLEX-
NAGEL, GERA		5625 M STREE	SACRAMENTO	CA	958130000	315 E WATSO	SINGLE FAMIL
NAKABAYASHI		10 W PARK	STOCKTON	CA	952400000	10 W PARK	SINGLE FAMIL
NAKAMURA, J		4106 YACHT	STOCKTON	CA	952040000	111 N SCHOOL	MULTIPLE CO
NATIONWIDE		PO BOX 258	LODI	CA	952410000	27 E VINE	HEAVY INDUS
NAUGHTON,		9216 E SIERR	CLOVIS	CA	936110000	301 E OAK	S-10 RESIDEN
NAVA, JOSE &		2407 S BANYA	LODI	CA	952400000	122 N SACRA	VACANT COM
NAVA, PETER		419 E VINE ST	LODI	CA	952400000	419 E VINE	TWO SINGLE
NAVARRO, RO		913 S GARFIE	LODI	CA	952400000	913 S GARFIE	SINGLE FAMIL
NAVARRO, RO		336 E WALNU	LODI	CA	952400000	336 E WALNU	SINGLE FAMIL
NAWAB, TAJ		18 SPRUCE S	LODI	CA	952404717	18 W SPRUC	SINGLE FAMIL
NAWAZ, MOH		1015 S PRIEB	LODI	CA	952400000	1015 S PRIEB	SINGLE FAMIL
NEAL, LEO C		827 S SACRA	LODI	CA	952400000	827 S SACRA	SINGLE FAMIL
NEAL, TIMOTH		237 MISSION	LODI	CA	952400000	237 E MISSIO	SINGLE FAMIL
NELSON, STE		913 WELLSW	LODI	CA	952400000	913 S WELLS	FOUR UNITS-2
NEUMAN, RIC		910 COLOGNE	LODI	CA	952420000	919 E LODI	SINGLE FAMIL
NEVIS, MARY		337 ACACIA S	LODI	CA	952400000	337 E ACACIA	SINGLE FAMIL
NEWCO HOLZ	RM ENGINEER	PO BOX 24100	LODI	CA	952410000	1200 S SACR	HEAVY INDUS
NEWCO HOLZ	RM ENGINEER	1229 S SACRA	LODI	CA	952410000	1231 S SACR	HEAVY INDUS
NEWFIELD, JO		PO BOX 0	WOODBRIDG	CA	952580000	17 E LOCKEF	COLD STORA
NEWHALL, GE		826 WOODRO	LODI	CA	952400000	826 S WOOD	SINGLE FAMIL
NEWSTROM,		117 N GARFIE	LODI	CA	952400000	117 N GARFIE	SINGLE FAMIL
NEWTON, RO		821 N GRANT	LODI	CA	952400000	216 E TOKAY	TWO SINGLE
NHI, LUU & HU		420 E ELM ST	LODI	CA	952400000	420 E ELM	SINGLE FAMIL
NICKEL, R F T	RICHARD NIC	107 BAWDEN	GRASS VALLE	CA	959450000	515 S WASHI	SINGLE FAMIL
NICOLAOU, AL	STEVEN NICO	2437 BRITTAN	LODI	CA	952420000	533 E WALNU	THREE UNITS-
NICOLAOU, A		541 E WALNU	LODI	CA	952400000	541 E WALNU	SINGLE FAMIL
NICOLAOU, BI	STEVEN NICO	2437 BRITTAN	LODI	CA	952420000	511 E ELM	S-10 RESIDEN
NICOLAOU, WI		1502 FIR AVE	SAN LEANDR	CA	943780000	524 E OAK	S-10 RESIDEN
NILES, KURTIS		301 CONCOR	LODI	CA	952400000	301 E CONCO	SINGLE FAMIL
NILAND, JOHA		419 CHERRY	LODI	CA	952400000	419 E CHERR	SINGLE FAMIL
NINE SAC SEL	FIDELITY NAT	206 GALLERIA	ATLANTA	GA	303390000	450 N CHERO	MINI STORAG
NISAR, MOHA		457 STANISLA	LODI	CA	952400000	333 E LOCUS	FOUR UNITS-2
NO CAL CONF	IRENE RODAC	317 E ACACIA	LODI	CA	952405903	317 E ACACIA	SINGLE FAMIL
NO CAL CONF	C DUANE PUR	12606 N MUND	LODI	CA	952400000	1239 S WASHI	SINGLE FAMIL
NO CAL CONF		730 S FAIRMO	LODI	CA	952400000	1054 S CENT	PROP. USED I
NOLEN, SHEL		440 HILBORN	LODI	CA	952400000	440 E HILBOR	SINGLE FAMIL
NORTHERN C	LENFORD RE	940 VIRGINIA	LODI	CA	952420000	15 W PINE	MULTIPLE ST
NORTON, JAM		18433 TROY	WOODBRIDG	CA	952580000	1226 S LIEBIG	SINGLE FAMIL
NOVOA, AROL		1214 LIEBIG S	LODI	CA	952400000	1214 S LIEBIG	SINGLE FAMIL
NUCCO, ANI		725 S CENTRAL	LODI	CA	952400000	725 S CENTR	ONE DUPLEX-
NUÑEZ, FELIP		3857 E EMERS	ACAMPO	CA	952208391	815 S CENTR	SINGLE FAMIL
NUÑEZ, FELIP		3857 EMERSO	ACAMPO	CA	952200000	739 S WASHI	SINGLE FAMIL
NUÑEZ, LIONE	LEONIL NUNE	20639 N HWY	ACAMPO	CA	952200000	322 E POPLA	S-10 RESIDEN
O BRION, TOM		1539 PORTOL	STOCKTON	CA	952000000	519 E CYPRE	SINGLE FAMIL
OBERMAIER,		808 S SCHOO	LODI	CA	952400000	808 S SCHOO	SINGLE FAMIL
OCHOA, ANTO		PO BOX 743	THORNTON	CA	956880000	461 S WASHI	SINGLE FAMIL
OCHOA, DAVI		1428 IRIS DR	LODI	CA	952420000	237 E CHERR	SINGLE FAMIL
OCHOA, FERN		862 WOODRO	LODI	CA	952400000	862 S WOOD	SINGLE FAMIL
OCHOA, JUAN		708 S CENTRAL	LODI	CA	952400000	708 S CENTR	SINGLE FAMIL
OCHOA, JUDI		2509 GOLDFIN	CEDAR PARK	TX	786130000	513 E HILBOR	FOUR UNITS-2
OCHOA, MAN		16 1/28 LOUIE	LODI	CA	952400000	116 W LOUIE	SINGLE FAMIL
OCHOA, MARI		407 WASHING	LODI	CA	952400000	407 S WASHI	SINGLE FAMIL
OCHOA, MARI		824 S WELLS	LODI	CA	952400000	824 S WELLS	SINGLE FAMIL
OCHOA, SIMO		736 SO WASHI	LODI	CA	952400000	736 S WASHI	TWO SINGLE
OCHSNER, JO		5 CHESTNUT	LODI	CA	952400000	1014 S CENT	THREE UNITS-

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
OCWEN FINA		1675 PALM BE	WEST PALM B	FL	334010000	5 W VINE	SINGLE TRIPL
ODD FELLOW		6 S PLEASANT	LODI	CA	952400000	218 W PINE	VACANT COM
OESTERMAN		PO BOX 2596	LODI	CA	952410000	811 S CENTR	SINGLE FAMIL
OESTERMAN		2129 SUNWEST	LODI	CA	952420000	421 E WALNU	TWO SINGLE
OGREN, WAY		PO BOX 1344	LODI	CA	952410000	225 N RUSH	FOUR UNITS-2
OHLAUSER		2020 CABRILL	LODI	CA	952420000	6 W SPRUCE	ONE DUPLEX
OKAZAKI, HAR		2143 WELM S	LODI	CA	952400000	537 E EDEN	SINGLE FAMIL
OLAVARRIETA		629 ANA ST	LODI	CA	952400000	629 E ANA	SINGLE FAMIL
OLDFATHER		PO BOX 30543	STOCKTON	CA	952130000	720 N SCHOOL	SINGLE FAMIL
OLLENBERGE		211 MISSION	LODI	CA	952400000	211 E MISSIO	SINGLE FAMIL
OLMOS, ROG		525 S SACRA	LODI	CA	952400000	525 S SACRA	SINGLE FAMIL
OLSON, EDW		1306 BURGUN	LODI	CA	952400000	101 E LODI	SINGLE STOR
OLSON, REXTI		478 SANDSTO	WOODBRIDG	CA	952580000	125 E LODI	SPECIALTY S
OLVERA, SHA		211 N GARFIE	LODI	CA	952400000	211 N GARFIE	SINGLE FAMIL
OPP, WILBER		1015 GARFIEL	LODI	CA	952400000	1015 S GARFI	SINGLE FAMIL
ORDAZ, ALEJ		320 FLORA ST	LODI	CA	952400000	320 E FLORA	SINGLE FAMIL
ORDAZ, ALPO		433 1/2 EDEN	LODI	CA	952400000	433 E EDEN	SINGLE FAMIL
ORDAZ, ENRI		537 E LODI AV	LODI	CA	952400000	537 E LODI	SINGLE FAMIL
ORDINOLA, LU		828 S GARFIE	LODI	CA	952400000	828 S GARFIE	SINGLE FAMIL
ORDONEZ, H		1019 S GARFI	LODI	CA	952400000	404 E OAK	SINGLE FAMIL
ORIHUELA, VA		333 1/2 E ELM	LODI	CA	952400000	333 E ELM	SINGLE FAMIL
OROZCO, JOS		421 HERALD S	LODI	CA	952400000	401 E LOCUS	SINGLE FAMIL
OROZCO, OS		303 E TOKAY	LODI	CA	952400000	303 E TOKAY	SINGLE FAMIL
ORT, MICHAEL		534 OLD ORC	DANVILLE	CA	945263655	4 N CENTRAL	SINGLE FAMIL
ORTEGA, AGU		424 RAILROAD	LODI	CA	952400000	424 E RAILRO	SINGLE FAMIL
ORTEGA, GUI		508 1/2 E CHE	LODI	CA	952400000	508 E CHERR	TWO SINGLE
ORTEGA, MAR		850 S WOODR	LODI	CA	952400000	850 S WOOD	SINGLE FAMIL
ORTIZ, IGNACI		432 E MAPLE	LODI	CA	952400000	814 S WOOD	ONE DUPLEX
ORTIZ, IGNACI		432 MAPLE ST	LODI	CA	952400000	432 E MAPLE	SINGLE FAMIL
OS LODI LLC	ATTN PETER	1120 BROCKM	SONOMA	CA	954780000	360 S CHERO	SINGLE STOR
OSBURN, TO		8 W PARK ST	LODI	CA	952400000	8 W PARK	SINGLE FAMIL
OST, CALVIN L		228 EDEN ST	LODI	CA	952400000	228 E EDEN	ONE DUPLEX
OSWALD, MIRI		945 S WASHIN	LODI	CA	952400000	945 S WASHI	SINGLE FAMIL
OTTERSTETT		1111 MAC ARTISAN	LEANDR	CA	945770000	1317 S CENT	5-10 RESIDEN
OTTINGER, D		333 E CONCO	LODI	CA	952400000	333 E CONCO	SINGLE FAMIL
QUIMETTE, C		517 E WALNU	LODI	CA	952400000	517 E WALNU	SINGLE FAMIL
OUTREACH MI		715 S CENTRA	LODI	CA	952400000	935 S CENTR	SINGLE FAMIL
OWEN, SUSA		19086 CREEK	LOCKEFORD	CA	952370000	407 W LODI	ONE STORY D
PACIFIC COAS		PO BOX 1800	LODI	CA	952411800	837 S STOCK	VACANT COM
PACIFIC COAS		621 N CLUFF	LODI	CA	952400000	838 S STOCK	FRUIT AND VE
PACIFIC COAS		831 N CLUFF	LODI	CA	952400000	741 S STOCK	WAREHOUSIN
PAGE, MICHA		PO BOX 578	WOODBRIDG	CA	952580000	228 E VINE	SINGLE FAMIL
PAIGE, KENNE		1720 WINDJA	LODI	CA	952420000	103 E ELM	AUTO AND TR
PALACIOS, DE		343 E LODI AV	LODI	CA	952400000	343 E LODI	SINGLE FAMIL
PANIAGUA, D		5333 E WASHI	STOCKTON	CA	952150000	420 E LODI	SINGLE STOR
PANSKY, EMIL		901 JACKLING	HILLSBOROU	CA	940100000	121 S CHERO	SINGLE STOR
PANTELOS		312 S SACRA	LODI	CA	952400000	312 S SACRA	SINGLE FAMIL
PAREDES, HE		403 S CENTRA	LODI	CA	952380000	945 S CYPRE	TWO SINGLE
PARK, DAVID I		547 E RIVERSI	WOODBRIDG	CA	952400000	820 S CHERO	CAR WASH
PARKER, JUI		337 FLORA ST	LODI	CA	952400000	337 E FLORA	SINGLE FAMIL
PARKER, STE		1000 S CENTR	LODI	CA	952400000	1000 S CENT	SINGLE FAMIL
PARTIDA, MIC		333 HAROLD S	LODI	CA	952400000	333 E HAROL	SINGLE FAMIL
PASADENA AP	SCHAFER SU	101 W LOCUS	LODI	CA	952400000	101 W LOCUS	21-40 RESIDE
PASCUAL, SA		853 DORCHES	LODI	CA	952400000	209 N SCHOO	CONVALESC
PASCUAL, SA		853 DORCHES	LODI	CA	952400000	825 S LLOYD	SINGLE FAMIL
PATEE, DEAN		918 S CENTRA	LODI	CA	952400000	918 S CENTR	SINGLE FAMIL
PATEL, ASMIT		501 N CHERO	LODI	CA	952400000	501 N CHERO	MOTELS LESS
PATEL, GHAN		112 N SCHOO	LODI	CA	952400000	106 N SCHOO	HOTEL WITHO
PATEL, KANU		22 1/2 S MAIN	LODI	CA	952400000	22 S MAIN	MOTELS LESS
PATEL, RAKE		815 S CHERO	LODI	CA	952400000	815 S CHERO	MOTELS LESS
PATEL, SURE		607 S CHERO	LODI	CA	952400000	607 S CHERO	MOTELS LESS
PATEL, SURE		917 S CHERO	LODI	CA	952400000	917 S CHERO	MOTELS LESS
PAZ, ADRIAN		509 S SACRA	LODI	CA	952400000	509 S SACRA	SINGLE FAMIL
PAZ, RAMIRO		532 1/2 E TOK	LODI	CA	952400000	532 E TOKAY	SINGLE FAMIL
PAZ, RAMIRO		501 E TOKAY	LODI	CA	952400000	501 E TOKAY	SINGLE FAMIL
PEARSON, TH		938 LLOYD ST	LODI	CA	952400000	938 S LLOYD	SINGLE FAMIL
FEDER, CRAI		572 ISLAND	PUREWOOD CI	CA	940650000	21 E ELM	AUTO AND TR
FEDROZA, R A		960 LLOYD	LODI	CA	952400000	960 S LLOYD	SINGLE FAMIL
FEET, CHARL		312 MAPLE ST	LODI	CA	952400000	312 E MAPLE	SINGLE FAMIL
PELLERINI, WALDON & RITA		628 N SCHOO	LODI	CA	952400000	628 N SCHOO	SINGLE FAMIL
PENA, ALFON		300 E VINE ST	LODI	CA	952400000	300 E VINE	SINGLE FAMIL
PENA, ALFON		304 WATSON	LODI	CA	952400000	304 E WATSO	SINGLE FAMIL
PENA, SEBAS	MARTHA MOR	1824 MARIPO	LODI	CA	952420000	415 E TOKAY	TWO SINGLE
PERALES, ALB		911 LLOYD	LODI	CA	952400000	911 S LLOYD	SINGLE FAMIL
PERALES, JO		133 MULBERR	LODI	CA	952400000	808 S WOOD	SINGLE FAMIL
PEREZ, ANTO		PO BOX 180	WOODBRIDG	CA	952580000	515 E CHERR	TWO SINGLE
PEREZ, JUAN	FERNADO M	16 N GARFIEL	LODI	CA	952400000	18 N GARFIEL	SINGLE FAMIL
PEREZ, LUPE		118 SACRAME	LODI	CA	952400000	118 N SACRA	STORE WITH
PEREZ, PRUD		948 LLOYD ST	LODI	CA	952400000	948 S LLOYD	SINGLE FAMIL
PEREZ, ROBE		331 E FLORA	LODI	CA	952400000	331 E FLORA	SINGLE FAMIL
PERICAO, JOS		PO BOX 1981	LODI	CA	952410000	211 E ACACIA	TWO SINGLE
PERICAO, JOS		219 N MAIN ST	LODI	CA	952400000	219 N MAIN	AUTO AND TR
PERICAO, JOS		220 S LEE AVE	LODI	CA	952400000	220 S LEE	SINGLE FAMIL
PERIS, EMMA		508 HAROLD S	LODI	CA	952400000	508 E HAROL	SINGLE FAMIL
PERLEGOS, P		13506 N CURR	LODI	CA	952409338	541 E LOCUS	SINGLE FAMIL
PERMARY, DEL		19690 N HWY	ACAMPO	CA	952200000	613 S CENTR	TWO SINGLE
PERRY, ALBE		409 CONCOR	LODI	CA	952400000	409 E CONCO	SINGLE FAMIL
PERRY, BETT		205 EDEN ST	LODI	CA	952400000	205 E EDEN	SINGLE FAMIL
PERRY, LORE		1223 E ACAMP	ACAMPO	CA	952200000	844 S WOOD	SINGLE FAMIL
PERRY, MICH	SARAH A SCH	1016 WELLSW	LODI	CA	952400000	1016 WELLS	SINGLE FAMIL
PERVAIZ, M N		1010 S CENTR	LODI	CA	952400000	1010 S CENT	SINGLE FAMIL
PETERS, MIC		828 S WASHIN	LODI	CA	952400000	828 S WASHI	SINGLE FAMIL
PETERSEN, L		210 N LOWER	LODI	CA	952420000	228 S HUTCH	SINGLE FAMIL
PETERSEN, L		515 W LODI A	LODI	CA	952400000	510 E LODI	STORE WITH

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USED/DESCR
PFEFFERKOR		2345 REDWOOD	VISALIA	CA	932770000	206 E FLORA	TWO SINGLE
PFEIFLE, AND		PO BOX 667	LODI	CA	952400000	308 E LOCUS	SINGLE FAMIL
PFEIFLE, BET		207 CHARLES	LODI	CA	952400000	207 E CHARL	SINGLE FAMIL
PHILLIPS, GAY		821 S GARFIE	LODI	CA	952400000	821 S GARFIE	SINGLE FAMIL
PHILLIPS, GAY		514 S SCHOO	LODI	CA	952400000	514 S SCHOO	SINGLE FAMIL
PHILLIPS, GAY		873 E PINE ST	LODI	CA	952400000	103 S CHERO	SINGLE STOR
PHILLIPS, GE		212 CHARLES	LODI	CA	952420000	212 E CHARL	SINGLE FAMIL
PHILLIPS, KEN		1316 ARUNDE	LODI	CA	952400000	18 S PLEASA	SINGLE FAMIL
PHILLIPS, MA		232 S PLEASA	LODI	CA	952400000	232 S PLEASA	SINGLE FAMIL
PHILLIPS, TRA		PO BOX 1466	LODI	CA	952411466	416 E EDEN	TWO SINGLE
PHINNEY, GR		525 E MISSIO	LODI	CA	952400000	380 S CHERO	INDIVIDUAL P
PIC N SAVE IN	PROPERTY TA	3336 E 32ND	STULSA	OK	741350000	820 S WASHI	TWO SINGLE
PICKETT, JAM		PO BOX 673	CLEMENTS	CA	952400000	528 E OAK	SINGLE FAMIL
PIERCE, MAR		528 E OAK ST	LODI	CA	952400000	317 E KETTLE	RESTAURANT
PIETRO'S PIZZ		317 E KETTLE	LODI	CA	952400000	321 E KETTLE	PARKING LOT
PIETRO'S PI		317 E KETTLE	LODI	CA	952070000	504 E TOKAY	SIRSI FAMIL
PINHEIRO, LA		365 SANTA CL	STOCKTON	CA	952400000	36 N CLUFF	VACANT INDU
PINKERTON H		424 S WASHIN	LODI	CA	952400000	824 S WASHI	SINGLE FAMIL
PINKHAM, DO		806 BEL AIR C	LODI	CA	952400000	437 E LOCUS	SINGLE FAMIL
PINNELL, BET		23381 N DEVR	LODI	CA	952400000	806 N SCHOO	SINGLE FAMIL
PISANO, LAW		606 N SCHOO	LODI	CA	956780000	603 N CHERO	MOTELS LESS
PITAMBER, RA		1118 ROCKIN	ROSEVILLE	CA	952420000	436 E LOCUS	SINGLE FAMIL
PITCHFORD,		1525 W ELM S	LODI	CA	952400000	306 E POPLA	SINGLE FAMIL
PIZZO, JOHN		306 POPLAR	LODI	CA	952400000	221 E REDWO	SINGLE FAMIL
PLINES, JACK		221 REDWOOD	LODI	CA	952400000	1203 S LIEBIG	SINGLE FAMIL
PLOUGH, NIN		PO BOX 228	LODI	CA	952400000		AUTO SALES
PLUMMER, DE		PO BOX 228	LODI	CA	952400000	800 S WOOD	ONE DUPLEX
POCOCK, LAU		8502 KINROSS	STOCKTON	CA	945500000	104 S PLEASA	THREE UNITS
POLANSKY, G		2416 FARNSW	LIVERMORE	CA	952400000	309 E FLORA	SINGLE FAMIL
POLANSKY, R		2520 S HAM I	LODI	CA	952400000	873 S WOOD	SINGLE FAMIL
POLSON, MIC		872 WOODRO	LODI	CA	952400000	416 E PINE	SINGLE FAMIL
PORTER, LOR		416 E PINE ST	LODI	CA	952200000	314 N CHERO	AUTO AND TR
PORTSCHELL		13430 E PELTI	JACAMPO	CA	952400000	526 S SCHOO	SINGLE FAMIL
POWELL BILL		526 S SCHOO	LODI	CA	952400000	526 E MAPLE	SINGLE FAMIL
POWELL, HAR		1201 ROSEW	LOVELAND	CO	805370000	224 E EDEN	SINGLE FAMIL
PRETZLER, VI		PO BOX 157	VICTOR	CA	952400000	433 E OAK	SINGLE FAMIL
PRICE, STARR		433 E OAK ST	LODI	CA	952400000	434 N SCHOO	WAREHOUSIN
PRINCE, ARN		434 N SCHOO	LODI	CA	952400000	401 N SACRA	SINGLE FAMIL
PROHASKA, D		610 W TURNE	LODI	CA	952410000	310 W LOCUS	PROP USED 11
PROTESTANT	ST JOHN BAP	PO BOX 287	LODI	CA	952400000		CHURCH SYN
PROVIDENCE		245 E VINE ST	LODI	CA	952400000	426 E RAILRO	SINGLE FAMIL
PUGA, EULALI	MARIA DELRO	426 E RAILRO	LODI	CA	952400000	242 E WAYSO	SINGLE FAMIL
PUGLIA, TERE		242 WAYSON	LODI	CA	952400000	134 S CENTR	SINGLE FAMIL
PULIDO, ALFO		PO BOX 70118	STOCKTON	CA	952400000	311 S CENTR	STORE WITH
PURDY, BRAN		315 S CENTRA	LODI	CA	952400000	428 N SCHOO	SINGLE FAMIL
PURDY, PETE		428 N SCHOO	LODI	CA	952401231	321 E MAPLE	THREE UNITS
PURVIS, JAME		601 N SCHOO	LODI	CA	952400000	1025 S PRIEB	SINGLE FAMIL
QADIR, ABDUALI	MOHAMM	1020 S PRIEB	LODI	CA	952400000	821 S GARFIE	TWO SINGL
QAYYUM, AJAI		825 S GARFIE	LODI	CA	952400000	322 E ACACIA	SINGLE FAMIL
QUARNSTRO		322 E ACACIA	LODI	CA	952400000	825 S GARFIE	SINGLE FAMIL
QUAYYUM, AJ		825 S GARFIE	LODI	CA	952400000	340 E ELM	SINGLE FAMIL
QUEVEDO, GA		340 E ELM ST	LODI	CA	952400000	837 S LLOYD	SINGLE FAMIL
QUINIVAN, J		837 LLOYD	LODI	CA	952400000	818 S LLOYD	SINGLE FAMIL
QUINIVAN, L		818 LLOYD ST	LODI	CA	952400000	861 S LLOYD	SINGLE FAMIL
QUIROZ, ISID		861 LLOYD ST	LODI	CA	956780000	823 N CHERO	MEAT PRODU
R & P PROPE		220 HARDING	ROSEVILLE	CA	952400000	412 S STOCK	SINGLE FAMIL
RADOTIC, PET		1568 W TECKLE	LODI	CA	952400000	220 N WASHI	SINGLE FAMIL
RADOTIC, PET		126 S CENTRA	LODI	CA	952400000	20 W SIERRA	SINGLE FAMIL
RALL, RONAL		20 W SIERRA	LODI	CA	952400000	124 E WALNU	AUTO AND TR
RALSTON, JO		2012 EDGEW	LODI	CA	952400000	446 E TOKAY	SINGLE FAMIL
RAMIREZ, CA		446 E TOKAY	LODI	CA	952400000	241 E MISSIO	SINGLE FAMIL
RAMIREZ, ED		241 E MISSIO	LODI	CA	952400000	500 E EDEN	SINGLE FAMIL
RAMIREZ, JOS		500 EDEN ST	LODI	CA	952400000	505 E ELM	SINGLE FAMIL
RAMIREZ, JUA	ROSA RAMIRE	505 E ELM ST	LODI	CA	952400000	25 W DE FOR	SINGLE FAMIL
RAMIREZ, JUA		25 DE FORCE	LODI	CA	952400000	413 E HILBOR	SINGLE FAMIL
RAMIREZ, LUI		413 HILBOR	LODI	CA	952400000	212 E MAPLE	SINGLE FAMIL
RAMIREZ, MA		212 E MAPLE	LODI	CA	952400000	435 E MAPLE	SINGLE FAMIL
RAMIREZ, PAB		435 E MAPLE ST	LODI	CA	952400000	314 E LOCUS	TWO SINGLE
RAMIREZ, PA		321 E TOKAY	LODI	CA	952400000	321 E TOKAY	SINGLE FAMIL
RAMIREZ, PA		321 E TOKAY	LODI	CA	952400000	320 E EDEN	SINGLE FAMIL
RAMIREZ, SEV		320 EDEN ST	LODI	CA	952420000	115 W DE FOR	SINGLE FAMIL
RAMOS, EDUA		15 DE FORCE	LODI	CA	952420000	323 E ELM	SINGLE FAMIL
RAMSEY, CYN		321 LA VIDA	LODI	CA	952400000	533 E PINE	SINGLE FAMIL
RAMSEY, ROD		533 E PINE ST	LODI	CA	952400000	421 E CONCO	SINGLE FAMIL
RAMSOWER,		421 E CONCO	LODI	CA	952400000	910 S CHERO	WAREHOUSIN
RANDHAWA,		900 S CHERO	LODI	CA	952400000	220 N RUSH	SINGLE FAMIL
RANSOM, TH		220 N RUSH S	LODI	CA	952400000	37 S SACRAM	WAREHOUSIN
RASHID, FAYE		27 S SACRAM	LODI	CA	952400000	225 E VINE	SINGLE FAMIL
RATHJEN, BE		225 E VINE ST	LODI	CA	952400000	236 S LEE	SINGLE FAMIL
RAY, MAURIC		236 S LEE	LODI	CA	952400000	1011 E PINE	LIGHT INDUST
RAYGOZA, LU		755 S FAIRMO	LODI	CA	952400000	317 E FLORA	SINGLE FAMIL
RAYMOND INV		317 FLORA ST	LODI	CA	952060000	16 E LOCKEF	SINGLE STOR
RAYMOND INV		817 S CENTER	STOCKTON	CA	952030000	124 N SACRA	SINGLE FAMIL
RAYMOND INV		PO BOX 567	STOCKTON	CA	952400000	845 E WALNU	SINGLE FAMIL
REBHOLTZ, W	REBHOLTZ, E	836 GREENW	LODI	CA	952400434	612 E HARO	THREE UNITS
REESE, CECIL		512 HAROLD S	LODI	CA	952400000	800 E OAK	STORE WITH
REHMAN, ATT		432 E LODAV	LODI	CA	952400000	432 E LODAV	ONE STORY O
REICH, GLEN		801 S CHURC	LODI	CA	952200000	125 N HOUST	WAREHOUSIN
REICH, LEVI	VICKIE WILLIA	23084 N SOWL	LACAMPO	CA	952400000	210 E CHERR	SINGLE FAMIL
REID, DOROT		836 LAKE HO	LODI	CA	946091304	316 E TOKAY	FOUR UNITS-2
RELE, BEN	CLARA MILES	445 61ST ST	OAKLAND	CA	952070000	100 E LODI	CAR WASH
REILLY, KEVIN		2305 W BENJA	STOCKTON	CA			

Handwritten mark: "NANA" with an arrow pointing to the entry for RALSTON, JO.

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USE/DESC
REIMCHE, EV		730 S SCHOO	LODI	CA	952400000	730 S SCHOO	SINGLE FAMIL
REISWIG, BER		231 MISSION	LODI	CA	952400000	231 E MISSIO	SINGLE FAMIL
REISWIG, LARI		1421 CARDINA	LODI	CA	952420000	432 E TOKAY	THREE UNITS-
REISWIG, LEA		8897 E KETTL	LODI	CA	952400000	343 N STOCK	SINGLE FAMIL
REISWIG, NO		5933 E ARMST	LODI	CA	952407225	834 S CENTR	SINGLE FAMIL
REISWIG, SHA		319 N STOCK	LODI	CA	952400000	323 N STOCK	TWO SINGLE
RENFRO, HUG		120 S WASHIN	LODI	CA	952400000	120 S WASHI	SINGLE FAMIL
RENTERIA, AL		428 1/2 RAILR	LODI	CA	952400000	428 E RAILRO	SINGLE FAMIL
RENTERIA, LO		325 CHERRY	LODI	CA	952400000	325 E CHERR	SINGLE FAMIL
REYES, FERRI		830 E LOCUST	LODI	CA	952400000	330 E LOCUS	SINGLE FAMIL
REYNA, GAVI	EUSTOLIA GA	506 E PINE ST	LODI	CA	952420000	506 E PINE	SINGLE FAMIL
REYNOLDS, R	DONALD R RE	PO BOX 725	WOODBRI	CA	952580000	528 S MAIN	COLD STORA
REYNOLDS, R		33 E TOKAY S	LODI	CA	952400000	512 E OAK	TWO SINGLE
RIAZ, MOHAM		PO BOX 1831	LODI	CA	952410000	420 E TOKAY	SINGLE FAMIL
RICE, DOUGL		851 FREEDOM	HARLEYSVILL	PA	194380000	46 N CLUFF	SINGLE FAMIL
RICHARDSON,		46 N CLUFF	LODI	CA	952400000	46 N CLUFF	SINGLE FAMIL
RICHTER, JOS		512 E TOKAY	LODI	CA	952400000	512 E TOKAY	SINGLE FAMIL
RICKANSRUJ,		520 PATRICK	LOS ALTOS	CA	940220000	744 S CENTR	SINGLE FAMIL
RICK, GLENN		431 POPLAR	SLODI	CA	952400000	431 E POPLA	SINGLE FAMIL
RIEDINGER, J		300 WATSON	LODI	CA	952400000	300 E WATSO	SINGLE FAMIL
RIEDINGER, K		414 CONCOR	LODI	CA	952400000	414 E CONCO	SINGLE FAMIL
RIEDINGER, R		520 S SCHOO	LODI	CA	952400000	520 S SCHOO	SINGLE FAMIL
RIEDINGER, R		412 MAPLE ST	LODI	CA	952400000	412 E MAPLE	SINGLE FAMIL
RIGG, ARGELU		712 CROSS	STLODI	CA	952420000	339 N STOCK	TWO SINGLE
RIGGLE, ROB		224 POPLAR	STLODI	CA	952400000	0	SINGLE FAMIL
RIGGS, BRAD		22389 N RAY	LODI	CA	952400000	733 S SACRA	SINGLE TRIPL
RIGOPOLU, OS		244 WATSON	LODI	CA	952400000	244 E WATSO	SINGLE FAMIL
RILEY, ROBER		7200 E REALT	LODI	CA	952409504	218 E WATSO	SINGLE FAMIL
RINALDI, TON		10821 N LOWE	STOCKTON	CA	952100000	421 E OAK	THREE UNITS-
RING, EDWIN		838 WOODRO	LODI	CA	952400000	838 S WOOD	SINGLE FAMIL
RIOS, GILBER		413 POPLAR	SLODI	CA	952400000	413 E POPLA	SINGLE FAMIL
RIOS, JESUS		857 LLOYD ST	LODI	CA	952400000	857 S LLOYD	SINGLE FAMIL
RIOS, JORGE		PO BOX 550	ACAMPO	CA	952200722	227 N CENTR	SINGLE FAMIL
RIOS, JOSE J		PO BOX 722	ACAMPO	CA	952200722	742 S STOCK	SINGLE FAMIL
RIOS, JOSE J		425 HAROLD	SLODI	CA	952400000	425 E HAROL	SINGLE FAMIL
RIVAS, HUGO		241 1/2 HILLB	LODI	CA	952400000	241 E HILBOR	SINGLE FAMIL
RIVERA, DAVI		220 N CENTRAL	LODI	CA	952400000	220 N CENTR	SINGLE FAMIL
RIVERA, ENRI		2553 COTTON	LODI	CA	952400000	337 E WALNU	SINGLE FAMIL
RIVERA, IREN		218 N WASHIN	LODI	CA	952400000	218 N WASHI	SINGLE FAMIL
RIVERA, JASO		45 HUNTER S	STOCKTON	CA	952020000	307 E LODI	SINGLE FAMIL
RIVERA, SALV	ANN CERNEY	417 HILBOR	LODI	CA	952400000	417 E HILBOR	THREE UNITS-
RIVIECCIO, G		1115 LAKEWO	LODI	CA	952400000	1115 S STOCK	SINGLE FAMIL
RIVINIUS, DEN	ROBERT G &	26297 N CHER	GALT	CA	956320000	27 W ELM	MULTIPLE CO
ROBERTS, AL		334 POPLAR	SLODI	CA	952400000	334 E POPLA	SINGLE FAMIL
ROBERTS, PA		317 EDEN ST	LODI	CA	952400000	317 E EDEN	SINGLE FAMIL
ROBINSON, R		619 S CENTRAL	LODI	CA	952404107	619 S CENTR	SINGLE FAMIL
ROCHA, VICT		1051 S CENTR	LODI	CA	952406279	1051 S CENT	SINGLE FAMIL
RODRIGUEZ,		514 S WASHIN	LODI	CA	952400000	514 S WASHI	SINGLE FAMIL
RODRIGUEZ,		210 N GARFIE	LODI	CA	952400000	210 N GARFIE	SINGLE FAMIL
RODRIGUEZ,		520 E LOCUST	LODI	CA	952400000	520 E LOCUS	SINGLE FAMIL
RODRIGUEZ,		643 JOAQUIN	LODI	CA	952400000	643 E JOAQUI	SINGLE FAMIL
RODRIGUEZ,		329 ACACIA S	LODI	CA	952400000	329 E ACACIA	SINGLE FAMIL
RODRIGUEZ,		321 E EDEN S	LODI	CA	952400000	321 E EDEN	SINGLE FAMIL
RODRIGUEZ,		428 E MAPLE	LODI	CA	952400000	428 E MAPLE	SINGLE FAMIL
RODRIGUEZ,		1121 S STOCK	LODI	CA	952400000	1121 S STOC	SINGLE FAMIL
RODRIGUEZ,		832 LLOYD ST	LODI	CA	952400000	832 S LLOYD	SINGLE FAMIL
RODRIGUEZ,		77 HILCREST	WATSONVILL	CA	950760000	220 E REDWO	SINGLE FAMIL
RODRIGUEZ,		409 E FLORA	LODI	CA	952400000	409 E FLORA	SINGLE FAMIL
ROESLER, JO		17820 N DAVIS	LODI	CA	952429550	513 S STOCK	ONE DUPLEX -
ROGAN, WILLI		211 W WALNU	LODI	CA	952400000	215 W WALN	PROP USED I
ROMAN CATH		PO BOX 4237	STOCKTON	CA	952040000	216 S PLEAS	SINGLE FAMIL
ROMAN CATH		PO BOX 480	LODI	CA	952410000	211 W WALN	CHURCH SVN
ROMAN CATH		215 W WALNU	LODI	CA	952400000	200 S PLEAS	PAROCHIAL S
ROMAN CATH		PO BOX 4237	STOCKTON	CA	952400000	328 E LOCUS	SINGLE FAMIL
ROSALES, CIR		328 E LOCUST	LODI	CA	952400000	228 S SACRA	USED CAR LO
ROSEMARIE R		1 N CHEROKE	LODI	CA	952420000	21 N STOCK	AUTO AND TR
ROSEN, TH &		833 KRISTEN	LODI	CA	952400000	312 E OAK	S-10 RESIDEN
ROSS, FRANK		1231 S PLEAS	LODI	CA	952400000	507 S SACRA	SINGLE FAMIL
ROTH, ADELIN		425 FLORA ST	LODI	CA	952400000	425 E FLORA	SINGLE FAMIL
ROTH, DUANE		PO BOX 547	CLEMENTS	CA	952270000	22 W LODI	SINGLE STOR
ROTT, JAMES		932 SYLVIA D	LODI	CA	952400000	415 E WALNU	TWO SINGLE
ROUSH, MELV		PO BOX 1042	WOODBRI	CA	952581042	418 N SACRA	LIGHT MANUF
ROWE, HARO		1815 W VINE	SLODI	CA	952420000	116 E SACR	SINGLE FAMIL
ROWE, JUDIT		1237 S STOCK	LODI	CA	952400000	1237 S STOC	SINGLE FAMIL
RUBY, JOHN F		116 S GARFIE	LODI	CA	952400000	116 S GARFIE	SINGLE FAMIL
RUIZ, AGUSTI		417 E ELM ST	LODI	CA	952400000	417 E ELM	SINGLE FAMIL
RUIZ, JOSEPH		342 OAK ST	LODI	CA	952400000	342 E OAK	SINGLE FAMIL
RUND, FRANC	DOLLY KIESZ	606 HAMPTON	LODI	CA	952420000	315 E CONCO	SINGLE FAMIL
RUNGE, DONA		1128 DARTHM	LODI	CA	952400000	1104 S SACR	LIGHT MANUF
RUSSELL, JO	WILEY	1120 S CHERO	LODI	CA	952400000	1120 S CHER	VETERINARY
SALAS, CARL		338 1/2 E ELM	LODI	CA	952400000	338 E ELM	SINGLE FAMIL
SALAS, GERA		925 S GARFIE	LODI	CA	952400000	925 S GARFIE	THREE UNITS-
SALAS, NICOL		412 E RAILRO	LODI	CA	952400000	412 E RAILRO	SINGLE FAMIL
SALAS, PROD		47 KEARNEY	SAN FRANCIS	CA	941080000	230 N CHERO	DRIVE-IN RES
SALAZAR, JAC		316 HILBOR	LODI	CA	952402221	207 E LOCUS	SINGLE FAMIL
SALDANA, MA		207 E LOCUST	LODI	CA	952400000	312 E HILBOR	SINGLE FAMIL
SALDANA, SA		405 E HILBOR	LODI	CA	952400000	405 E HILBOR	SINGLE FAMIL
SALDANA, SA		316 HILBOR	LODI	CA	952400000	316 E HILBOR	SINGLE FAMIL
SALDANA, SA		211 N CENTR	LODI	CA	952300000	211 N CENTR	SINGLE FAMIL
SALDANA, SA		219 WATSON	LODI	CA	952400000	219 E WATSO	SINGLE FAMIL
SALDANA, SA		414 E RAILRO	LODI	CA	952400000	414 E RAILRO	SINGLE FAMIL
SALDANA, SA		325 E LOCUST	LODI	CA	952402319	325 E LOCUS	SINGLE FAMIL
SALEM UNITE		PO BOX 2081	LODI	CA	952412061	403 E ELM	PROP. USED I

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USE/DESC
SALGADO, R		712 S SCHOO	LODI	CA	952400000	712 S SCHOO	SINGLE FAMIL
SALIM, MOHA		6721 EL CAPIT	STOCKTON	CA	952160000	407 S STOCK	SINGLE TRIPL
SALSEDO, PA		542 E WALNU	LODI	CA	952400000	0	SINGLE FAMIL
SALVATION A	DEL ORO DIVI	PO BOX 34800	SACRAMENTO	CA	958348000	19 N SACRAM	COCKTAIL LO
SAN JOAQUIN	JATTN NICKI S	222 E WEBER	STOCKTON	CA	952020000	415 S SACRA	WAREHOUSIN
SAN JOAQUIN	JATTN NICKI S	222 E WEBER	STOCKTON	CA	952020000	315 W ELM	ONE STORY O
SANCHEZ, BO	FRANCISCO	1333 DAISY AV	LODI	CA	952401142	308 E HILBOR	SINGLE FOUR
SANCHEZ, EL	VALENTE SUIA	819 S WASHIN	LODI	CA	952400000	819 S WASHI	SINGLE FAMIL
SANCHEZ, MA		233 WATSON	LODI	CA	952400000	231 E WATSO	ONE DUPLEX
SANCHEZ, MA		310 S WASHIN	LODI	CA	952400000	310 S WASHI	SINGLE FAMIL
SANCHEZ, MA		317 E CHERR	LODI	CA	952400000	317 E CHERR	TWO SINGLE
SANCHEZ, PE		321 E CHERR	LODI	CA	952400000	321 E CHERR	SINGLE FAMIL
SANDEEN, WI		PO BOX 343	ACAMPO	CA	952200000	22 S SCHOOL	RESTAURANT
SANDOVAL, E		505 S STOCK	LODI	CA	952400000	505 S STOCK	TWO SINGLE
SANDOVAL, G		518 S STOCK	LODI	CA	952400000	518 S STOCK	SINGLE FAMIL
SANDOVAL, J	JOE M SANDO	236 CHARLES	LODI	CA	952400000	236 E CHARL	SINGLE FAMIL
SANDOVAL, M		800 DELORES	LODI	CA	952400000	800 E DELOR	SINGLE FAMIL
SANTANA, GU		14700 N POTY	LODI	CA	952420000	223 N GARFI	SINGLE FAMIL
SANTANA, JA		4649 QUASHN	STOCKTON	CA	952420000	436 E TOKAY	SINGLE FAMIL
SANTANA, JO		12 BLACKBER	LODI	CA	952400000	517 E HAROL	SINGLE FAMIL
SANTANA, MA		630 JOAQUIN	LODI	CA	952400000	630 E JOAQUI	SINGLE FAMIL
SANTANA, SIL		1112 S WOOD	LODI	CA	952400000	1112 S WOOD	SINGLE FAMIL
SANTIBANEZ		425 E WALNU	LODI	CA	952400000	425 E WALNU	SINGLE FAMIL
SANTIBANEZ		209 MAPLE ST	LODI	CA	952400000	209 E MAPLE	SINGLE FAMIL
SANTOS, CEL		421 E WALNU	LODI	CA	952400000	421 E WALNU	SINGLE FAMIL
SANTOS, CEL		234 E LODI AV	LODI	CA	952405929	234 E LODI	ONE DUPLEX
SANTOYO, GU		1202 LIEBIG S	LODI	CA	952400000	1202 S LIEBIG	SINGLE FAMIL
SARMENTO, M		16 W LOUIE A	LODI	CA	952420000	16 W LOUIE	SINGLE FAMIL
SARVIS, BRIAN	BRIAN KING S	11391 WEST	LODI	CA	952200000	204 N SACRA	SINGLE STOR
SASAKI, FRAN		5800 E ACAMPA	ACAMPO	CA	952420000	200 N SACRA	SINGLE STOR
SASAKI, GEO		3155 LOWER	LODI	CA	952403908	324 E LODI	SINGLE FAMIL
SATTLER, MA		500 BRANDY	LODI	CA	952400000	835 S CENTR	SINGLE FAMIL
SAUCEDA, RU		1118 LLOYD S	LODI	CA	952400000	1118 S LLOYD	SINGLE FAMIL
SAULSBURY		718 PEACH ST	LODI	CA	952400000	226 E WATSO	SINGLE FAMIL
SAUSEDA, RU		706 CARDINAL	LODI	CA	952404823	223 E WATSO	SINGLE FAMIL
SAYEED, MOH		223 WATSON	LODI	CA	952410000	409 S SACRA	SINGLE FAMIL
SAVLER, EST		PO BOX 1474	LODI	CA	952400000	704 S CENTR	SINGLE FAMIL
SAVLER, HOW		700 S CENTRAL	LODI	CA	956320000	700 S CENTR	SINGLE FAMIL
SCARBERRY		172 WEST E S	GALT	CA	946080000	838 S CENTR	SINGLE FAMIL
SCHAEFFER		413 81ST STR	OAKLAND	CA	952400000	316 E FLORA	THREE UNITS
SCHAFFER, LE		1821 N HUNTE	STOCKTON	CA	952400000	118 N CHURC	ONE STORY O
SCHAFFER, G		207 RIVER OAK	LODI	CA	952400000	214 W LOCKE	MEDICAL OFFI
SCHARPFENB		1310 EDGEW	LODI	CA	952420000	635 E DAK	TWO SINGLE
SCHERLO, MIT		1711 WINDJA	LODI	CA	952400000	227 E WATSO	SINGLE FAMIL
SCHERLE, ED		227 WATSON	LODI	CA	952400000	224 E CHARL	SINGLE FAMIL
SCHIMKE, WE		224 CHARLES	LODI	CA	952402934	211 S STOCK	ONE DUPLEX
SCHIRM, CAT		211 SO STOC	LODI	CA	952400000	520 E TOKAY	SINGLE FAMIL
SCHIRNY, RIC		3477 BODE DR	LAKE YAKO	CA	085405303	537 E ELM	11-20 RESIDE
SCHLESSNER		219 PROSPEC	PRINCETON	NJ	958640000	315 E OAK	TWO SINGLE
SCHLENNER		620 MORRIS	SACRAMENTO	CA	952400000	208 E FLORA	SINGLE FAMIL
SCHLICHTER		208 172 E FLO	LODI	CA	952400000	219 E MISSIO	SINGLE FAMIL
SCHMIDT, DEL		219 MISSION	LODI	CA	952400000	1130 S WOOD	SINGLE FAMIL
SCHMIERER		1130 WOODR	LODI	CA	952420000	808 S WOOD	ONE DUPLEX
SCHMIERER, J		646 N LOMA D	LODI	CA	952400000	1106 S LLOYD	SINGLE FAMIL
SCHMITT, AL		1106 LLOYD S	LODI	CA	952400000	1130 S LLOYD	SINGLE FAMIL
SCHNAIBLE, A		1130 S LLOYD	LODI	CA	952400000	728 S WASHI	TWO SINGLE
SCHOCK, HEL		728 S WASHIN	LODI	CA	952400000	224 S LEE	SINGLE FAMIL
SCHRENK, LO		224 S LEE AVEL	LODI	CA	952420000	315 E MISSIO	TWO SINGLE
SCHULENBUR		315 MISSION	LODI	CA	952400000	310 S SCHOO	ONE DUPLEX
SCHULTZ, JU		15470 MOORE	LODI	CA	952400000	225 W OAK	ONE STORY O
SCHULTZ, RO		730 N CALIFO	LODI	CA	952420000	602 S CENTR	SINGLE FAMIL
SCHULTZ, DAR		11862 N HAM	LODI	CA	952400000	300 E LODI	SINGLE FAMIL
SCHULTZ, JOH		1208 CHANT	LODI	CA	952400000	435 E CHERR	SINGLE FAMIL
SCHULZ, KAY		435 CHERRY	LODI	CA	952400000	1035 S CENT	SINGLE FAMIL
SCHWALL, JO		1035 S CENTR	LODI	CA	949290194	1039 S GARFI	SINGLE FAMIL
SCHWARTZ, D		PO BOX 194	DILLON BEAC	CA	806320000	121 S SCHOO	SINGLE STOR
SCHWARTZ, J		PO BOX 2497	GREELEY	CO	952400000	722 S SCHOO	SINGLE FAMIL
SCOGGIN, DO		722 S SCHOO	LODI	CA	952400000	201 E CHERR	SINGLE FAMIL
SCOTT, ALEX		201 CHERRY	LODI	CA	952400000	428 E MISSIO	SINGLE FAMIL
SCOTT, GEOR		841 STEVENS	LODI	CA	952400000	840 S SCHOO	SINGLE FAMIL
SEC OF HUD	US DEPT OF H	825 L STREET	SACRAMENTO	CA	958143702	608 S WASHI	SINGLE FAMIL
SEC OF HUD	N AMERICAN	777 12TH ST	SACRAMENTO	CA	958060000	404 E FLORA	SINGLE FAMIL
SEEFRIED, JOY	H SEEFRIED	231 E 1ST AVE	ALBION	NY	144111678	967 S LLOYD	SINGLE FAMIL
SEIBEL, ARNE		5508 LYDIA LN	MODOESTO	CA	953570706	413 E ELM	SINGLE FAMIL
SEIBEL, DENNI		25157 EUNICE	ACAMPO	CA	952200000	12 W SIERRA	SINGLE FAMIL
SEIFERLING, J	CREJOREO FI	215 S LEE AVEL	LODI	CA	952400000	215 S LEE	SINGLE FAMIL
SEMAS LIMITE	JOHN SEMAS	PO BOX 972	LODI	CA	952410000	81 S WOOD	SINGLE FAMIL
SENIOR CITIZ		PO BOX 37000	SAN FRANCIS	CA	941370000	51 S SCHOOL	BANKS
SENNETT, RO		1181 FORRES	ACAMPO	CA	952400000	26 N CHEROK	AUTO AND TR
SERRA, GERRA		113 N SCROO	LODI	CA	952400000	113 N SCHOO	CLUBS AND L
SERRANO, HE		929 S CENTR	LODI	CA	952400000	929 S CENTR	SINGLE FAMIL
SETTLER, DAV		338 E LOCUST	LODI	CA	952400000	338 E LOCUS	SINGLE FAMIL
SEVENTH DAY	NORFORD RE	615 S GARFIE	LODI	CA	952400000	615 S GARFIE	SINGLE FAMIL
SEVENTH DAY	NORTHERN C	844 LLOYD ST	LODI	CA	952400000	844 S LLOYD	SINGLE FAMIL
SHADY, RON		940 VIRGINIA	LODI	CA	952420000	1111 N STOCK	LIGHT INDUSY
SHAH, BISMIL		701 S CENTRAL	LODI	CA	952400000	408 E WALNU	SINGLE FAMIL
SHAH, GUL H		11662 HAM LN	LODI	CA	952400000	518 E TOKAY	SINGLE FAMIL
SHAH, M & C		747 S CENTRAL	LODI	CA	952420000	831 S SACRA	TWO SINGLE
SHAH, PIRAZ		1420 PARK	LODI	CA	952420000	324 E HILBOR	TWO SINGLE
SHAH, SYED A		1805 AYER AV	LODI	CA	952400000	240 E EDEN	TWO SINGLE
		240 EDEN ST	LODI	CA	952420000	334 N MAIN	LIGHT MANUF
		2910 WHITE O	LODI	CA	952420000		

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
SHAKOOR, FV		9 W SIERRA VIL	LODI	CA	952400000	7 W SIERRA V	VACANT RESI
SHANKS, SHE		411 MISSION	LODI	CA	952400000	411 E MISSIO	SINGLE FAMIL
SHAW, FRED		517 E TOKAY	LODI	CA	952400000	517 E TOKAY	SINGLE FAMIL
SHAW, WILLIAM	GARY D BEND	1932 PERRY	LODI	CA	952420000	125 E LOCUS	S-10 RESIDEN
SHEFFIELD, TIMOTHY	SHE	850 LLOYD ST	LODI	CA	952400000	850 S LLOYD	SINGLE FAMIL
SHIMAMOTO, J		174 E WOODB	WOODBRIDG	CA	952580000	114 N CHURCH	STORE WITH
SHIPLEY, SUS		312 E FLORA	LODI	CA	952400000	312 E FLORA	SINGLE FAMIL
SHIVELY, LOR	TOKAY GLASS	631 N SACRA	LODI	CA	952400000	10 W FORRE	SINGLE FAMIL
SHOAB, MOH		421 E EDEN S	LODI	CA	952580000	421 E EDEN	SINGLE FAMIL
SHOAB, MOH		420 LA SALLE	WOODBRIDG	CA	952410000	420 N SCHOO	S-10 RESIDEN
SHOAB, MOH		P O BOX 381	LODI	CA	952400000	337 E LOCUS	S-10 RESIDEN
SHOAB, MUH		812 S GARFIE	LODI	CA	952400000	812 S GARFIE	SINGLE FAMIL
SHOAB, SHAK		747 S CENTRAL	LODI	CA	952400000	815 S GARFIE	SINGLE FAMIL
SHOBERY, OR		233 E TOKAY	LODI	CA	952404142	233 E TOKAY	SINGLE FAMIL
SHORTT, WY		417 E LONGVI	STOCKTON	CA	952070000	719 S WASHI	S-10 RESIDEN
SHROPSHIRE, R		325 HAROLD	SLODI	CA	952400000	408 S HAROL	SINGLE FAMIL
SICAIROS, MA		405 S CENTRAL	LODI	CA	952580000	408 S CENTR	SINGLE FAMIL
SIDHU, MAHE		19031 GINDY	WOODBRIDG	CA	952400000	548 S SACRA	CONVIENIENC
SILVERDIS, D		550 VIRGINIA	LODI	CA	952400000	335 E PINE	SINGLE FAMIL
SILVA, ALBER		1012 WOODR	LODI	CA	952400000	1012 S WOOD	SINGLE FAMIL
SILVA, CLAUD		22600 N PEAR	ACAMPO	CA	952200000	300 E EDEN	SINGLE FAMIL
SILVA, JUDY A		2031 KENWAY	LODI	CA	952420000	428 E EDEN	SINGLE FAMIL
SILVERA, LAU		328 FLORA ST	LODI	CA	952400000	328 E FLORA	SINGLE FAMIL
SIMMERMAN, R		309 MISSION	LODI	CA	952400000	309 E MISSIO	TWO SINGLE
SIMON, JERR		134 OXBOW R	ISLETON	CA	952400000	1120 S SACR	SINGLE FAMIL
SIMONDS, ISA		517 E LODI AV	LODI	CA	952580000	517 E LODI	SINGLE FAMIL
SIMPSON, RIC		545 VISTA RIO	WOODBRIDG	CA	952400000	1011 S CENT	SINGLE FAMIL
SIMPSON, RIC		235 CHARLES	LODI	CA	952400000	255 E CHARL	SINGLE FAMIL
SINGEK, EDYI		230 CHARLES	LODI	CA	952400000	230 E CHARL	SINGLE FAMIL
SINGH, INDER		421 S CENTRAL	LODI	CA	952404103	421 S CENTR	AUTO AND TR
SINGH, JYOTI		218 N CHERO	LODI	CA	952400000	218 N CHERO	SINGLE FAMIL
SINGHOFF, A		138 ALMENDR	ATHERTON	CA	940280000	240 E HILBOR	SINGLE FAMIL
SKADBURG, R		617 S LOWER	LODI	CA	952420000	617 S LOWER	SINGLE FAMIL
SKATVOLD, G		213 E FLORA	LODI	CA	952400000	213 E FLORA	SINGLE FAMIL
SKELTON, JAY		814 S SCHOO	LODI	CA	952400000	814 S SCHOO	SINGLE FAMIL
SLAUGHTERB		8403 TERRAC	STOCKTON	CA	952120000	326 E HAROL	SINGLE FAMIL
SLAUGHTERB		P O BOX 454	WOODBRIDG	CA	952580000	213 E REDWO	SINGLE FAMIL
SLAUGHTERB		10 CHESTNUT	LODI	CA	952400000	10 W CHESTN	SINGLE FAMIL
SMARY, FRANK		950 S GARFIE	LODI	CA	952400000	950 S GARFIE	41-100 RESID
SMITH, DAGM	WALTER TEC	901 N HAM LN	LODI	CA	952370000	312 E EDEN	TWO SINGLE
SMITH, FRED		PO BOX 1441	LOCKEFORD	CA	952370000	407 E EDEN	TWO SINGLE
SMITH, FRED		901 N HAM LA	LODI	CA	952400000	230 E CHERR	SINGLE FAMIL
SMITH, GERT		230 E CHERR	LODI	CA	952400000	4 N MAIN	STORE WITH
SMITH, MICHA		401 E OAK ST	LODI	CA	952400000	401 E OAK	SINGLE FAMIL
SMITH, WAN		4248 BLACKS	STOCKTON	CA	952090000	316 S SCHOO	SINGLE FAMIL
SMITH, WAYN		321 E FLORA	LODI	CA	952400000	321 E FLORA	SINGLE FAMIL
SMUCK, CHAR		421 HILBORN	LODI	CA	952400000	421 E HILBOR	THREE UNITS
SNAPP, CHES		621 E LOCKEF	LODI	CA	952402423	412 E OAK	S-10 RESIDEN
SNYDER, VIR		621 E LOCKEF	LODI	CA	952402423	24 N CENTRA	SINGLE FAMIL
SNYDER, VIR		621 E LOCKEF	LODI	CA	952580000	10 W LOCUST	MULTIPLE ST
SOLIGAN, GR		19391 BENEDI	WOODBRIDG	CA	952580000	21 W ELM	SINGLE STOR
SOLIGAN, GR		11351 N BENE	WOODBRIDG	CA	952400000	427 E CHERR	TWO SINGLE
SOLIS, E C YR		427 CHERRY	LODI	CA	952400000	801 S CENTR	SINGLE FAMIL
SOLIS, JOSE L		801 S CENTRAL	LODI	CA	952400000	304 E MISSIO	SINGLE FAMIL
SOLIS, SOLED		304 E MISSIO	LODI	CA	952400000	855 S LLOYD	SINGLE FAMIL
SOLIS, SOLED		955 LLOYD ST	LODI	CA	952400000	328 E MAPLE	SINGLE FAMIL
SOLLIS, SALV		326 MAPLE ST	LODI	CA	952090000	720 S WASHI	11-20 RESIDE
SOMAL, NARI		3980 CHATSW	STOCKTON	CA	952100000	223 E LOCUS	11-20 RESIDE
SOMAL, NARI		7720 LORRAIN	STOCKTON	CA	952400000	500 E LOCUS	SINGLE FAMIL
SOMMERVILL		508 E LOCUST	LODI	CA	952400000	936 S WOOD	SINGLE FAMIL
SOMOZA, GRE	MARIA SANDO	706 W SCHOO	LODI	CA	952400000	706 S SCHOO	SINGLE FAMIL
SORENSEN, JI		627 E OAK ST	LODI	CA	952400000	627 E OAK	MULTIPLE ST
SOSA, CLAF A		225 REDWOOD	LODI	CA	952404807	225 E REDWO	TWO SINGLE
SOTELO, ALE		349 E WALNU	LODI	CA	952400000	349 E WALNU	SINGLE FAMIL
SOUTHERN, P	PROPERTY YA	1700 FARNAM	OMAHA	NE	681022010	0 E LODI	S, D, E, VALU
SOUZA, LUCY		1245 S WASHI	LODI	CA	952405912	1245 S WASHI	SINGLE FAMIL
SPAGNOLA, S		325 EDEN ST	LODI	CA	952400000	325 E EDEN	SINGLE FAMIL
SPAGNOLA, S		333 EDEN ST	LODI	CA	952380000	333 E EDEN	SINGLE FAMIL
SPALUR, KARE		38378 REDWO	FREMONT	CA	952400000	301 E MAPLE	FOUR UNITS-2
SPEHLING, GE		359 E LODI AV	LODI	CA	952400000	359 E LODI	SINGLE STOR
SPERO, JOHN		32 HOUSTON	LODI	CA	952402405	32 N HOUSTO	WAREHOUSIN
SPERO, ORLA		1434 ARLANDE	LODI	CA	952420000	232 E CHERR	ONE DUPLEX
SPINELLI, JOS		518 E LODI AV	LODI	CA	952400000	518 E LODI	TWO SINGLE
SQUIRES, DA		508 HILBORN	LODI	CA	952400000	508 E HILBOR	SINGLE FAMIL
STAFFORD, J		PO BOX 1192	WOODBRIDG	CA	952581192	217 N CENTR	SINGLE FAMIL
STARL, ROSE	RED SHIELD S	1401 EL CAMI	SACRAMENTO	CA	958152744	230 S CHERO	DRIVE IN RES
STATON, MILT		1761 CORBIN	LODI	CA	952420000	433 E CHERR	SINGLE FAMIL
STAVIS, RAYM		P O BOX 103	LODI	CA	952400000	218 N RUSH	SINGLE FAMIL
STAWSKI, RO		844 WOODRO	LODI	CA	952400000	844 E WOOD	SINGLE FAMIL
STEACY, HUG		1025 W OAK S	LODI	CA	952400000	217 S SACRA	AUTO AND TR
STEELE, JACQ		12655 E COLLE	LODI	CA	956320000	814 S LLOYD	ONE DUPLEX
STEELE, TIMO		15 CHESTNUT	LODI	CA	952400000	15 W CHESTN	SINGLE FAMIL
STEIN, L L TIF	LENNETTE L E	1009 BLOSSO	SAN JOSE	CA	951230000	522 E WALNU	THREE UNITS
STEINBERG, A	DELORES LEE	416 E WALNU	LODI	CA	952400000	416 E WALNU	THREE UNITS
STENGER, JO		1005 WELLSW	LODI	CA	600930000	215 E LODI	SUPERMARKE
STEPHENS, G		224 S PLEASA	LODI	CA	952400000	224 S PLEASA	SINGLE FAMIL
STERRETT, M		540 E OAK	LODI	CA	952400000	540 E OAK	SINGLE FAMIL
STILLWELL, J		406 E MAPLE	LODI	CA	952400000	406 E MAPLE	SINGLE FAMIL
STRN ARMAT		P O BOX 1927	STOCKTON	CA	952010000	130 N CHERO	AUTO AND TR
STOCKTON S	GUARANTY F	8333 DOUGLA	DALLAS	TX	752520000	200 N CHURC	BANKS
STOFFREGEN		4365 CALAER	LA MESA	CA	919410000	114 S STOCK	SINGLE FOUR
STOLZ, DAVID		834 S GARFIE	LODI	CA	952400000	834 S GARFIE	SINGLE FAMIL

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
STRAIN, CHER		1430 LORIMER	ROSEVILLE	CA	956780000	415 S CHERO	AUTO SALES
STRAYTON, W		844 S SCHOOL	LODI	CA	952400000	842 S SCHOOL	SINGLE FAMIL
STRAUB, NAY		308 MISSION	LODI	CA	952400000	308 E MISSIO	SINGLE FAMIL
STREYLE, EL		1530 BURGUN	LODI	CA	952420000	870 E PINE	SINGLE FAMIL
STRINGER, D		870 E PINE ST	LODI	CA	952180000	200 E WATSON	SINGLE TRIPL
STROH, ARTH		4571 PINE VAL	STOCKTON	CA	952400000	1019 S CENT	SINGLE FAMIL
STROHL, MAR		1019 S CENTR	LODI	CA	952400000	1019 S CENT	SINGLE FAMIL
STROHMAIER,		1019 S CENTR	LODI	CA	952400000	1019 S CENT	SINGLE FAMIL
STOTZ, SIEGF		821 DIANNA D	LODI	CA	952400000	807 S WASHI	SINGLE FAMIL
SUAREZ, JES		502 N PLEASA	LODI	CA	952400000	433 E MISSIO	SINGLE FAMIL
SUAREZ, JUA		429 E FLORA	LODI	CA	952400000	429 E FLORA	SINGLE FAMIL
SUBLABAN, F		1906 ROYAL C	LODI	CA	952420000	127 E MAPLE	MULTIPLE CO
SUBLABAN, M		902 E VICTOR	LODI	CA	952400000	415 E MISSIO	SINGLE FAMIL
SUELZLE, ALI		415 MISSION	LODI	CA	952400000	731 S GARFIE	SINGLE FAMIL
SULLIVAN, EIL		731 S GARFIE	LODI	CA	952400000	321 E POPLA	SINGLE FAMIL
SUMNER, DO		321 POPLAR	LODI	CA	952400000	413 E LODI	SINGLE FAMIL
SUPCABAN, ZI		1333 EDGEW	LODI	CA	952400000	413 E LODI	SINGLE FAMIL
SWEARINGEN		700 2ND ST #3	GALATI	CA	956320000	216 S SACRA	AUTO SALES
SWETT, CHAR		1022 LLOYD S	LODI	CA	952400000	1022 S LLOYD	SINGLE FAMIL
SYVERSON, M		337 HILBORN	LODI	CA	952400000	337 E HILBORN	TWO SINGLE
T CERVANTES		301 ACACIA S	LODI	CA	952400000	1333 S CENT	SINGLE FAMIL
T LABORAT		P O BOX 73	LA PORTE	IN	463500000	130 N HOUST	DENTAL OFFI
TAMEZ, SORO		327 FLORA ST	LODI	CA	952400000	327 E FLORA	SINGLE FAMIL
TANIGUCHI, R		516 E ELM ST	LODI	CA	952400000	516 E ELM	SINGLE FAMIL
TAORMINA, F		1209 S WASHI	LODI	CA	952400000	1209 S WASHI	SINGLE FAMIL
TAORMINA, F		22 S PLEASA	LODI	CA	952400000	22 S PLEASA	SINGLE FAMIL
TAORMINA, P		22 S PLEASA	LODI	CA	952400000	111 W LOCKE	SINGLE FAMIL
TAORMINA, P		223 N CHURC	LODI	CA	952400000	123 N SACRA	RESTAURANT
TAPIA, EVA B	RICHARD A TAPIA	444 JAMES DR	ROSEVILLE	CA	956780000	717 S GARFIE	SINGLE FAMIL
TAPIA, JUAN		717 S GARFIE	LODI	CA	952404211	717 S GARFIE	SINGLE FAMIL
TAPIA, SALVA		304 EDEN ST	LODI	CA	952400000	304 E EDEN	SINGLE FAMIL
TAUNTON, DU		1313 W LOCK	LODI	CA	952420000	215 E HILBORN	SINGLE FAMIL
TAYLOR, ROD		414 CHERRY	LODI	CA	952400000	414 E CHERR	SINGLE FAMIL
TAYLOR, SHIR		415 E OAK ST	LODI	CA	952400000	415 E OAK	SINGLE FAMIL
TECKLENBUR		14860 N WELL	LODI	CA	952400000	335 E LODI	SINGLE FAMIL
TECKLENBUR		935 S CHERO	LODI	CA	952400000	829 S CHERO	MISC COMM
TEMPLE, DAL		117 RUTH CT	SACRAMENTO	CA	956190000	101 N CENTRA	TWO SINGLE
TENENTE PR		8009 SAN DIE	STOCKTON	CA	952090000	121 S HANSE	VACANT INDU
TENGAN, NOB		PO BOX 614	LODI	CA	952400000	318 E WALNU	SINGLE FAMIL
TERESI, JOHN	TONY D TERESI	PO BOX 819	LODI	CA	952410000	900 E VICTOR	TRUCK TERMIN
TERESI, SALV	TONY D TERESI	21706 N KENN	ACAMPO	CA	952200000	202 E CHARL	ONE DUPLEX
TERRA, TOM		506 S WASHI	LODI	CA	952400000	806 S WASHI	SINGLE FAMIL
TEWKSBURY,		700 DELORES	LODI	CA	952400000	700 E DELOR	SINGLE FAMIL
TFGS LTD PRT	GARY BREGM	5453 BARCOCK	NORTH HOLL	CA	916070000	1110 S CHER	AUTO AND TR
THATER, LUZ		1313 E ACAMP	ACAMPO	CA	952200000	432 E PINE	5-10 RESIDE
THOMAS, LILLI		230 E ACACIA	LODI	CA	952400000	230 E ACACIA	SINGLE FAMIL
THOMAS, RO		PO BOX 1598	LODI	CA	952411598	222 W LOCKE	TWO STORY
THOMPSON, L		1421 GLENHA	MODESTO	CA	953550000	441 E FLORA	SINGLE FAMIL
THOMPSON, P		5151 LOS CERIS	STOCKTON	CA	952120000	340 E EDEN	SINGLE FAMIL
THORPE, HEL		351 N BECKM	LODI	CA	952400000	351 N BECKM	BULK PLANT
THORPON, EARL		11336 ALTA M	WILTON	CA	956930000	716 S CENTR	COMM USE Y
TOBIAS, MAN		416 E ELM ST	LODI	CA	952400000	416 E ELM	SINGLE FAMIL
TOMBO, WILF		2510 ARDEE L	S SAN FRANC	CA	940800000	220 E TOKAY	SINGLE FAMIL
TORKELSEN,		515 E LODI AV	LODI	CA	952400000	515 E LODI	SINGLE FAMIL
TORRES, ALF		343 E POPLAR	LODI	CA	952400000	343 E POPLA	SINGLE FAMIL
TORRES, ENR		PO BOX 146	WOODBRIDGE	CA	952400000	345 E WALNU	SINGLE FAMIL
TORRES, JOS		342 1/2 E OAK	LODI	CA	952400000	342 E OAK	SINGLE FAMIL
TORRES, MAR		N 1542 N INDU	ACAMPO	CA	952200000	236 E EDEN	TWO SINGLE
TORRES, MER		807 S CENTRA	LODI	CA	952400000	807 S CENTR	TWO SINGLE
TORREZ, ANY		437 HILBORN	LODI	CA	952400000	437 E HILBOR	SINGLE FAMIL
TORREZ, VELI		1882 ROLAND	CAMARILLO	CA	930100000	429 E TOKAY	TWO SINGLE
TORTORELLI,		822 S SCHOOL	LODI	CA	952400000	822 S SCHOOL	TWO SINGLE
TOSTADO, JU		441 1/2 E FLO	LODI	CA	952400000	441 E FLORA	SINGLE FAMIL
TOUMAZOS, K		618 LAS JUNT	MARTINEZ	CA	952400000	1041 S GARFI	SINGLE TRIPL
TOUMAZOS, S		2266 HARBOR	MARTINEZ	CA	945330000	1124 S WOOD	SINGLE FAMIL
TOVAR, ARTU		4857 E ACAMP	ACAMPO	CA	952200000	505 E HAROL	SINGLE FAMIL
TOVAR, ERNE		1331 HOLLYD	LODI	CA	952420000	412 E VINE	ONE DUPLEX
TOWNE, DAVI		411 E VINE ST	LODI	CA	952400000	411 E VINE	SINGLE FAMIL
TP ORTHODO		PO BOX 73	LA PORTE	IN	463500000	126 N HOUST	VACANT INDU
TRAUSSCH, DO		1800 S CHURC	LODI	CA	952400000	330 E TOKAY	SINGLE FAMIL
TRAVAILLE, P		18888 S NORT	TRIPON	CA	953660000	528 E WALNU	SINGLE FAMIL
TRAVERSO, R		2615 W HWY 1	LODI	CA	952420000	1006 S CENT	SINGLE FAMIL
TRAVIS, WILLI		8 W VINE ST	LODI	CA	952400000	8 W VINE	SINGLE FAMIL
TREICHEL, AU		217 ACACIA S	LODI	CA	952400000	217 E ACACIA	SINGLE FAMIL
TRIGUEROS, J		822 S GARFIE	LODI	CA	952400000	822 S GARFIE	SINGLE FAMIL
TRIOLO, RUS		1827 EDGEW	LODI	CA	952400000	823 S CHERO	AUTO AND TR
TRIPP, RONAL		700 N SCHOOL	LODI	CA	952400000	700 N SCHOOL	SINGLE FAMIL
TROUTMAN, D	GARY E TROUTMAN	PO BOX 2208	LODI	CA	952410000	726 S CENTR	SINGLE FAMIL
TSOUKALAS,		501 E LOCUST	LODI	CA	952400000	204 N GARFIE	SINGLE FAMIL
TSUSAKI, GEO		228 N STOCKY	LODI	CA	952400000	224 N STOCK	TWO SINGLE
TURNER, ANN		341 E LODI AV	LODI	CA	952400000	341 E LODI	ONE DUPLEX
TURNER, MAR		20646 WOODI	WOODINVILLE	WA	980720000	5 N SACRAMEN	TWO WITH
U S POSTAL,		U S POSTAL S	ISAN BRUNO	CA	940990000	126 S SCHOOL	MISC FEDER
ULLAH, REHM		429 E OAK ST	LODI	CA	952400000	429 E OAK	SINGLE FAMIL
ULLOA, JOSE	JUAN M PERE	521 E LOCUST	LODI	CA	952400000	521 E LOCUS	SINGLE FAMIL
UNGER, THO		179 ELMWAY	PACHECO	CA	945530000	233 E FLORA	SINGLE FAMIL
UNION PACIFI	BARBARA HO	1416 DODGE	OMAHA	NE	681790000	48 E OAK	S. B. E. VALUE
UNITED CERA		822 N SACRA	LODI	CA	952401256	0	WAREHOUSE
URIOSTEGUI,	UBERTO TOR	605 S STOCKY	LODI	CA	952400000	605 S STOCK	SINGLE FAMIL
USMAN, MOH		PO BOX 253	LODI	CA	952410000	413 E FLORA	TWO SINGLE
VALDEZ, FRA		225 E CHERR	LODI	CA	952400000	225 E CHERR	SINGLE FAMIL
VALENZUELA,		536 E LOCUST	LODI	CA	952400000	536 E LOCUS	SINGLE FAMIL
VALENZUELA,		615 LIVE OAK	LODI	CA	952422046	425 E ELM	TWO SINGLE
VALLEJO, YVO		302 E OAK ST	LODI	CA	952400000	302 E OAK	SINGLE FAMIL
VALLEY INDU		PO BOX 850	LODI	CA	952410000	1313 S STOC	HEAVY INDUS

Owner 1	Owner 2	Owner Address	Owner City	Owner State	Owner Zip	Site Address	USE/DESC
VAN EXEL, AN		19919 VAN EX L	LODI	CA	952420000	104 S WASHI	5-10 RESIDEN
VAN GUNDY,		818 S SCHOO	LODI	CA	952400000	818 S SCHOO	SINGLE FAMIL
VAN LEEUWE	TED & LEONE	2446 STONEY	ACAMPO	CA	952200000	320 E CHERR	ONE DUPLEX
VAN STEENBE		1029 S SCHO	LODI	CA	952400000	821 S SACRA	SINGLE FAMIL
VANDERLANS		1320 S SACRA	LODI	CA	952410000	1345 S SACR	VACANT INDU
VANDERLANS,		PO BOX 2332	LODI	CA	952400000	1036 S CENT	11-20 RESIDE
VARGAS, JOS		841 ANA ST	LODI	CA	952400000	641 E ANA	SINGLE FAMIL
VARGAS, MAG		122 E OAK ST	LODI	CA	952400000	122 E OAK	SINGLE FAMIL
VARGAS, MAN		412 W CENTU	LODI	CA	952400000	312 S CENTR	STORE WITH
VARGAS, MAR		325 POPLAR	SLODI	CA	952400000	325 E POPLA	SINGLE FAMIL
VARGAS, SAN		749 S WASHIN	LODI	CA	952412562	749 S WASHI	SINGLE FAMIL
VASQUEZ, BR		PO BOX 2562	LODI	CA	952400000	332 E HAROL	SINGLE FAMIL
VASQUEZ, GIL		729 S SACRA	LODI	CA	952400000	729 S SACRA	SINGLE FAMIL
VASQUEZ, RU		215 1/2 EDEN	LODI	CA	952400000	215 E EDEN	SINGLE FAMIL
VAZQUEZ, JO		408 MISSION	LODI	CA	952400000	408 E MISSIO	SINGLE FAMIL
VEIL, ROSE Y		851 LLOYD ST	LODI	CA	952400000	851 S LLOYD	21-20 RESIDE
VELASCO, JE		838 BELAIR D	EUGENE	OR	974040000	504 E ELM	SINGLE FAMIL
VELASQUEZ,		221 N CENTRAL	LODI	CA	952400000	221 N CENTR	SINGLE FAMIL
VELASQUEZ,		1004 WOODR	LODI	CA	952400000	1004 S WOOD	SINGLE FAMIL
VELASQUEZ,		505 1/2 HAROL	LODI	CA	952400000	505 E HAROL	SINGLE FAMIL
VERDOZA, JO		417 E FLORA	LODI	CA	952400000	417 E FLORA	SINGLE FAMIL
VERNIER, JOH		212 E ACACIA	LODI	CA	952400000	212 E ACACIA	SINGLE FAMIL
VETTER, ROB		2350 DUSTIN	ACAMPO	CA	952200000	235 E KETTLE	SINGLE FAMIL
VIEL, BRUCE		PO BOX 753	LOCKEFORD	CA	952370000	620 S CENTR	BOWLING CE
VIERA, DANI		519 S CENTRAL	LODI	CA	952400000	519 S CENTR	SINGLE STOR
VILHAUER, PA		430 E HILBOR	LODI	CA	952400000	430 E HILBOR	TWO SINGLE
VILLA, EUGEN		221 E TOKAY	LODI	CA	952400000	221 E TOKAY	SINGLE FAMIL
VILLA, JAVIER		501 HAROLD	SLODI	CA	952400000	501 E HAROL	SINGLE FAMIL
VILLANUEVA, I		1107 WOODR	LODI	CA	952400000	1107 S WOOD	SINGLE FAMIL
VILLANUEVA, I		332 E MAPLE	LODI	CA	952400000	332 E MAPLE	SINGLE FAMIL
VINTAGE INV		14281 VINTAG	LODI	CA	952400000	100 S BECKM	WAREHOUSIN
VIRAMONTES,		428 1/2 E OAK	LODI	CA	952400000	428 E OAK	SINGLE FAMIL
VIRAMONTES,		308 E OAK ST	LODI	CA	952402917	228 N WASHI	THREE UNITS
VIRAMONTES,		407 SPARRO	LODI	CA	952400000	836 S CENTR	TWO SINGLE
VIRAMONTES,		320 MISSION	LODI	CA	952400000	490 E MISSIO	SINGLE FAMIL
VIRAMONTES,		546 E LOCUST	LODI	CA	952400000	528 E LOCUS	TWO SINGLE
VIRGILIO, JOH	JOHN CHARLE	5275 OAK HOL	VALLEY SPR	CA	952528818	521 S WASHI	SINGLE FAMIL
VLAVIANOS, S		217 E VINE ST	LODI	CA	952400000	217 E VINE	TWO SINGLE
VOUSBURGH,		356 E WALNU	LODI	CA	952400000	356 E WALNU	SINGLE FAMIL
VOUSBURGH,		338 E PINE ST	LODI	CA	952400000	338 E PINE	THREE UNITS
VOUSBURGH,		501 E PINE ST	LODI	CA	952400000	501 E PINE	SINGLE FAMIL
WAGEMAN, A		6140 WOOD C	WEED	CA	960940000	322 N MAIN	AUTO AND TR
WAGERS, GA		1822 ROYAL C	LODI	CA	952400000	223 E FLORA	ONE DUPLEX
WAGNER, CH		1000 SYLVIA	DLODI	CA	952400000	4 N HOUSTO	AUTO AND TR
WAGNER, GE		225 E KETTLE	LODI	CA	952400000	223 E KETTLE	MISC. COMM.
WAGNER, LES		1428 MARIPO	LODI	CA	952400000	220 E VINE	SINGLE FAMIL
WAGNER, TH		1820 S CARBO	LODI	CA	952420000	440 E VINE	ONE DUPLEX
WAGNER, WA	LEILANI WAG	PO BOX 1472	LODI	CA	952410000	432 E OAK	TWO SINGLE
WAHEED, MO		428 E WALNU	LODI	CA	952400000	428 E WALNU	TWO SINGLE
WAHL, CORA		712 N SCHOO	LODI	CA	952400000	712 N SCHOO	SINGLE FAMIL
WAHLEN, SPR		246 ALMOND	LODI	CA	952400000	19 W PINE	MULTIPLE ST
WAITLEY, JAM		246 CHARLES	LODI	CA	952400000	246 E CHARL	SINGLE FAMIL
WAREFIELD,		222 WABASH	SAN JOSE	CA	951281935	244 E TOKAY	SINGLE FAMIL
WALKER, DON		4504 LIN GAYE	PLEASANTON	CA	945660000	839 S LLOYD	SINGLE FAMIL
WALLACE, MI		807 S EVERT	LODI	CA	952400000	811 E PINE	SINGLE FAMIL
WANG, SHUC		405 E OAK	LODI	CA	952400000	409 E OAK	THREE UNITS
WARNICK, E		401 S CHERO	LODI	CA	952400000	408 E CHERO	COOP. UTIENIC
WARRA, NAHL		415 HAROLD	SLODI	CA	952404219	415 E HAROL	SINGLE FAMIL
WARREN, JOH		101 N SACRA	LODI	CA	952400000	101 N SACRA	GROCERY ST
WASIM, MOHA		304 E FLORA	LODI	CA	952400000	324 E LOCUS	5-10 RESIDEN
WASIQ, MALIK	HAFIZ A BAQI	1227 S LIEBIG	LODI	CA	952400000	1227 S LIEBIG	SINGLE FAMIL
WATJE, GARY		514 E ELM	LODI	CA	952400000	514 E ELM	SINGLE FAMIL
WATSON, BEN		827 N SACRA	LODI	CA	952400000	827 N SACRA	ONE DUPLEX
WATTS, LIND		17 W DAISY A	LODI	CA	952400000	17 W DAISY	SINGLE FAMIL
WEBB, HARRY		829 S GARFIE	LODI	CA	952400000	829 S GARFIE	SINGLE FAMIL
WEBER, BARB		PO BOX 535	LODI	CA	952410000	312 E FLORA	SINGLE FAMIL
WEBER, EDNA		230 N CHURC	LODI	CA	952400000	227 E LOCUST	VACANT LOT
WEBER, HER		701 W TOKAY	LODI	CA	952420000	217 N SCHOO	VACANT INDU
WEBER, MAR		820 W TURNE	LODI	CA	952400000	102 N HOUST	WAREHOUSIN
WEGAT, HOW		23192 N DUSTI	ACAMPO	CA	952200000	530 E RAILRO	WAREHOUSIN
WEIL, ETHEL		17202 NE 85T	REDMOND	WA	980526638	2 W LOCKEF	AUTO SALES
WEILAND, RO		601 S STOCK	LODI	CA	952400000	601 S STOCK	SINGLE FAMIL
WEIST, ALBER		710 S STOCK	LODI	CA	952400000	710 S STOCK	SINGLE FAMIL
WEIST, ALBER		PO BOX 69315	STOCKTON	CA	952693152	408 E OAK	THREE UNITS
WELCH, JANI		1244 LIEBIG S	LODI	CA	952400000	241 E ACACIA	ONE DUPLEX
WELD, MARG		2030 W LODI	ALLODI	CA	952420000	1004 S PRIEB	SINGLE FAMIL
WELLENBROCK		416 E FLORA	LODI	CA	952400000	416 E FLORA	SINGLE FAMIL
WELLER, MEL		514 E ELM	LODI	CA	952400000	514 E ELM	SINGLE FAMIL
WENDELL, DA		331 E ELM ST	LODI	CA	952400000	331 E ELM	SINGLE FAMIL
WERTWORTH		337 DAISY AV	LODI	CA	952400000	9 N SACRAM	SINGLE STOR
WENZ, YOUN		337 DAISY AV	LODI	CA	952401107	200 S SCHOO	BANKS
WENZL, GEOP		1131 WOODR	LODI	CA	952400000	1131 S WOOD	SINGLE FAMIL
WERNER, CLA		411 E HAROL	DLODI	CA	952400000	411 E HAROL	SINGLE FAMIL
WERNER, RU		505 S CENTRAL	LODI	CA	952400000	505 S CENTR	SINGLE FAMIL
WESTERBACK		335 POPLAR	SLODI	CA	952400000	335 E POPLA	TWO SINGLE
WESTERBER		229 SO PLEAS	LODI	CA	952400000	229 S PLEAS	SINGLE FAMIL
WEYAND, MIC		3002 SEA GUL	STOCKTON	CA	952190000	224 E FLORA	ONE DUPLEX
WHARLOW, MI	EDWARD N &	7943 KEMPER	PLEASANTON	CA	945880000	111 S SCHOO	ONE DUPLEX
WHITE, IRA M		316 E ELM ST	LODI	CA	952400000	316 E ELM	SINGLE FAMIL
WHITE, JAY A		8635 W SAHA	LAS VEGAS	NV	891170000	338 E PINE	SINGLE FAMIL
WHITE, PATRI		3810 E BARRO	ACAMPO	CA	952200000	324 E EDEN	ONE DUPLEX
WHITE, ROY R		2150 E METTL	LODI	CA	952420000	831 S LLOYD	SINGLE FAMIL
WHITESIDE, T		1106 DEVINE	LODI	CA	952400000	541 E HILBOR	PARKING LOT
WIEBE, LEON		537 ST CLAIR	LODI	CA	952400000	14 N MAIN	SINGLE STOR
WIEBE, MARVI							

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress	USEDESC
WIERSCH, GO		16716 EL BAL	SAN LEANOR	CA	945760000	415 E OAK	ONE DUPLEX
WILL, ROBER		1233 LIEBIG S	LODI	CA	952400000	1233 S LIEBIG	SINGLE FAMIL
WILLIAMS, FL		9645 E ACAMP	ACAMPO	CA	952200000	624 N SCHOO	TWO SINGLE
WILLIAMS, GL		682 E HARNEY	LODI	CA	952400000	7 W DE FORC	VACANT COM
WILLIAMS, J D		P O BOX 471	COULTERVILL	CA	953110000	1305 S CENT	SINGLE FAMIL
WILLIAMS, LA		308 E HILBOR	LODI	CA	952400000	309 E HILBOR	SINGLE FAMIL
WILLIAMS, RO		623 S CHERO	LODI	CA	952400000	623 S CHERO	SINGLE FAMIL
WILLIAMSON, FONDA L CAR		118 E WALNU	LODI	CA	952400000	118 E WALNU	SINGLE FAMIL
WILSON, KEN		1241 S STOCK	LODI	CA	952400000	1241 S STOC	SINGLE FAMIL
WILSON, REB		1041 S CENT	LODI	CA	952400000	1041 S CENT	SINGLE FAMIL
WILSON, VET		PO BOX 18	LINCOLN CITY	OR	973670000	939 S WELLS	SINGLE FAMIL
WISNER, EDDI		717 WILLOW	ALODI	CA	952420000	550 N SACRA	LIGHT MANUF
WOHL, CONNI		444 E FLORA	LODI	CA	952400000	444 E FLORA	SINGLE FAMIL
WOLF, CHRIS	DOROTHY ME	511 E LOCUST	LODI	CA	952400000	511 E LOCUS	TWO SINGLE
WOLF, ELIZAB		716 S PLEASA	LODI	CA	952400000	900 S SACRA	LIGHT MANUF
WOLFF, IRAID		1050 S CENTR	LODI	CA	952400000	1050 S CENT	SINGLE FAMIL
WOMANS, CLU		325 W PINE S	LODI	CA	952020000	325 W PINE	CLUBS AND L
WOMENS CEN	EXECUTIVE DI	620 N SAN JO	STOCKTON	CA	952400000	29 S WASHIN	SINGLE FAMIL
WONG, JANIC		215 SWALLO	LODI	CA	952400000	1325 S CENT	ONE DUPLEX
WONG, KING		24 NORTH MAI	LODI	CA	952400000	24 N MAIN	STORE WITH
WONG, STEV		116 E PINE ST	LODI	CA	952400000	115 E PINE	RESTAURANT
WOODS, MICH		2125 BOSTON	MODESTO	CA	953552000	209 E CHERR	SINGLE FAMIL
WOODWARD,		345 E PINE ST	LODI	CA	952400000	345 E PINE	SINGLE FAMIL
WOODWARD,		422 E HAROLD	LODI	CA	952400000	422 E HAROL	SINGLE FAMIL
WOODY, HAR		2609 LEARNE	STOCKTON	CA	952200000	115 E LOCKE	S-10 RESIDEN
WOOLSTRUM,		23438 N BRUE	ACAMPO	CA	952200000	14 S MAIN	PARKING LOT
WORFOLK, D	STEFAN SEKU	711 N SACRA	LODI	CA	952400000	711 N SACRA	LIGHT MANUF
WR GROUP L	LYNN SURBE	6543 REGION	DUBLIN	CA	945680000	217 E LOCUS	S-10 RESIDEN
WRIGHT, ARL		824 LLOYD ST	LODI	CA	952400000	824 S LLOYD	SINGLE FAMIL
WRIGHT, DEA		329 E CONCO	LODI	CA	952400000	329 E CONCO	SINGLE FAMIL
WRIGHT, W H		520 KENSINGT	LODI	CA	952400000	214 W SACRA	SINGLE STOR
WYLLIE, JAMES		610 S SCHOO	LODI	CA	952400000	610 S SCHOO	FOUR UNITS-2
WYRICK, CAR		332 E FLORA	LODI	CA	952400000	332 E FLORA	SINGLE FAMIL
WYSSOCKI, JA		412 MISSION	LODI	CA	952400000	412 E MISSIO	SINGLE FAMIL
XEPOLEAS, G		8211 KING RD	LOOMIS	CA	956500000	212 E EDEN	SINGLE FAMIL
YADAV, ANIL		435 CHENAB	FREMONT	CA	945390000	232 S HUTCH	SINGLE FAMIL
YADAV, SUNIL		1050 S CHERO	LODI	CA	952400000	1050 S CHER	MOTELS LESS
YAMASHITA,		613 CONNIE S	LODI	CA	952400000	238 S PLEAS	SINGLE STOR
YARBOROUGH,		8404 E ORCHA	ACAMPO	CA	952200000	512 S STOCK	SINGLE FAMIL
YASIN, RALPH		PO BOX 2262	LODI	CA	952412262	536 E HILBOR	ONE DUPLEX
YBARRA, HEN		1142 RIVERGA	LODI	CA	952400000	427 E LOCUS	S-10 RESIDEN
YEPEZ, ELIAS		501 ELM ST	LODI	CA	952400000	501 E ELM	SINGLE FAMIL
YEPEZ, IGNAC		412 E TOKAY	LODI	CA	952400000	412 E TOKAY	THREE UNITS
YERALIS, JOH		1163 NORTHW	LODI	CA	952400000	415 E PINE	TWO SINGLE
YIP, VIDLEY T		1200 EDGEW	LODI	CA	952400000	10 S MAIN	RESTAURANT
YOUNG, C W		8619 BLUFF L	FAIR OAKS	CA	956280000	242 E CHARL	ONE DUPLEX
YOUNG, JOHN		4656 GREENO	STOCKTON	CA	952120000	523 MURRA	SINGLE FOUR
YOUNG, JOHN		206 ACACIA S	LODI	CA	952400000	206 E ACACIA	SINGLE FAMIL
YOUNG, JOHN		600 YARA PL	LODI	CA	952400000	500 E LODI	SINGLE STOR
ZAMAN, OAMA		438 E ELM ST	LODI	CA	952400000	438 E ELM	SINGLE FAMIL
ZAMAN, REHA		428 1/2 N SCH	LODI	CA	952400000	428 N SCHOO	SINGLE FAMIL
ZAMANIAN, N		201 E KETTLE	LODI	CA	952400000	207 E KETTLE	SINGLE STOR
ZAMORA, ALE	TINA R HUGH	108 E FLORA	LODI	CA	952400000	108 E FLORA	SINGLE FAMIL
ZAMORA, MIG		639 WOODRO	LODI	CA	952400000	639 E WOOD	SINGLE FAMIL
ZAMORA, RAY		318 E WALNU	LODI	CA	952400000	318 E WALNU	SINGLE FAMIL
ZAMORA, RUB		409 S GARFIE	LODI	CA	952400000	409 S GARFIE	SINGLE FAMIL
ZAMORA, S R		257 ROYAL O	ALODI	CA	952400000	720 E LODI	AUTO AND TR
ZAREFAKIS, J		10051 E HWY	LODI	CA	952400551	214 E TOKAY	THREE UNITS
ZAVALA, CLAR		1011 WELLS	LODI	CA	952400000	1011 WELLS	SINGLE FAMIL
ZAVALA, DON		841 S SACRA	LODI	CA	952400000	841 S SACRA	SINGLE FAMIL
ZAVALA, DON		711 S SACRA	LODI	CA	952400000	711 S SACRA	SINGLE FAMIL
ZIMBELMAN, L		830 S GARFIE	LODI	CA	952400000	830 S GARFIE	SINGLE FAMIL
ZIMMERMAN,		519 MAPLE ST	LODI	CA	952400000	519 E MAPLE	SINGLE FAMIL
ZIMMERMAN,		725 SO WASHI	LODI	CA	952400000	725 S WASHI	SINGLE FAMIL
ZIMMERMAN,	ERALD ZIMM	1124 GREEN	LODI	CA	952400000	612 S CENTR	SINGLE FAMIL
ZOOK, FRED		29408 THIRD	FREDONDO	WA	980230000	610 N SCHOO	FOUR UNITS-2
ZUBAIR, MOH		33 S GARFIEL	LODI	CA	952400000	33 S GARFIEL	FOUR UNITS-2
ZWEIFEL, RAY		435 E ELM ST	LODI	CA	952400000	435 E ELM	SINGLE FAMIL
ZWINGELBER		504 E EDEN S	LODI	CA	952400000	504 E EDEN	SINGLE FAMIL

CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
SUSAN HITCHCOCK,  
Mayor Pro Tempore  
EMILY HOWARD  
KEITH LAND  
ALAN S. NAKANISHI

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6711  
FAX (209) 333-6842

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney

May 16, 2002

Dear Property Owner:

The City Council of the City of Lodi (the "City Council") and the Redevelopment Agency of the City of Lodi (the "Agency") invite you to attend a joint public hearing concerning the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project"), which will be held on Wednesday, June 19, 2002, at 7:00 p.m. in the City Council Chambers, 221 West Pine Street, Lodi California. Enclosed with this letter is the official notice of the joint public hearing, which includes a legal description and map showing the boundaries of the proposed Project Area.

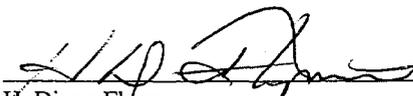
The general goals and objectives of the proposed Redevelopment Plan are to: (1) eliminate blighting influences and correct environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities, (2) assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area, (3) replan, redesign, and develop portions of the Project Area which are stagnant or improperly utilized, (4) provide opportunities for participation by owners and tenants in the revitalization of their properties, (5) strengthen retail and other commercial functions in the Project Area, (6) strengthen the economic base of the Project Area by stimulating new investment, (7) expand employment opportunities, (8) provide an environment for social and economic growth, (9) expand, improve, and preserve the community's supply of housing available to low- and moderate-income persons and families and (10) install new or replace existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

The latest equalized assessment roll indicates that you own property in the proposed Project Area. In order to carry out the Redevelopment Plan, the Agency will have the power to acquire property by purchase or condemnation in order to eliminate blight, provide public improvements and facilities, and permit development in accordance with the Redevelopment Plan. All property in the Project Area is, therefore, subject to the possibility of acquisition by purchase or condemnation by the Agency under the circumstances set forth in the Redevelopment Plan.

You may inspect and/or obtain copies of the proposed Redevelopment Plan and all related documents at the offices of either the City Clerk or the Agency, each located at 221 West Pine Street, Lodi California. Your further inquiries and attendance at the public hearing are, of course, welcome.

If you have any questions, please call Rad Bartlam, Community Development Director, at (209) 333-6711 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Very truly yours,

  
H. Dixon Flynn  
Executive Director

CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
SUSAN HITCHCOCK,  
Mayor Pro Tempore  
EMILY HOWARD  
KEITH LAND  
ALAN S. NAKANISHI

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
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H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney

De mayo el 16 de 2002

Querido Dueño de Propiedad:

El consejo de la ciudad de Lodi (el "Consejo de Ciudad") y de la agencia del reconstrucción de la ciudad de Lodi (la "agencia") le invita a que atienda a una audiencia pública común referente al plan propuesto del reconstrucción (el "plan del reconstrucción") para el proyecto No. 1 (el "proyecto"), que del reconstrucción de Lodi será llevado a cabo el miércoles, de Junio el 19 de 2002, en 7:00 P.M. en los compartimientos del consejo de la ciudad, calle del oeste del Pine 221, Lodi California. Incluido con esta carta es el aviso oficial de la audiencia pública común, que incluye una descripción y un mapa legal que demuestra los límites del área propuesta del proyecto.

Las metas y los objetivos generales del plan propuesto del reconstrucción son: (1) eliminar influencias de marchitamiento y corrijn deficiencias ambientales en el área del proyecto, incluyendo, entre otras, los edificios en los cuales es insegura o malsana para que las personas vivan o trabajen, las porciones pequeñas e irregulares, espaciamento exterior culpable, hacer anticuado y los tipos constructivos envejecidos, carácter mezclado o las aplicaciones vacantes que cambian de puesto, las utilizaciones del suelo incompatibles y poco rentables, los callejones inferiores al nivel normal, y mejores instalaciones, de utilidades públicas inadecuadas o deterioradas, (2) monta la tierra en los paquetes convenientes para el desarrollo moderno, integrado con la circulación peatonal y de vehículos mejoran en el área del proyecto, (3) replan, el reajuste, y desarrolla las porciones del área del proyecto que son estancadas o utilizadas incorrectamente, (4) proporcione las oportunidades para la participación de los dueños y de los arrendatarios en la revitalización de sus características, (5) consolida al por menor y otras funciones del anuncio en el área del proyecto, (6) consolida la base económica del área del proyecto estimulando la nueva inversión, (7) amplía posibilidades de empleo, (8) proporciona un ambiente para el desarrollo social y económico, (9) amplía, mejor, y preserva de fuente de la comunidad de cubierta disponible para el punto bajo y personas familias de moderada renta (10) instalan nuevo o substituyen mejores, instalaciones de utilidades públicas existentes en las áreas que se sirven actualmente inadecuado con respecto a tales, instalaciones de utilidades.

El rodillo igualado más último del gravamen indica que usted posee la característica en el área propuesta del proyecto. Para realizar el plan del reconstrucción, la agencia tendrá la energía de adquirir la característica por la compra o la condenación para eliminar destrozo, proporciona mejores instalaciones públicas, y permite el desarrollo de acuerdo con el plan del reconstrucción. Toda la característica en el área del proyecto está, por lo tanto, conforme a la posibilidad de adquisición por la compra o la condenación al lado de la agencia bajo circunstancias dispuestas en el plan del reconstrucción.

Usted puede examinar y/o obtener copias del plan propuesto del reconstrucción y de todos los documentos relacionados en las oficinas del vendedor o de la agencia, cada uno situado en la calle del oeste del Pine 221, Lodi California de la ciudad. Sus investigaciones y atención posteriores en la audiencia pública son, por supuesto, recepción. Si usted tiene cual-quier pregunta, llame por favor Rad Bartlam, Director del desarrollo de la comunidad, en (209) 333-6711 entre 8:00 mañana y 5:00 P.M., de lunes a viernes.

Sinceramente,



H. Dixon Flynn  
Director Del Ejecutivo De

NOTICE OF JOINT PUBLIC HEARING ON THE PROPOSED  
REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT  
PROJECT NO. 1 AND THE FINAL ENVIRONMENTAL IMPACT  
REPORT RELATING THERETO

NOTICE IS HEREBY GIVEN that the City Council of the City of Lodi (the "City Council") and the Redevelopment Agency of the City of Lodi (the "Agency") will hold a joint public hearing on **June 19, 2002, at 7:00 p.m.** in the City Council Chambers, located at 221 West Pine Street, Lodi, California, to consider and act upon the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") and to consider all evidence and testimony for or against the approval and adoption of the proposed Redevelopment Plan. At any time not later than the hour set forth above for the hearing of comments on or objections to the proposed Redevelopment Plan, any person may file in writing with the City Clerk of the City of Lodi a statement of objections to the proposed Redevelopment Plan. At the day, hour, and place of the hearing, any and all persons having any comments on or objections to the proposed Redevelopment Plan, or who deny the existence of blight in the proposed Project Area or question the regularity of any of the prior proceedings, may appear before the City Council and the Agency and show cause why the proposed Redevelopment Plan should not be adopted.

In addition, the City Council and the Agency will, at the same time and place, hold a joint public hearing to consider the Final Environmental Impact Report (the "Final EIR") on the proposed Redevelopment Plan and consider all evidence and testimony for or against the certifications of the Final EIR. At the day, hour and place of the hearing, all interested persons desiring to comment on, or having objections to, the content or adequacy of the Final EIR may appear before the City Council and the Agency and be heard.

The general goals and objectives of the proposed Redevelopment Plan are to:

- (1) The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities.
- (2) The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- (3) The replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized.
- (4) The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- (5) The strengthening of retail and other commercial functions in the Project Area.

- (6) The strengthening of the economic base of the Project Area by stimulating new investment.
- (7) The expansion of employment opportunities.
- (8) The provision of an environment for social and economic growth.
- (9) The expansion, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families.
- (10) The installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

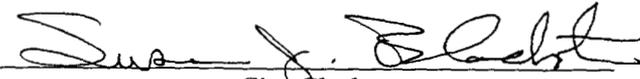
A map showing the general location in the City of the proposed Project Area is attached hereto as Exhibit A and made a part hereof. A copy of the legal description of the Project Area is available upon request, free of charge, at the offices of the City Clerk and the Agency, whose address is given below.

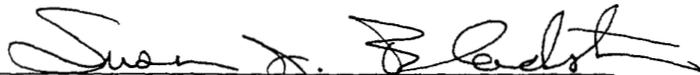
Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the proposed Redevelopment Plan, the Final Environmental Impact Report for the Project, the Agency's Report to the City Council, and any other information pertaining thereto at the office of the Agency and the office of the City Clerk, located at 221 West Pine Street, Lodi, California.

The Agency has adopted "Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Lodi Redevelopment Project" for the purpose of implementing those features of the proposed Redevelopment Plan providing for participation by property owners and business occupants in the proposed Project Area. Copies of said rules are available for public inspection at the office of the Agency.

By order of the City Council and the Redevelopment Agency of the City of Lodi.

Dated: May 16, 2002

  
\_\_\_\_\_  
City Clerk,  
City of Lodi

  
\_\_\_\_\_  
Secretary,  
Redevelopment Agency of the  
City of Lodi



AVISO DE LA AUDIENCIA PÚBLICA COMÚN EN EL PLAN PROPUESTO DEL  
RECONSTRUCCIÓN PARA EL PROYECTO NO. 1 Y EL INFORME FINAL DEL  
RECONSTRUCCIÓN DE LODI DE LAS CONSECUENCIAS PARA EL MEDIO AMBIENTE  
QUE SE RELACIONA ADEMÁS EI

AVISO POR ESTE MEDIO SE DA a eso el consejo de ciudad de la ciudad de Lodi (el consejo de la ciudad.) y la agencia del reconstrucción de la ciudad de Lodi (el Agency.) llevará a cabo una audiencia pública común de Junio el 19 de 2002, en 7:00 P.M. en los compartimientos del consejo de ciudad, situados en la calle del oeste del Pine 221, Lodi, California, para considerar y para actuar sobre el plan propuesto del reconstrucción (el plan del desenvolvimiento.) para el proyecto No. 1 (el Project del reconstrucción de Lodi.) y para considerar toda la evidencia y testimonio para o contra la aprobación y la adopción de reconstrucción propuesto plan. Que la hora disponga en cualquier momento no más no adelante arriba para los comentarios sobre o las objeciones que oyen hablar a el plan propuesto del reconstrucción, cualquier persona puede archivar en escribir con el vendedor de la ciudad de Lodi una declaración de objeciones al plan propuesto del reconstrucción. En el día, hora, y el lugar de la audiencia, de cualquiera y de todas las personas que tengan cualquier comentario en las objeciones ala reconstrucción propuesto porel plan, o quiénes niegan la existencia del destruyo en el área propuesta del proyecto o preguntan la regularidad de los procedimientos anteriores, puede aparecer ante el consejo deia ciudad y la agencia y la demostración quo causen el plan propuesto del reconstrucción que no debe ser adoptado.

Además, el consejo de la ciudad y la agencia , en el mismo tiempo y lugar, llevar a cabo una audiencia pública común para considerar el informe final de las consecuencias para el medio ambiente (el Final EIR.) en el plan propuesto de reconstrucción y considere toda la evidencia y testimonio para o contra las certificaciones del EIR final. En el día, la hora y el lugar de la audiencia, todas las personas interesadas que desean comentar encendido, o teniendo las objeciones a, el contenido o la suficiencia del EIR final pueden aparecer ante el consejo de ciudad y la agencia y para ser oídos.

Las metas y los objetivos generales del plan propuesto del reconstrucción son:

- (1) La eliminación de influencias de marchitamiento y de la corrección de deficiencias ambientales en el área del proyecto, incluyendo, entre otras, edificios en los cuales es insegura o malsana para que las personas vivan o trabajen, porciones pequeñas e irregulares, espaciamiento exterior culpable, tipos constructivos obsoletos y envejecidos, carácter mezclado o aplicaciones o vacantes que cambian de puesto, utilizaciones del suelo incompatibles y poco rentables, callejones inferiores al nivel normal, y mejores, instalaciones, y utilidades públicas inadecuadas o deterioradas.
- (2) El montaje de la tierra en los paquetes convenientes para el desarrollo moderno, integrado con la circulación peatonal y de vehículos mejorada en el área del proyecto.
- (3) El replanning, el reajuste, y el desarrollo de las porciones del área del proyecto que son estancadas o utilizadas incorrectamente.
- (4) La disposición de las oportunidades para la participación de los dueños y de los arrendatarios en la revitalización de sus características.

- (5) La consolidación de la venta al por menor y de otras funciones comerciales en el área del proyecto.
- (6) La consolidación de la base económica del área del proyecto estimulando la nueva inversión
- (7) La extensión de las posibilidades de empleo.
- (8) La disposición de un ambiente para el desarrollo social y económico.
- (9) La extensión, la mejora, y la preservación de la fuente de comunidad de cubierta disponible para el punto bajo y las personas y familias de la moderado-renta.
- (10) La instalación de nuevo o del re-emplazo mejoras, de instalaciones y de utilidades públicas existentes en las áreas que se sirven actualmente inadecuado con respecto a tales mejoras, instalaciones y utilidades.

Un mapa que demuestra la localización general en la ciudad del área propuesta del proyecto se une a esto como objeto expuesto A e hizo una pieza de esto. Una copia de la descripción legal del área del proyecto está disponible por requerimiento, gratuitamente, en las oficinas del vendedor de la ciudad y de la agencia, que dirección se da abajo.

Las personas interesadas pueden examinar y, sobre el pago de los costos de reproducción, obtener copias de la reconstrucción propuesto plan, el informe final de las consecuencias para el medio ambiente para el proyecto, el informe de Agencia al consejo de ciudad, y cualquier otra información que pertenece además en la oficina de la agencia y la oficina del vendedor de la ciudad, situada en la calle del oeste del Pine 221, Lodi, California.

La agencia ha adoptado los Reglas que gobernaban la participación por los dueños de característica y la extensión de preferencias razonables a los inquilinos del negocio en el proyecto del reconstrucción de Lodi con el fin de poner esas características en ejecución del plan propuesto del reconstrucción que preveía la participación de los dueños de característica y de los inquilinos del negocio en el área propuesta del proyecto. Las copias de las reglas dichas están disponibles para la inspección pública en la oficina de la agencia.

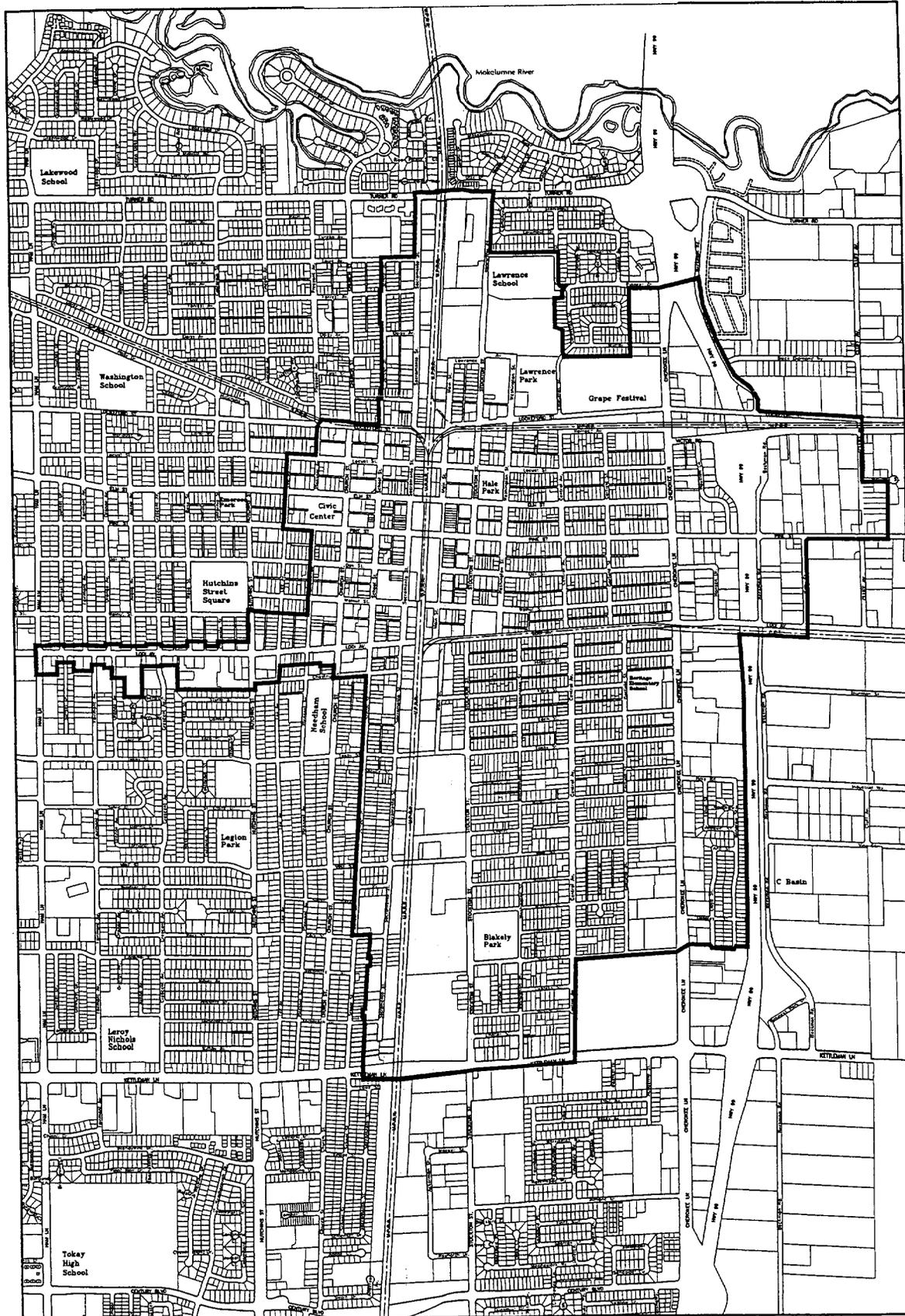
Por orden del consejo de La Ciudad y de la agencia del reconstrucción de la ciudad de Lodi.

Anticuoado: De mayo el 16 de 2002

  
Vendedor,  
Ciudad de Lodi

  
Secretaria,  
Agencia del Reconstrucción  
de la Ciudad de Lodi

# EXHIBIT "A"



**PROJECT AREA BOUNDARY**

City of Lodi  
REDEVELOPMENT PLAN ADOPTION  
REDEVELOPMENT PROJECT AREA

# civil engineers



**BAUMBACH & PIAZZA, INC.**

323 West Elm Street  
Lodi, California 95240-2003

Phone (209) 368-6618  
FAX (209) 368-6610

September 3, 2001

JOB NO. 0048

CITY OF LODI

REDEVELOPMENT PROJECT NO. 1

## LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARY

Commencing at a brass disk at the Southwest corner of the Southeast quarter of Section 12, Township 3 North, Range 6 East, Mount Diablo Base and Meridian; thence South  $11^{\circ} 03' 40''$  West 97.99 feet to an angle point on the South line of State Highway Route No. 12 and the True Point of Beginning; thence along the South line of said Highway the following four courses: (1) South  $86^{\circ} 52' 18''$  West, 55.24 feet, (2) South  $83^{\circ} 26' 17''$  West, 500.90 feet, (3) South  $84^{\circ} 34' 39''$  West, 299.36 feet, (4) North  $89^{\circ} 46' 57''$  West, 453.16 feet; thence North  $03^{\circ} 15' 30''$  East, 703.0 feet to the North line of Tamarack Drive; thence South  $86^{\circ} 41' 04''$  West, 10.0 feet; thence North  $03^{\circ} 04' 04''$  East, 67 feet; thence South  $86^{\circ} 41' 04''$  West, 25 feet; thence North  $03^{\circ} 04' 04''$  East, 100 feet; thence North  $86^{\circ} 41' 04''$  East, 25 feet; thence North  $03^{\circ} 04' 04''$  East, 215 feet; thence North  $86^{\circ} 22' 04''$  East, 12.70 feet; thence North  $02^{\circ} 25' 44''$  East, 329.86 feet; thence North  $86^{\circ} 41' 04''$  East, 22.86 feet; thence North  $03^{\circ} 00' 04''$  East, 112.7 feet; thence South  $86^{\circ} 41' 04''$  West, 32.91 feet; thence North  $03^{\circ} 04' 04''$  East, 36.96 feet; thence North  $86^{\circ} 41' 04''$  East, 10 feet; thence North  $03^{\circ} 04' 04''$  East, 252.60 feet more or less to the North line of Park Street; thence along said North line and its westerly projection South  $86^{\circ} 39' 04''$  West, 223.11

feet to the West line of School Street; thence along the West line of School Street the following four courses: (1) North 03° 05' 34" East, 417.09 feet, (2) North 03° 00' 04" East, 558.90 feet, (3) North 02° 54' 29" East, 1322.86 feet, (4) North 03° 12' 49" East, 943.28 feet to the South line of Chestnut Street; thence along the South line of Chestnut Street, South 85° 21' 00" West, 325.78 feet to the southerly projection of the East line of Church Street; thence along the East line of Church Street, North 02° 50' 00" East, 165.00 feet; thence South 85° 21' 00" West, 250.00 feet to the West line of an alley; thence along the West and South lines of said alley the following three courses: (1) North 2° 50' 00" East, 10.00 feet, (2) North 29° 45' 17" West, 33.11 feet, (3) South 85° 21' 00" West, 495.00 feet to the East line of Lee Avenue; thence along the East line of Lee Avenue, South 02° 50' 00" West, 200.00 feet to the South line of Chestnut Street; thence along the South line of Chestnut Street, South 85° 21' 00" West, 301.39 feet to the East line of Hutchins Street; thence along the East line of Hutchins Street, South 01° 04' 00" East, 73.86 feet; thence South 89° 31' 30" West, 944.15 feet; thence North 01° 04' 00" West, 296.40 feet; thence South 89° 31' 30" West, 57.85 feet; thence South 01° 04' 00" East, 5.00 feet; thence South 89° 31' 30" West, 390.00 feet; thence South 01° 04' 00" East, 384.80 feet; thence South 89° 31' 30" West, 232.00 feet; thence North 1° 04' 00" West, 240.00 feet to the Northeast corner of Lot 24 of TURNAGE SUBDIVISION as filed in Volume 11 of Maps and Plats, page 119, San Joaquin County Records; thence South 89° 31' 30" West, 100.00 feet to the Northwest corner of said Lot 24; thence along the East line of Orange Avenue, North

01° 04' 00" West, 134.80 feet; thence South 89° 31' 30" West, 50.00 feet; thence South 01° 04' 00" East, 10.80 feet; thence South 89° 31' 30" West, 97.30 feet; thence North 01° 07' 15" West, 40.00 feet; thence South 89° 31' 30" West, 157.34 feet to the West line of Fairmont Avenue; thence along the West line of Fairmont Avenue, South 01° 11' 30" East, 78.00 feet; thence South 89° 31' 30" West, 219.11 feet to the West line of the CULBERTSON TRACT as filed in Volume 11 of Maps and Plats, page 53, San Joaquin County Records; thence North 01° 11' 30" West, 114.80 feet to the Southeast corner of Lot 29 of the CULBERTSON TRACT; thence South 89° 31' 30" West, 219.11 feet to the Southwest corner of Lot 30 of said CULBERTSON TRACT; thence along the West line of said CULBERTSON TRACT, South 01° 11' 30" East, 161.00 feet; thence South 89° 31' 30" West, 259.11 feet to the West line of Ham Lane; thence along the West line of Ham Lane, North 01° 11' 30" West, 270.00 feet to the centerline of Lodi Avenue; thence continue along the West line of Ham Lane, North 01° 05' 20" West, 91.14 feet; thence along the North line of Lot 17 of HUTCHINS HOMESTEAD ADDITION NO. 3 and its westerly project, North 89° 33' 37" East, 180.96 feet to the Northeast corner of said Lot 17; thence North 01° 12' 00" West, 10.00 feet; thence North 89° 33' 37" East, 115.96 feet; thence along the West line of Sunset Drive, South 01° 19' 00" East, 10.00 feet; thence North 89° 33' 37" East, 175.96 feet to the Northeast corner of Lot 51 of said subdivision last described; thence North 01° 26' 00" West, 9.21 feet; thence North 89° 33' 37" East, 115.96 feet; thence along the West line of Fairmont Avenue, South 01° 32' 00" West, 4.21 feet; thence North 89° 33' 37" East, 175.96 feet; thence South

01° 45' 00" East, 5.00 feet to the Northwest corner of Lot 86 of said subdivision last described; thence North 89° 33' 37" East, 115.96 feet to the Northeast corner of said Lot 86; thence along the West line of Orange Avenue, North 01° 45' 00" West, 24.85 feet; thence North 89° 33' 10" East, 187.60 feet; thence South 01° 45' 00" East, 25.00 feet; thence North 89° 33' 10" East, 127.60 feet; thence along the West line of Avena Avenue, South 01° 45' 00" East, 0.80 feet; thence North 89° 31' 30" East, 192.50 feet; thence North 01° 45' 00" West, 22.00 feet; thence North 89° 31' 30" East, 132.50 feet; thence along the West line of Crescent Avenue South 01° 45' 00" East, 24.80 feet; thence North 89° 31' 30" East, 380.20 feet; thence along the West line of Rose Avenue North 01° 45' 00" West, 60.00 feet; thence North 89° 31' 30" East, 230.10 feet; thence along the East line of an alley South 01° 45' 00" East, 56.70 feet; thence North 89° 31' 30" East, 150.10 feet; thence along the West line of California Street North 01° 45' 00" West, 56.70 feet; thence along the westerly projection of the South lines of Lots 14 and 6 of Block 8 of HUTCHINS HIGH SCHOOL ADDITION as filed in Volume 6 of Maps and Plats, page 27, San Joaquin County Records, North 89° 31' 30" East, 380.00 feet to the Southeast corner of said Lot 6; thence along the West line of Hutchins Street the following nine courses: (1) North 01° 19' 00" West, 50.00 feet, (2) South 89° 31' 30" West, 10.00 feet, (3) North 01° 19' 00" West, 50.00 feet, (4) North 89° 31' 30" East, 10.00 feet, (5) North 01° 19' 00" West, 50.00 feet, (6) South 89° 31' 30" West, 10.00 feet, (7) North 01° 19' 00" West, 220.00 feet to the North line of Walnut Street, (8) along the West line of Walnut Street, North 89° 31'

30" East, 10.00 feet, (9) North 01° 19' 00" West, 20.12 feet to the westerly extension of the North line of an alley; thence along the North line of the alley and its westerly projection the following five courses: (1) South 87° 09' 56" East, 160.03 feet, (2) South 02° 50' 04" West, 3.26 feet, (3) South 87° 09' 56" East, 50 feet, (4) South 02° 50' 04" West, 6.46 feet, (5) South 87° 09' 56" East, 520.0 feet to the West line of Pleasant Avenue; thence along the West line of Pleasant Avenue, North 03° 00' 04" East, 1050 feet to the South line of Pine Street; thence along the South line of Pine Street North 86° 59' 56" West 360 feet to the southerly projection of the West line of Lee Avenue; thence along the West line of Lee Avenue and its southerly projection North 03° 00' 04" East, 960 feet to the North line of Locust Street; thence along the North line of Locust Street, South 86° 59' 56" East, 360 feet to the West line of Pleasant Avenue; thence along the West line of Pleasant Avenue, North 03° 00' 04" East, 450.85 feet to the westerly projection of the North line of Lockeford Street; thence along the North line of Lockeford Street and its westerly projection South 86° 59' 56" East, 374.90 feet to an angle point; thence leaving the North line of Lockeford Street, South 80° 27' 13" East, 95.2 feet more or less to the Northeast corner of Church and Lockeford Streets; thence South 86° 59' 56" East, 297.5 feet to the Northwest corner of Lockeford and School Streets; thence along the West line of School Street and its northerly projection North 01° 33' 50" East, 322.64 feet to the North line of De Force Avenue; thence along the North line of De Force Avenue, North 88° 48' 10" East, 28.95 feet more or less to the West line of School Street; thence along the West

line of School Street the following seven courses: (1) North 00° 27' 40" East, 111.98 feet, (2) South 89° 01' 06" East, 2.71 feet, (3) North 00° 04' East, 801.9 feet, (4) South 85° 34' 58" West, 20.13 feet, (5) North 00° 33' 35" East, 395.14 feet more or less to the North line of Forrest Avenue, (6) along the North line of Forrest Avenue, North 86° 12' East, 19.46 feet to the West line of School Street, (7) along the West line of School Street and its northerly projection North 00° 11' East, 427.54 feet to the North line of Louie Avenue; thence along the North line of Louie Avenue, North 89° 05' 30" East, 392.45 feet; thence along a curve to the left having a radius of 25 feet, a central angle of 88° 00' and an arc length of 38.40 feet; thence along the West line of Sacramento Street, North 01° 05' 30" East, 664.20 feet; thence North 02° 35' 32" West, 105.78 feet to the North line of Turner Road; thence along the North line of Turner Road the following ten courses: (1) North 82° 26' 47" East, 82.11 feet, (2) North 89° 26' 30" East, 8.00 feet, (3) South 82° 25' 42" East, 70.71 feet, (4) North 89° 26' 30" East, 130.45 feet, (5) North 03° 00' 04" East, 15.03 feet, (6) North 89° 26' 30" East, 100.20 feet, (7) North 03° 00' 04" East, 15.03 feet, (8) North 89° 26' 30" East, 246.04 feet, (9) South 78° 54' 30" East, 122.53 feet, (10) North 89° 26' 30" East, 242.59 feet; thence South 0° 33' 30" East, 40.00 feet to the centerline of Turner Road; thence along the East line of Stockton Street as delineated on that Map of "COLONY RANCH" as filed in Volume 24 of Maps and Plats at page 50, San Joaquin County Records and its northerly projection South 03° 10' 40" West, 694.37 feet; thence along a curve to the left having a radius of 20 feet, a central angle of 93° 53' and an arc

length of 32.77 feet; thence along the North line of Donner Avenue and its easterly projection North  $89^{\circ} 17' 40''$  East, 841.11 feet to the East line of Calaveras Street; thence along the East line of Calaveras Street, South  $00^{\circ} 42' 20''$  East, 412.49 feet; thence along a curve to the left having a radius of 20 feet, a central angle of  $90^{\circ}$  and an arc length of 31.42 feet; thence along the North line of Pioneer Drive, North  $89^{\circ} 17' 40''$  East, 66.79 feet to the Southwest corner of Lot 11 of "LAWRENCE RANCH SUBDIVISION, UNIT NO. 1" as filed in Volume 13 of Maps and Plats, page 143, San Joaquin County Records; thence along the West line of said subdivision last described the following four courses: (1) South  $40^{\circ} 23' 40''$  West, 79.64 feet, (2) South  $00^{\circ} 42' 20''$  East, 104.04 feet, (3) South  $82^{\circ} 45' 10''$  West, 52.31 feet, (4) South  $00^{\circ} 59' 20''$  East, 358.00 feet to the Northwest corner of Lot 20; thence along the southwesterly line of said Lot 20, South  $61^{\circ} 36' 20''$  East, 57.38 feet; thence along the West lines of Lots 20 through 24 inclusive, South  $00^{\circ} 59' 20''$  East, 276.44 feet; thence South  $22^{\circ} 57' 20''$  East, 53.45 feet to the Southwest corner of Lot 25; thence along the South lines of Lots 25 through 38 inclusive, North  $89^{\circ} 17' 40''$  East, 818.60 feet to the Southeast corner of Lot 38; thence North  $00^{\circ} 42' 20''$  West, 840.0 feet to the Northeast corner of Lot 116; thence along the South line of Pioneer Drive, North  $89^{\circ} 17' 40''$  East, 366.3 feet to the West line of Cherokee Lane; thence North  $75^{\circ} 58' 31''$  East, 510.71 feet to a point on the East line of Beckman Road, said point also being a point on a curve from which the radial bears South  $86^{\circ} 04' 31''$  East; thence along the East line of Beckman Road the following ten courses: (1) southeasterly along a curve to the

left having a radius of 770.0 feet, a central angle of  $24^{\circ} 29' 47''$ , an arc length of 329.21 feet and a chord bearing South  $08^{\circ} 19' 24''$  East, 325.86 feet, (2) South  $20^{\circ} 34' 18''$  East, 360.71 feet, (3) along a curve to the left having a radius of 1970 feet, a central angle of  $06^{\circ} 01' 42''$  and an arc length of 207.27 feet, (4) South  $26^{\circ} 36' 00''$  East, 138.05 feet, (5) South  $25^{\circ} 44' 07''$  East, 131.90 feet, (6) South  $26^{\circ} 36'$  East, 38.33 feet, (7) along a curve to the left having a radius of 372 feet, a central angle of  $28^{\circ} 58' 30''$  and an arc length of 188.12 feet, (8) South  $55^{\circ} 34' 30''$  East, 157.89 feet, (9) along a curve to the right having a radius of 178 feet, a central angle of  $55^{\circ} 07' 30''$  and an arc length of 171.26 feet, (10) South  $00^{\circ} 27' 00''$  East, 119.60 feet; thence South  $43^{\circ} 45' 12''$  East, 36.35 feet to the North line of Lockeford Street; thence along the North line of Lockeford Street, South  $87^{\circ} 00'$  East, 1272.54 feet to the northerly projection of the East line of Cluff Avenue; thence along the East line of Cluff Avenue and its northerly projection the following five courses: (1) South  $01^{\circ} 09' 46''$  East, 331.92 feet, (2) South  $89^{\circ} 48' 44''$  West, 2.0 feet, (3) South  $01^{\circ} 09' 46''$  East, 128.89 feet, (4) North  $89^{\circ} 48' 44''$  East, 2.0 feet, South  $01^{\circ} 09' 46''$  East, 354.67 feet to the South line of Mounce Street; thence along the South line of Mounce Street, North  $89^{\circ} 48' 44''$  East, 289.19 feet to the northerly projection of the West line of Parcel "A" as delineated on that map filed in Book 7 of Parcel Maps, page 13, San Joaquin County Records; thence South  $01^{\circ} 09' 46''$  East, 712.42 feet to the intersection of the southerly projection of the West line of said Parcel "A" and the South line of Pine Street; thence along the South line of Pine Street, North

89° 53' 16" West, 321.23 feet to the centerline of Cluff Avenue; thence continuing along the South line of Pine Street, South 89° 31' 32" West, 673.61 feet to a point of non-tangential curvature; thence along a curve to the left having a radius of 30 feet; a central angle of 90° 31' 32", an arc length of 47.40 feet and a chord that bears South 49° 10' 52" West, 42.62 feet to the most southerly corner of that property conveyed to the City of Lodi by deed recorded in Book 3792 of Official Records, page 312, San Joaquin County Records and the East line of Kelley Street; thence along the East line of Kelley Street and its southerly projection, South 01° 09' 47" East, 1200.42 feet to the South line of the Central California Traction Company Right of Way; thence along the South line of said Right of Way, North 87° 16' West, 856.95 feet to the West line of State Highway Route No. 99; thence along the West line of Highway 99 the following four courses: (1) South 00° 49' 00" East, 29.94 feet, (2) South 03° 51' 12" East, 600.66 feet (3) South 00° 48' East, 3032.54 feet, (4) South 01° 10' 10" East, 261.88 feet to the North line of the South half of the Southwest quarter of Section 7, Township 3 North, Range 6 East, Mount Diablo Base and Meridian; thence North 87° 40' 50" West, 138.24 feet; thence South 0° 35' 30" East, 10.0 feet; thence South 47° 19' 10" West, 38.20 feet; thence North 87° 40' 50" West, 266.09 feet; thence North 42° 40' 50" West, 38.20 feet; thence North 0° 35' 30" West, 10.0 feet; thence along the said North line last described, North 87° 40' 50" West, 252.96 feet to the East line of Cherokee Lane; thence South 61° 45' 43" West, 192.91 feet more or less to the intersection of the South line of Poplar Street and the West line of Cherokee Lane; thence

along the South line of Poplar Street the following three courses: (1) South 85° 47' 10" West, 617.50 feet, (2) South 00° 36' 30" East, 10.0 feet, (3) South 85° 47' 10" West, 620.30 feet to the East line of Central Avenue; thence along the East line of Central Avenue South 00° 36' 35" East, 1160.74 feet to the North line of State Highway Route No. 12; thence South 00° 37' 30" East, 110.14 feet; thence along the South line of said Highway 12 the following five courses: (1) South 86° 29' West, 44.05 feet, (2) along a curve to the left having a radius of 3945 feet, a central angle of 4° 05' 08" and an arc length of 281.30 feet to a point of reverse curvature, (3) along a curve to the right having a radius of 5892.19 feet, a central angle of 4° 05' 08" and an arc length of 420.15 feet, (4) South 89° 29' West, 592.36 feet, (5) South 74° 33' 28" West, 71.79 feet to the TRUE POINT OF BEGINNING.

Containing                    acres more or less.



*Terry Piazza*

CERTIFICATE OF MAILING

(Notice to Taxing Agencies)

I, Nancy M. Evans, whose business address is 221 N. Pine St  
Lodi, California 95240, do hereby certify that I mailed a copy of the  
attached Notice of Joint Public Hearing (the "Notice") to the governing body of each  
taxing agency which receives taxes from property within the Lodi  
Redevelopment Project Area, according to the list of taxing agencies attached to this  
Certificate, and that I personally mailed such Notice by depositing a copy of same,  
addressed to each such taxing agency, certified mail, return receipt requested, postage  
prepaid, in the United States mail at Lodi, California, on May 17, 2002.

Copies of all returned receipts are on file in the office of the City Clerk.

I declare under penalty of perjury that the foregoing is true and correct.

DATED: 5/17, 2002 Nancy M. Evans  
(Signature)  
Sr. Admin. Clerk  
(Title)  
Lodi, California

ATTACHMENTS

- (1) Notice of Joint Public Hearing
- (2) List of Taxing Agencies and Addresses

NOTICE OF JOINT PUBLIC HEARING ON THE PROPOSED  
REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT  
PROJECT NO. 1 AND THE FINAL ENVIRONMENTAL IMPACT  
REPORT RELATING THERETO

NOTICE IS HEREBY GIVEN that the City Council of the City of Lodi (the "City Council") and the Redevelopment Agency of the City of Lodi (the "Agency") will hold a joint public hearing on **June 19, 2002, at 7:00 p.m.** in the City Council Chambers, located at 221 West Pine Street, Lodi, California, to consider and act upon the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") and to consider all evidence and testimony for or against the approval and adoption of the proposed Redevelopment Plan. At any time not later than the hour set forth above for the hearing of comments on or objections to the proposed Redevelopment Plan, any person may file in writing with the City Clerk of the City of Lodi a statement of objections to the proposed Redevelopment Plan. At the day, hour, and place of the hearing, any and all persons having any comments on or objections to the proposed Redevelopment Plan, or who deny the existence of blight in the proposed Project Area or question the regularity of any of the prior proceedings, may appear before the City Council and the Agency and show cause why the proposed Redevelopment Plan should not be adopted.

In addition, the City Council and the Agency will, at the same time and place, hold a joint public hearing to consider the Final Environmental Impact Report (the "Final EIR") on the proposed Redevelopment Plan and consider all evidence and testimony for or against the certifications of the Final EIR. At the day, hour and place of the hearing, all interested persons desiring to comment on, or having objections to, the content or adequacy of the Final EIR may appear before the City Council and the Agency and be heard.

The general goals and objectives of the proposed Redevelopment Plan are to:

- (1) The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities.
- (2) The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- (3) The replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized.
- (4) The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- (5) The strengthening of retail and other commercial functions in the Project Area.

- (6) The strengthening of the economic base of the Project Area by stimulating new investment.
- (7) The expansion of employment opportunities.
- (8) The provision of an environment for social and economic growth.
- (9) The expansion, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families.
- (10) The installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

A map showing the general location in the City of the proposed Project Area is attached hereto as Exhibit A and made a part hereof. A copy of the legal description of the Project Area is available upon request, free of charge, at the offices of the City Clerk and the Agency, whose address is given below.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the proposed Redevelopment Plan, the Final Environmental Impact Report for the Project, the Agency's Report to the City Council, and any other information pertaining thereto at the office of the Agency and the office of the City Clerk, located at 221 West Pine Street, Lodi, California.

The Agency has adopted "Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Lodi Redevelopment Project" for the purpose of implementing those features of the proposed Redevelopment Plan providing for participation by property owners and business occupants in the proposed Project Area. Copies of said rules are available for public inspection at the office of the Agency.

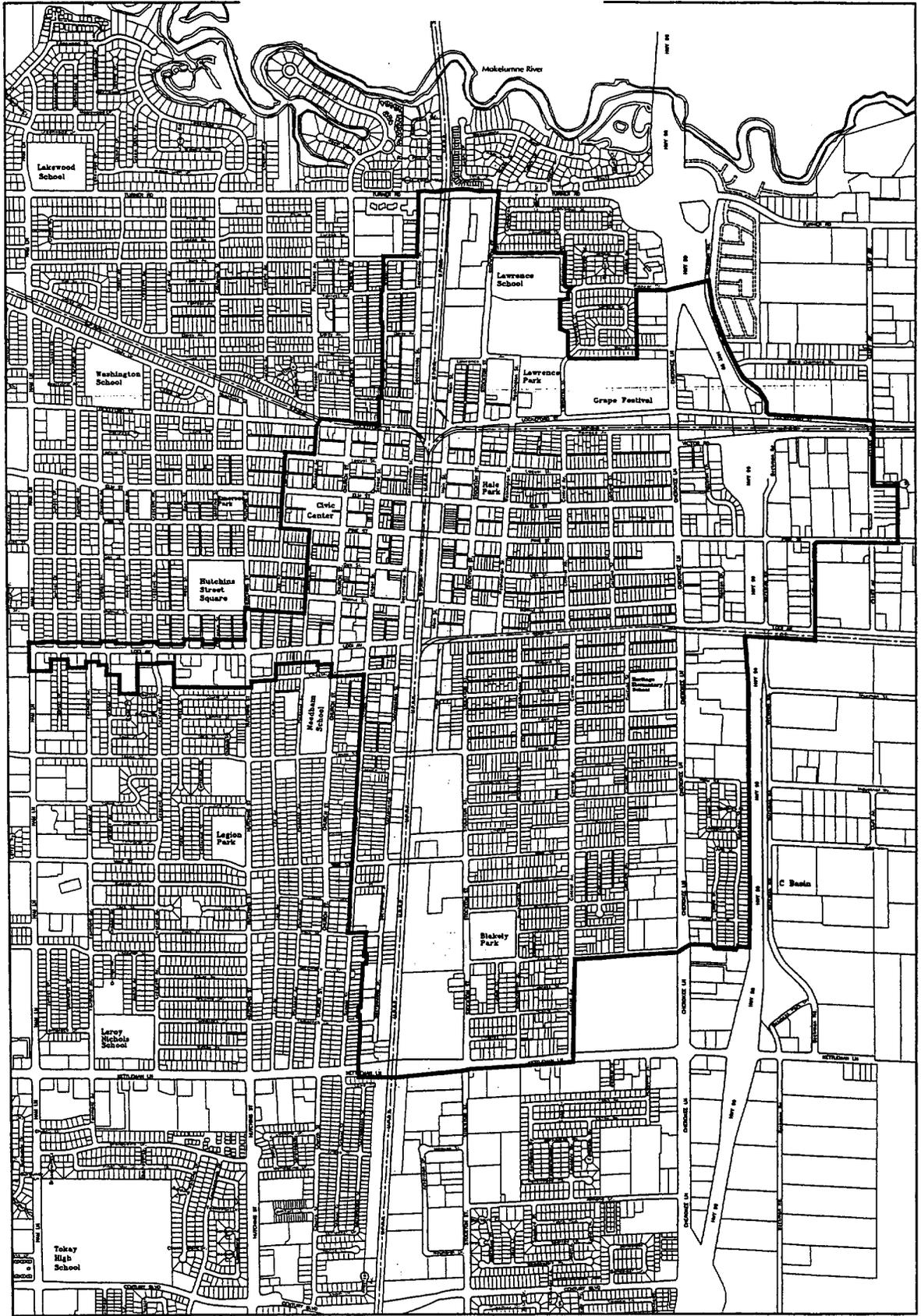
By order of the City Council and the Redevelopment Agency of the City of Lodi.

Dated: May 16, 2002

  
\_\_\_\_\_  
City Clerk,  
City of Lodi

  
\_\_\_\_\_  
Secretary,  
Redevelopment Agency of the  
City of Lodi

# EXHIBIT "A"



PROJECT AREA BOUNDARY

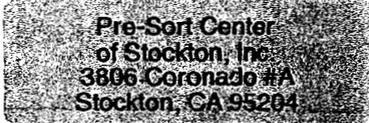
City of Lodi  
REDEVELOPMENT PLAN ADOPTION  
REDEVELOPMENT PROJECT AREA

COMPANY	FIRST NAME	LAST NAME	TITLE	ADDRESS	CITY	STATE	ZIP CODE
San Joaquin County	Mr. Manuel	Lopez	Administrator	County Courthouse 222 E. Weber Avenue	Stockton	CA	95202
Lodi Unified School District	Mr. Bill	Huyett	Superintendent	1305 E. Vine Street	Lodi	CA	95240
San Joaquin Delta College	Dr. Sam	Schauerman	Superintendent/President	5151 Pacific Avenue	Stockton	CA	95207
San Joaquin Office of Education	Mr. Fredrick A.	Wentworth	Superintendent of Schools	PO Box 213030	Stockton	CA	95213-9030
San Joaquin County Flood Control & Water Conservation District	Mr. Tom	Flinn	Director	1810 E. Hazelton Avenue	Stockton	CA	95205
San Joaquin Mosquito Abatement	Mr. John	Stroh	Manager	7759 S. Airport Way	Stockton	CA	95206
North San Joaquin Water Conservation District	Mr. Ed	Steffani	General Manager				

① Send certified mail - return receipt

CERTIFICATE OF MAILING

(Notice to Businesses and Residents)



I, Monica Guterres, whose business address is \_\_\_\_\_, California \_\_\_\_\_, do hereby certify that I mailed a copy of the attached Notice of Joint Public Hearing (the "Notice") to each business and resident in the \_\_\_\_\_ Redevelopment Project Area, according to the list of such businesses and residents and their addresses attached to this Certificate, and that I personally mailed such Notice by depositing a copy of same, addressed to each such listed business and resident, first-class mail, postage prepaid, in the United States mail at Stockton, California, on May 20, 2002.

I declare under penalty of perjury that the foregoing is true and correct.

DATED: May 21, 2002

M. Guterres  
(Signature)

owner  
(Title)

Stockton, California

ATTACHMENTS

- (1) Notice of Joint Public Hearing
- (2) List of Assesseees and Addresses

Owner	Owner	OwnerAddress	OwnerCity	OwnerState	OwnerZip	Parcel
ADAMEK, DON		80155 GALLATIN RD	BOZEMAN	MT	597150000	1341 S CENT
ADAMS, STEW		816 EVERT CT	LODI	CA	952420000	232 E MAPLE
AFZAL, SAFDA		230 E VINE ST	LODI	CA	952404858	118 E OAK
AHRENS, EAR		PO BOX 7689	STOCKTON	CA	952670000	524 E HILBOR
AHSAN, MOHA		2010 WESTMORA AVE	STOCKTON	CA	952100000	428 E LODI
AKBAR, SHER		816 S CENTRAL AV #A	LODI	CA	952400000	816 S CENTR
AKRAM, MOH		2145 SANDALWOOD DR	STOCKTON	CA	952100000	316 E HILBOR
ALAM, MOHA		724 S WASHINGTON ST	LODI	CA	952400000	326 E LOCUS
ALBRECHT, R		PO BOX 596	LODI	CA	952410596	242 E VINE
ALDRETE, IGN		515 1/2 S SACRAMENTO ST	LODI	CA	952400000	517 S SACRA
ALLMENDING		8954 REDMAN RD	VALLEY SPRI	CA	952520000	20 N MAIN
ALQUIST, JAC		17 S CHURCH ST	LODI	CA	952400000	31 S CHURCH
ALTAF, MUHA		325 ACACIA ST #C	LODI	CA	952400000	532 E HILBOR
ANAYA, GERA		611 S CENTRAL AVE	LODI	CA	952400000	609 S CENTR
ANAYA, VICTO		803 S CENTRAL AVE	LODI	CA	952400000	600 S CENTR
ANDERSON, J		1003 W OAK ST	LODI	CA	952400000	328 E LODI
ANDERSON, N		506 GERARD DR	LODI	CA	952420000	22 N HOUSTO
ANDERSON, R		402 DAISY	LODI	CA	952400000	931 S WELLS
ANDERSON, R		11255 LOWER SACRAMENTO R	LODI	CA	952420000	224 N MAIN
ANDERSON, S		304 RAINIER DR	LODI	CA	952420000	645 E WOOD
ANDRADE, MA		9009 W HWY 12	LODI	CA	952420000	304 E CYPRE
ANDREASEN,		411 LEWIS RD #312	SAN JOSE	CA	951110000	234 E HILBOR
ANGEL, SALV		224 E REDWOOD ST	LODI	CA	952400000	231 E MAPLE
ARAMBULA, M		11318 HERMS ST	NORWALK	CA	906500000	321 E PINE
ARIOIA, DON		PO BOX 2114	LODI	CA	952410000	721 S CHERO
ARSHAD, MOH		1019 PRIEBE ST	LODI	CA	952400000	331 E LODI
ASGHAR, ALI		816 S CENTRAL	LODI	CA	952400000	326 E EDEN
ASSOC COMM	RANDLE BAR	300 E CARPENTER FREEWAY	IRVING	TX	750620000	720 S CHERO
ASSOC FINAN	AVCO FINANC	11344 COLOMA RD	GOLD RIVER	CA	956700000	229 E REDWO
ASVITT, ROBE		429 E LODI AVE	LODI	CA	952400000	425 E LODI
ATLANTIC RIC	TAX DEPT, SS	PO BOX 2485	LOS ANGELES	CA	900510000	225 S CHERO
ATWOOD, ED		36 PEMBROOK CT	MORAGA	CA	945560000	105 S SACRA
AVILA, DAVID		237 MAPLE ST	LODI	CA	952400000	316 E LODI
AVITIA, ROQU		332 1/2 S ORANGE AVE	LODI	CA	952400000	731 S SACRA
AWAN, SADA		320 E TOKAY ST	LODI	CA	952400000	320 E TOKAY
AZAM, MOHA		1764 RIVER DR	STOCKTON	CA	952040000	307 S CENTR
AZEVEDO, AN		PO BOX 66	LODI	CA	952410000	1227 S WASHI
AZIZ, ABDUL &		P O BOX 604	LODI	CA	952410000	216 E HILBOR
AZIZ, SHABNA		230 FLORA ST	LODI	CA	952404115	215 E HILBOR
B N K DEVELO		PO BOX 9367	STOCKTON	CA	952080000	621 E HALE
B V K INVEST	BOB BASSO	5405 N PERSHING AVE SUITE C	STOCKTON	CA	952070000	1323 S CENT
BAETA, CIDALI		21284 N RAY RD	LODI	CA	952420000	1311 S. CENT
BAFFONI, IVE	ROGER A BAF	1175 ORANGWOOD DR	LODI	CA	952400000	118 W OAK
BAHADUR, KH		233 N CENTRAL AVE	LODI	CA	952400000	230 N CENTR
BALESTERI, R		PO BOX 1642	LODI	CA	952411642	422 E RAILRO
BANK OF NEW	ADVANTA MO	10790 RANCHO BERNARDO RD	SAN DIEGO	CA	921270000	317 E PINE
BARBEE, ROB		131 RIDGE DR	LODI	CA	952400000	102 E WALNU
BARBER, KEN		2323 REILE AVE	ESCALON	CA	953200000	513 E ELM
BARRIOS, LUI		425 1/2 E FLORA ST	LODI	CA	952400000	425 E FLORA
BASSETT, DO		24615 N TULLEY RD	ACAMPO	CA	952200000	416 E LOCUS
BAUER, GLEN		558 FELL ST	SAN FRANCIS	CA	941020000	412 E HILBOR
BAUER, GLEN		2140 W WALNUT ST	LODI	CA	952420000	521 E TOKAY
BAUER, RICK		PO BOX 926	GALT	CA	956320000	417 E LOCUS
BAUER, VERN		2140 W WALNUT ST	LODI	CA	952420000	533 E HILBOR
BAUM, JAMES		1225 RIVERGATE DR	LODI	CA	952400000	320 N CHERO
BAUM, JAMES		PO BOX 639	ACAMPO	CA	952200639	621 E LOCKE
BAUMBACH, D		2886 STONEYCREEK CIR	ACAMPO	CA	952200000	528 E HILBOR
BAUMBACK, D		1807 W LOCUST	LODI	CA	952420000	540 E ELM
BBJ PROPERTY	BETTY SCHILL	149 S WETHERLY DR	LOS ANGELES	CA	900480000	115 S SCHOO
BEACON OIL	ERNST & YOU	PO BOX 2938	SAN ANTONIO	TX	782992938	35 N CHEROK
BECKER, WIL		1951 JONATHAN AVE	SAN JOSE	CA	951252569	325 E CONCO
BECKMAN, CA		P O BOX 1300	LODI	CA	952410000	211 W OAK
BECKMAN, CH		850 E KETTLEMAN LN	LODI	CA	952400000	10 N MAIN
BECKMAN, DO		PO BOX 1537	LODI	CA	952411537	214 S SACRA
BEE, ANNA B		351 LA SETTA DR	LODI	CA	952423319	234 E FLORA
BELANGER, R		2372 BRITANNY LN	LODI	CA	952420000	338 N MAIN
BENDER, GAR		5325 E HARNEY LN	LODI	CA	952400000	436 E WALNU
BENDER, GAR	WILLIAM G SH	19232 PERRYMAN RD	LODI	CA	952420000	208 S CENTR
BENDER, IRVI		PO BOX 1014	WOODBRI	CA	952580000	1300 S WASHI
BENNETT, WI		322 N SCHOOL ST	LODI	CA	952400000	320 N SCHOO
BENSON, NAN		125 VIA MEDICI	APTOS	CA	950030000	727 N SACRA
BENTZ PLUMB	BEVERLY B B	2581 CENTRAL PARK DR	LODI	CA	952420000	201 E OAK
BENTZ, ROGE		1506 MARIPOSA WAY	LODI	CA	952420000	351 N STOCK
BEOSHANZ, E	SANDRA G CO	PO BOX S	WOODBRI	CA	952580000	217 E PINE
BERMUDEZ, D		2088 BRYANT ST	SAN FRANCIS	CA	941100000	429 E EDEN
BERNSTEIN, L		P O BOX 3213	ELMACERO	CA	956180000	203 N HOUST
BERRETH, TE		26574 N HWY 99	ACAMPO	CA	952200000	810 S CENTR
BERTOLONE,		1610 CALABRESE WAY	GILROY	CA	950200000	113 N CHERO
BETTENHAUS		1038 PORT CHELSEA CIR	LODI	CA	952400000	524 E TOKAY
BIANCHI, L D		909 S PLEASANT AVE	LODI	CA	952400000	220 E FLORA
BIETZ, DALTO		5585 E ARMSTRONG RD	LODI	CA	952400000	926 S CENTR
BLEHM, GLEN		719 W WALNUT ST	LODI	CA	952400000	346 E OAK
BLEWETT, C		1550 IRIS DR	LODI	CA	952420000	229 S SACRA
BLOMGREN, G		16830 N LOCUST TREE RD	LODI	CA	952400000	319 E WALNU
BOCKMON, GL		5503 N FINE RD	LINDEN	CA	952360000	1125 S WOOD
BOHNET, KEIT		P O BOX 667	LODI	CA	952410000	1004 S CHER
BOMAN, ROY		250 BUDD AVE #206	CAMPBELL	CA	950080000	654 E ANA
BONHAM, KAT		1049 1/2 S GARFIELD	LODI	CA	952400000	1049 S GARFI

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BONOTTO, R J		3294 W SARGENT RD	LODI	CA	952400000	112 E LODI
BORDERS, AD		1111 SIMPKINS RD	NAPA	CA	945580000	231 E VINE
BOSSERT, DE	ALDENE MCC	605 PRINGLE AVE #10	GALT	CA	956320000	315 S SACRA
BOU, CHANM		1105 PLEASANTWOOD CT	STOCKTON	CA	952100000	115 N CHERO
BOUMA, GERA	ANTHONY & J	1029 S CHURCH ST	LODI	CA	952400000	100 E OAK
BOWEN, JOH		% 1165 TRITON DR	FOSTER CITY	CA	944040000	233 S SCHOO
BOWEN, ROB		3592 W SARGENT RD	LODI	CA	952400000	530 S MAIN
BOWLES, GLA		5828 FAIRLANE RD	ACAMPO	CA	952200000	324 E FLORA
BOWSER, CO		6808 KERMIT LN	FAIR OAKS	CA	956280000	205 E CHERR
BRADSHAW,		21 ALTAMOUNT DR	ORINDA	CA	945630000	900 S GARFIE
BRAGE, DAVI		3165 ROGERS AVE	WALNUT CRE	CA	945960000	820 S GARFIE
BREGMAN, PE		11701 E KETTLEMAN LN	LODI	CA	952400000	1119 S CENT
BREWER, TH		2741 GROVE AVE	SACRAMENTO	CA	958150000	635 E ANA
BRISTOW, FR		PO BOX O	WOODBRIIDG	CA	952580000	20 W LOUIE
BRISTOW, ST		21304 N HWY 99	ACAMPO	CA	952200000	16 W LOUIE #
BROWN, DANI	DAN BROWN	3385 BOTFUHER RD	VALLEY SPRI	CA	952520000	335 E EDEN
BROWN, MAT		291 EMERALD OAK DR	GALT	CA	956320000	312 S GARFIE
BUDISELICH,		4514 E WATERLOO RD	STOCKTON	CA	952150000	224 S HUTCHI
BURCH, WAY		209 S CALIFORNIA ST	LODI	CA	952400000	222 E HILBOR
BURKE, SUSA		11260 GOLFWVIEW RD	LODI	CA	952400000	306 W LOCUS
BURLINGTON,		1430 EDGEWOOD DR	LODI	CA	952400000	810 N SACRA
BURLINGTON,		910 N HAM LN	LODI	CA	952400000	108 N SACRA
BURLINGTON,	MR & MRS BR	PO BOX 700	LODI	CA	952410000	720 N SACRA
BUSBY, CURTI		527 WESTWOOD AVE	LODI	CA	952420000	515 S CENTR
BUSH, JUNE M		609 W OAK ST	LODI	CA	952400000	127 N SACRA
BUTLER, ROB		13741 SARATOGA AVE	SARATOGA	CA	950700000	428 E LOCUS
BUTLER, WILL		17251 TRETHERWAY RD #33	LOCKEFORD	CA	952370000	308 N CHERO
BUZUNIS, GA		964 LUCAS RD	LODI	CA	952420000	400 E LODI
C R STAR INC		741 S CHEROKEE LN	LODI	CA	952400000	541 E MAPLE
CADENA, JOS	MR & MRS CA	613 WASHINGTON ST	LODI	CA	952420000	245 E TOKAY
CADENA, JOS		931 RANCH RD	GALT	CA	956320000	613 S WASHI
CADENA, MAR		441 1/2 E TOKAY ST	LODI	CA	952400000	441 E TOKAY
CADENA, PAB		19190 TRIOLO ST	WOODBRIIDG	CA	952580000	509 E LODI
CADENA, PAB		PO BOX 136	WOODBRIIDG	CA	952580000	209 E TOKAY
CAHUE, CARO		233 1/2 TOKAY ST	LODI	CA	952400000	233 E TOKAY
CAHUE, ISMA		944 S STOCKTON ST	LODI	CA	952400000	940 S STOCK
CAHUE, MANU		1810 CORBIN LN	LODI	CA	952420000	516 S SCHOO
CAHUE, PEDR		721 W TOKAY ST	LODI	CA	952400000	517 E LOCUS
CALDWELL, RI		6346 E ACAMPO RD	ACAMPO	CA	952209709	416 N SCHOO
CALOSSO, FR		15751 E PROUTY RD	GALT	CA	956320000	1212 E MOUN
CAMPBELL, VI		1824 JACKSON ST	LODI	CA	952420000	436 E LODI
CANAPA, WAR		131 S ORANGE AVE	LODI	CA	952400000	16 S SCHOOL
CANTON, ANT		1029 S CHURCH ST	LODI	CA	952400000	357 E WALNU
CAPPS, GORD		3302 CALIMYRNA RD	ACAMPO	CA	952200000	416 E HILBOR
CARACOZA, S		540 NAPLES ST APT 6	CHULA VISTA	CA	919111837	412 E LODI
CARLIN, JOHN		1241 ADAMS ST #1035	SAINT HELEN	CA	945741925	224 E EDEN
CARLSON, DU		2421 ROCKINGHAM CIR	LODI	CA	952420000	11 S GARFIEL
CAROSELLA,		859 DORCHESTER CIR	LODI	CA	952400000	616 S STOCK
CARPENTER,		17550 BOWSER RD	LODI	CA	952400000	940 VICTOR
CARPENTER,		1409 CORTE CANALETTE	BAKERSFIELD	CA	933090000	1121 S LLOYD
CARRILLO, HU		PO BOX 395	BURSON	CA	952250000	433 E MAPLE
CASTRO, ELIS		265 W ARMSTRONG RD	LODI	CA	952420000	868 S WOOD
CATO, MICHA		PO BOX 114	LOCKEFORD	CA	952370114	840 S CHERO
CENTRAL ASS	GENE ANDER	1004 BONNER AVE	FREMONT	CA	945360000	424 E LOCUS
CENTRAL CAL	AT&F RAILWA	920 SE QUINCY	TOPEKA	KS	666120000	17 E LODI
CENTRAL VAL	MICHAEL COL	13 S CALIFORNIA ST	LODI	CA	952400000	500 E ELM
CERVANTES,		218 1/2 STOCKTON ST	LODI	CA	952400000	218 N STOCK
CHAHAL, DAY		3251 SOUTHWYCKE TERR	FREMONT	CA	945360000	924 S GARFIE
CHARLES MA		P O BOX 276043	SACRAMENTO	CA	958276043	651 N CHERO
CHARLESWO		18932 BENEDICT DR	WOODBRIIDG	CA	952580000	201 N SACRA
CHAVEZ, JES		5425 GOVERNOR CIR	STOCKTON	CA	952106702	411 E CHERR
CHAVEZ, JOS		PO BOX 1132	WOODBRIIDG	CA	952580000	106 E FLORA
CHAVEZ, ROM		412 1/2 RAILROAD AVE	LODI	CA	952400000	412 E RAILRO
CHRISTENSO	DELINA CHRIS	160 W 1600 SOUTH	OREM	UT	840580000	217 E EDEN
CHRISTOLOS,		1819 W LODI AVE	LODI	CA	952400000	237 S PLEASA
CISNEROS, P	PORFIRIO V CI	1519 MARIPOSA RD	STOCKTON	CA	952050000	910 S CHERO
CLARK, ALBE		530 N CROSS	LODI	CA	952420000	120 S MAIN
CLARK, DOUG		PO BOX 1673	LODI	CA	952410000	307 E KETTLE
CLARK, HOWA		6797 E HWY 12	LODI	CA	952400000	16 N CHEROK
CLARK, JAME		1544 PORTOLA AVE	STOCKTON	CA	952090000	508 E HILBOR
CLARK, PAME		4995 E HARNEY LON	LODI	CA	952400000	405 E OAK
CLAUSEN, DO		620 W LOCUST ST	LODI	CA	952400000	821 S LLOYD
CLAY, ELNOR		650 HALE RD	LODI	CA	952400000	917 S GARFIE
CLUFF, MARK		6750 LEESBURG PL	STOCKTON	CA	952070000	808 S GARFIE
COBARRUBIO,		1100 S SCHOOL ST	LODI	CA	952400000	325 E CYPRE
COHN, ARTHU		421 COWIL CT	PORTOLA VAL	CA	940280000	224 E TOKAY
COLE, JAMES		4125 FIVE MILE DR	STOCKTON	CA	952193206	330 E MAPLE
COLLINS, GAR		18995 SWEET WILLIAM	SONOMA	CA	954760000	845 S CHERO
COLLINS, ROY		PO BOX S	WOODBRIIDG	CA	952580000	212 E PINE
COLOMA, PRE		P O BOX 997	ORINDA	CA	945630000	638 E HALE
COMPORATO,		1301 S CHURCH ST	LODI	CA	952400000	404 S SCHOO
COMPTON, D		201 S AVENA AVE	LODI	CA	952400000	645 E HALE
CONDON, WIL		319 1/2 E WALNUT ST	LODI	CA	952400000	319 E WALNU
CONNELLY, D		534-1/2 E ELM ST	LODI	CA	952400000	534 E ELM
CONTRERAS,		1011 S GARFIELD	LODI	CA	952400000	816 S GARFIE
COOK, DEBOR		PO BOX 9170	STOCKTON	CA	952081170	235 N WASHI
COOK, SCOTT		1245 S SCHOOL ST	LODI	CA	952400000	116 S CENTR
COOKE LANG,		3282 E HWY 4	MURPHYS	CA	952479611	12 W CHESTN

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COOPER, GAR		11177 N HAM LN	LODI	CA	952400000	524 E LOCUS
COOPER, TED		404 PALM	LODI	CA	952400000	325 E ELM
COPP, SHIRLE		483 SUNSET RT 3	SAN ANDREA	CA	952490000	610 S WASHI
CORDERO, O		516 1/2 EAST ELM ST	LODI	CA	952400000	516 E ELM
CORNWELL, V		10179 LYNETTE CT	LINDEN	CA	952360000	324 E MISSIO
CRABTREE, J	RED SHIELD S	PO BOX 13070	SACRAMENTO	CA	958133070	217 E LOCKE
CREWS, JERR		828 EUCALYPTUS CT	LODI	CA	952422187	338 E MAPLE
CRIST, KEITH		PO BOX 221118	CARMEL	CA	939221118	521 E PINE
CRUZ, EVARIS		4371/2 E FLORA ST	LODI	CA	952400000	437 E FLORA
CRYSTAL ENT	JEFFREY & CA	PO BOX 1259	WOODBRI	CA	952580000	1310 S WASHI
CUELLAR, J R		801 DOLORES ST	LODI	CA	952400000	801 E DELOR
CULBERTSON		212 N CRESCENT	LODI	CA	952400000	119 E LOCUS
CULBERTSON		101 E LOCUST ST	LODI	CA	952400000	212 N MAIN
CULBERTSON		212 N CRESCENT AVE	LODI	CA	952400000	111 E LOCUS
CUMMINGS, D	DALE CUMMIN	3840 MARKET CT #31	SHINGLE SPR	CA	956827222	927 S WELLS
CUNNINGHAM		719 J STREET	LATHROP	CA	953300000	424 E ELM
CURRY, MICH		635 ALDEN GLEN DR	TRACY	CA	953760000	820 S CENTR
CUSLIDGE, KA		1020 BROADWAY	STOCKTON	CA	952050000	545 E ELM
CUTLER, DAVI		425 N SACRAMENTO ST	LODI	CA	952400000	429 N SACRA
DAD, SHER		306 1/2 E VINE ST	LODI	CA	952400000	306 E PINE
DAIS, CAROL		2111 LIDO CIR	STOCKTON	CA	952070000	511 S SACRA
DALRYMPLE,		431 E PINE ST	LODI	CA	952400000	431 E PINE
DAMMEL, ED		202 ROYAL OAKS CT	LODI	CA	952400000	5 W ELM
DANCER, BON		430 VALLEY DR	LODI	CA	952400000	800 S CHERO
DANIEL, PAUL		13145 BORDEN RD	HERALD	CA	956380000	513 E HAROL
DANIELS, DER		5405 HILLSIDE AVE	EL CERRITO	CA	945300000	245 E KETTLE
DANIGER, CU		8 W LODI AVE	LODI	CA	952403516	428 E OAK
DAUSE, ROSA		400 E LOCUST ST	LODI	CA	952400000	406 E LOCUS
DAVEY, PAUL		971 PALOMA	STOCKTON	CA	952090000	653 E PINE
DCS PROPER		1937 CHAMBERS CIR	BRENTWOOD	CA	945130000	232 E HILBOR
DE SANTIAGO		233 1/2 MAPLE ST	LODI	CA	952400000	233 E MAPLE
DEAN, JAMES		16 N CRESCENT AVE	LODI	CA	952400000	307 W ELM
DEAN, TIMOT		2220 S HAM LN	LODI	CA	952420000	321 W LODI
DEFENBAUGH		701 HOLLY DR	LODI	CA	952400000	4 W SPRUCE
DEGRANDMO		2734 SEQUOIA ST	LODI	CA	952424690	532 E ELM
DEJONG, ORV		16040 N TECKLENBERG RD	LODI	CA	952400000	101 N CHURC
DEL RIO, SAN		865 E OLIVE AVE	LODI	CA	952429227	901 S CENTR
DELACRUZ, R		504 E OAK ST	LODI	CA	952400000	502 E OAK
DENMAN, VIVI		P O BOX L	WOODBRI	CA	952580000	331 E ELM
DENNY, DOUG		19869 N HWY 99	ACAMPO	CA	952200000	300 E MISSIO
DEROBERTIS,		11647 E PELTIER RD	ACAMPO	CA	952200000	649 E JOAQUI
DIAB, FAROUK		10608 OAKWILDE AVE	STOCKTON	CA	952120000	220 S CHERO
DIAMOND, INE		341 1/2 E WALNUT	LODI	CA	952400000	341 E WALNU
DIANI, DIANE		732 ELM ST	EL CERRITO	CA	945300000	308 E LODI
DIAS, PEDRO		1326 W MAGNOLIA ST	STOCKTON	CA	952030000	711 S WASHI
DIHEL, RANDY		1215 N LOWER SAC RD	LODI	CA	952420000	15 W DAISY
DIN, MOHAMM		1236 S STOCKTON ST	LODI	CA	952400000	215 E TOKAY
DIVERSIFIED		19391 N BENEDICT DR	WOODBRI	CA	952580000	118 N SCHOO
DIXON, MARVI		500 S CRESCENT AVE	LODI	CA	952400000	815 S LLOYD
DJORDJEVICH		2528 COTTONWOOD	LODI	CA	952420000	215 S PLEASA
DOLLINGER, L		101 E HWY 12	LODI	CA	952420000	655 E JOAQUI
DOMINGUEZ,		14455 E JUNIPER AVE	LOCKEFORD	CA	952379606	208 N STOCK
DONALD, GER	MARILYN GRA	1001 W ELM ST	LODI	CA	952400000	17 S SCHOOL
DOTY, EDGAR		7180 REALTY RD	LODI	CA	952400000	416 S SCHOO
DREGE, C J &	SIDNEY D DR	14351 N VINTAGE RD	LODI	CA	952400000	323 S STOCK
DREGE, EARL		2012 KENWAY CT	LODI	CA	952420000	315 S STOCK
DREGE, VERN		1519 W ELM ST	LODI	CA	952420000	520 S CENTR
DURRELL, DE		1119 RIVERGATE DR	LODI	CA	952400545	631 E OAK
DUTKA, GREG		1311 W CENTURY	LODI	CA	952400000	921 S WELLS
EASLEY, PAUL		216 N SCHOOL ST	LODI	CA	952400000	218 N SCHOO
EASTERLING,		2301 CABRILLO CIR	LODI	CA	952420000	1 N SACRAME
EASTERN IND		634 E LOCKEFORD ST	LODI	CA	952400000	341 N MAIN
EDELMAYER,		2548 52ND ST	SACRAMENTO	CA	958170000	420 E WALNU
EDWARDS, C		5810 E PELTIER RD	ACAMPO	CA	952200000	601 N SACRA
EHLERS, LOR		530 KENSINGTON WAY	LODI	CA	952420000	217 N SACRA
EHLERS, LOR		217 N SACRAMENTO ST	LODI	CA	952400000	205 N SACRA
EICHELE, LEE		848 CHENEY CT	LODI	CA	952400000	433 E FLORA
EJAZ, MOHAM		205 E HILBORN ST	LODI	CA	952400000	229 E HILBOR
ELLIOTT, R K		1001 W ELM	LODI	CA	952400000	114 W LOCUS
ELLWEIN, GE	BERNICE WIL	1000 YORK ST	LODI	CA	952400000	201 E EDEN
ENSMINGER,		221 AUDUBON DR	LODI	CA	952400000	729 S CENTR
ENSMINGER,		616 WINDSOR	LODI	CA	952400000	341 E WATSO
ESPARZA, EF		1151 BRADFORD CIR	LODI	CA	952407037	415 E CONCO
ESQUEDA, JE	HABITAT FOR	31 E VINE ST	STOCKTON	CA	952020000	403 S GARFIE
EUGENIKOS,		257 ANNAMARIA	LIVERMORE	CA	945500000	343 E PINE
EVANS, W G &		1614 W VINE ST	LODI	CA	952400000	640 E LOCKE
FANDRICH, D		14630 N BECKMAN RD	LODI	CA	952400000	820 S WOOD
FARMERS & M	ATTN, MR SC	121 W PINE ST	LODI	CA	952400000	7 N SCHOOL
FARR, KEITH		711 LOUIE ST	LODI	CA	952400000	426 E RAILRO
FARRAGHER,	PATRICK P FA	1036 YOKUTS CT	LODI	CA	952400000	526 E LODI
FARROW, AD		29 KELLY ST	LODI	CA	952400000	41 S KELLY
FASZER, C &		636 DAISY AV	LODI	CA	952400000	108 E WALNU
FEDERAL NAT	PNC MORTGA	539 S 4TH AVE	LOUISVILLE	KY	402020000	321 E ELM
FEDERAL NAT	GMAC MTG C	401 W 24TH ST	NATIONAL CIT	CA	919506608	417 E EDEN
FEDERAL NAT		539 S 4TH AVE	LOUISVILLE	KY	402022531	237 N CENTR
FEDERAL NAT	COUNTRYWID	400 COUNTRYWIDE WAY SV-35	SIMI VALLEY	CA	930650000	408 S CENTR
FEDERIGHI, D		13131 E LOCKE RD	LOCKEFORD	CA	952370000	1233 S WASHI
FELLOWS, RIT		624 EL CAPITAN	LODI	CA	952420000	431 E ELM

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FELTON, CHA		1702 S MILLS AVE	LODI	CA	952420000	701 N SACRA
FFCA ACQUIS		17207 N PERIMETER DR	SCOTTSDALE	AZ	852550000	21 W LODI
FIND, JOHN F		3928 DELAWARE AVE	STOCKTON	CA	952040000	721 S SACRA
FINCH, DONAL		139 S CRESCENT	LODI	CA	952400000	524 S SCHOO
FISCHER, MY		2604 REDBUD DR	ROCKLIN	CA	956770000	429 E WALNU
FITZGERALD,	ROY M O CON	211 WATSON ST	LODI	CA	952400000	209 E WATSO
FLECK, REUB		525 CONNIE	LODI	CA	952400000	440 E FLORA
FLICKINGER,		603 E HARNEY LN	LODI	CA	952400000	835 S SACRA
FLORES, CAR		9 S MILLS AVE	LODI	CA	952400000	444 E LODI
FLORES, DON		1938 ANDERSON AVE	LODI	CA	952400000	515 S GARFIE
FOREMAN, MI		316 S PLEASANT AVE	LODI	CA	952404031	333 E WATSO
FOUST, BILL O		1157 N HAM LN	LODI	CA	952422324	840 N SACRA
FRANCIS, DAN		2618 MINTON CT	PLEASANTON	CA	945880000	830 S WASHI
FRASER, LEN		717 N PLEASANT AVE APT 3	LODI	CA	952401139	428 E RAILRO
FRENCH CAM	ATTN NORMA	166 FRANK WEST CIR	STOCKTON	CA	952060000	930 E VICTOR
FREY, LELAN		485 E TAYLOR RD	LODI	CA	952400000	219 N WASHI
FREY, PHYLLI		1332 W PARK ST	LODI	CA	952420000	110 E LAWRE
FREY, TIMOT		317 CORK OAK	LODI	CA	952420000	350 N MAIN
FROGUE, STE		6005 BREA AVE	STOCKTON	CA	952070000	736 S SCHOO
FRUITS, DREX		24605 N WATKINSON RD	ACAMPO	CA	952200000	1001 S CENT
FUJIKAWA, HI		708 PARK ST	LODI	CA	952400000	200 N CHERO
FUKUNAGA, R		14704 N BECKMAN RD	LODI	CA	952400000	330 E PINE
GABRIEL, APO		2216 ALPINE DR	LODI	CA	952400000	322 E VINE
GABRIEL, C T		2217 MANZANITA CT	LODI	CA	952420000	417 E CONCO
GALLAGHER,		13294 E HARNEY LN	LODI	CA	952400000	332 E HILBOR
GALVAN, JOS		19145 TRIOLO ST	WOODBRI	CA	952589042	512 E EDEN
GANSINGER,		901 S CRESCENT	LODI	CA	952400000	353 E LODI
GARCIA, JUAN		121 N SACRAMENTO ST #3	LODI	CA	952400000	116 N SACRA
GARCIA, JUAN		116 N SACRAMENTO ST	LODI	CA	952400000	225 E FLORA
GARCIA, RAFA		115 FORREST AVE	LODI	CA	952400000	1108 S SACR
GARCIA, RAM		845 DUNDEE WAY	STOCKTON	CA	952100000	329 E PINE
GARCIA, SILV		1145 GLENHURST DR	LODI	CA	952400000	212 E FLORA
GARRIDO, JO		249 DOVER DR	GALT	CA	956320000	315 E ACACIA
GARRISON, S		933 N LINCOLN AVE	LODI	CA	952400000	331 E OAK
GARZA, FRAN		236 RIVER OAKS	LODI	CA	952400000	212 S WASHI
GATES, DAVID		540 E HARNEY LN	LODI	CA	952420000	437 E ELM
GAUNA, CESA		1401 VIN ROSE DR	LODI	CA	952420000	428 E PINE
GAUNA, LIDIA		241 E TOKAY ST	LODI	CA	952400000	417 E FLORA
GAYTAN, MAN		237 REDWOOD	LODI	CA	952400000	233 E REDWO
GELSOMINI, SI		1806 N WILSON WAY	STOCKTON	CA	952050000	715 S CHERO
GEORGE, MA		9855 E LIBERTY RD	GALT	CA	956320000	520 E HAROL
GERALIS, DIMI	EMANUEL GE	1120 W LOCUST ST	LODI	CA	952400000	429 E PINE
GERALIS, STA		1442 VOELKER DR	LODI	CA	952400000	312 E PINE
GERLACK, JO		101 N LOMA DR	LODI	CA	952400000	9 W LOCUST
GEWEKE LAN		1045 S CHEROKEE LN	LODI	CA	952400000	102 S HANSE
GIANNONI, JO		1680 VENICE DR	SO LAKE TAH	CA	961506608	216 E LODI
GIANNONI, JO	GERILYN INGL	2528 TAMARISK AVE	STOCKTON	CA	952070000	1301 S CENT
GIANULIAS, C		3220 PROVINCE TOWNE CT	MODESTO	CA	953550000	920 S CHERO
GINI, KENNET		10899 E WOODBRIDGE RD	ACAMPO	CA	952200000	331 E KETTLE
GIOVANNONI,		390 TROPICANA WAY	UNION CITY	CA	945870000	802 S LLOYD
GIPSON, BEN		2441 BALMORAL ST	UNION CITY	CA	945870000	440 E FLORA
GISLER, MAR		400 E PINE ST	LODI	CA	952400000	412 E PINE
GISLER, MAR		25361 N LINN RD	ACAMPO	CA	952209736	400 E PINE
GLADIUS, GE	JAMES & BAR	224 MOCKINGBIRD CIR	SANTA ROSA	CA	954090000	18 N SCHOOL
GLADUSH, SE		420 E WATTERS RD	FRENCH CAM	CA	952310000	301 E FLORA
GLENN, JERR	JEROME HER	4341 ST ANDREWS DR	STOCKTON	CA	952190000	326 E PINE
GLORY PROP	RICHARD, WO	23438 N BRUELLA RD	ACAMPO	CA	952200000	18 S MAIN
GOMEZ, HERI		947 WOODROW	LODI	CA	952400000	947 S WOOD
GOMEZ, SALV		PO BOX 695	LOCKEFORD	CA	952370000	604 E PINE
GONZALES, IN		942 WOODROW ST	LODI	CA	952400000	942 S WOOD
GOODWILL IN		129 S GRANT	STOCKTON	CA	952020000	200 E OAK
GRAFFIGNA,		151 S CORINTH	LODI	CA	952420000	405 N SACRA
GREENWOOD		327 WOOD DR	LODI	CA	952400000	215 E CHERR
GREGG, DAR		811 YORK ST	LODI	CA	952400000	536 E LOCUS
GREVER, ZAN		1432 PARK ST	LODI	CA	952420000	11 N CENTRA
GREY, LARRY		7479 BOBBIE WY	ROHNERT PA	CA	949280000	529 E LOCUS
GRIFFIN, R L &		119 N CRESCENT AV	LODI	CA	952400000	122 S BECKM
GRIFFITH, GE		2430 ELMWOOD CT	LODI	CA	952422831	218 N STOCK
GRIMES, RON		1540 N SAN JOAQUIN	STOCKTON	CA	952040000	403 S SACRA
GRITTS, GER		25356 FORTUNA DR	VALENCIA	CA	913550000	838 S WASHI
GROSS, DALE		1912 SANTA YNEZ DR	LODI	CA	952420000	213 S KELLY
GROSS, OTTO		12871 GROSS CT	GALT	CA	956328872	819 S WOOD
GRUEBELE, S		835 S ROSE ST	LODI	CA	952400000	220 E CHERR
GUERRERO,		1331 S WILSON WAY	STOCKTON	CA	952050000	111 N SACRA
GUGLIMETTI,		1230 HEATHER DR	MURPHYS	CA	952470000	401 S MAIN
GUL, MOHAM		747 S CENTRAL AVE	LODI	CA	952400000	313 E TOKAY
GUMS, LLOYD		731 BIRCHWOOD DR	LODI	CA	952400000	537 E HILBOR
GUTHMILLER,		1310 EDGEWOOD DR	LODI	CA	952400000	1024 E VICTO
GUTIERREZ,		7148 KUHL DR	COMMERCE	CA	900400000	329 E HILBOR
GUTIERREZ,		3116 OTTO DR	STOCKTON	CA	952090000	946 S CENTR
GUTIERREZ,		237 MAPLE	LODI	CA	952400000	436 E EDEN
GUTIERREZ, J		1012 YULONI DR	LODI	CA	952400000	942 S LLOYD
GUTIERREZ, L		1830 S SACRAMENTO ST	LODI	CA	952400000	201 E CHARL
GUTIERREZ,		1134 DOWNING DR	LODI	CA	952400000	405 E LOCUS
H C SHAW CO		PO BOX 31510	STOCKTON	CA	952130000	1150 E VICTO
HABERMAN, L		611 CARRIGANE CT	LODI	CA	952400000	509 E WALNU
HABITAT FOR		31 E VINE ST	STOCKTON	CA	952020000	335 N STOCK
HACKWORTH,		1517 BURGUNDY DR	LODI	CA	952400000	505 E WALNU

Owner1	Owner2	Owner Address	Owner City	Owner State	Owner Zip	Site Address
HADAD, ABDE		1906 ROYAL CREST DR	LODI	CA	952420000	24 W ELM
HADDAD, ABD		314 S CENTRAL AVE	LODI	CA	952404102	320 S CENTR
HADDAD, NE		3958 ROUND VALLEY CIR	STOCKTON	CA	952070000	220 N SACRA
HADDAD, NE		8 E LOCKEFORD ST	LODI	CA	952400000	10 E LOCKEF
HAGIS, DINA T	KELLY NORDE	4012 TRICIA WAY	N HIGHLANDS	CA	956600000	425 E PINE
HALL, FRANK		1419 LAKE ST	LODI	CA	952420000	114 N GARFIE
HANSEN, HEN		652 E PINE ST	LODI	CA	952400000	100 S CHERO
HANSON, JOH		11644 E PELTIER RD	ACAMPO	CA	952200000	408 N SCHOO
HANSON, RIC		1300 S CENTRAL AVE	LODI	CA	952405909	1239 S LIEBIG
HANSON, RIC		724 S CRESCENT AVE	LODI	CA	952404608	212 E VINE
HARO, DENNI		301 A PLEASANT AV	LODI	CA	952400000	730 S CENTR
HARO, OLGA		620 N SCHOOL ST	LODI	CA	952400000	424 E OAK
HARR, HULDA	DONNA M KO	1515 S CHEROKEE LN	LODI	CA	952400000	412 S SCHOO
HARRIS, STEV		934 BRADFORD WAY	BENICIA	CA	945103615	230 S LEE
HARRISON, R		19560 RIVER BIRCH #5	SONORA	CA	953700000	300 E MAPLE
HAYES, IVAN		622 E ACAMPO RD	ACAMPO	CA	952200000	226 S PLEASA
HAYN, BRIAN		810 E HARNEY LN	LODI	CA	952420000	1 W LODI
HAYNES, BER		307 EMERALD OAK DR	GALT	CA	956320000	312 E MISSIO
HEAGARTY, F		1251 EDGEWOOD DR	LODI	CA	952400000	11 S CHURCH
HEFFEL, KEN		11 S AVENA AVE	LODI	CA	952400000	513 S SACRA
HEIDEN, BEN		1515 KEAGLE WY	LODI	CA	952420000	46 N HOUSTO
HEIDEN, EUG		46 N HOUSTON LANE	LODI	CA	952400000	38 N HOUSTO
HEILIG MEYE	PROPERTY M	12560 WEST CREEK PARKWAY	RICHMOND	VA	232380000	220 S CHURC
HEINE, ELMER		704 WINDSOR DR	LODI	CA	952400000	12 W VINE
HEINITZ, RAN		70 N LOWER SAC RD	LODI	CA	952420000	441 E TOKAY
HENDERSON		21 S SACRAMENTO ST	LODI	CA	952400000	13 W PINE
HERFINDAHL, JERRY GLENN		2243 MACARTHUR PKWY	LODI	CA	952420000	616 N SCHOO
HERMOSILLO,		10069 RIVER OAKS DR	STOCKTON	CA	952090000	507 E ELM
HERRERA, JO		26217 N HWY 99	ACAMPO	CA	952209532	965 S WOOD
HERRMANN, E		11740 N HAM LN	LODI	CA	952400000	312 E LOCUS
HERRMANN, J		6453 MULBERRY LN	STOCKTON	CA	952120000	409 E WALNU
HERRMANN, T		5319 QUASHNICK RD	STOCKTON	CA	952120000	322 E ELM
HERTZ REALT		3527 MT DIABLO BLVD #292	LAFAYETTE	CA	945960000	27 N SACRAM
HERZSTEIN, S	PENTHOUSE	1170 SACRAMENTO ST	SAN FRANCIS	CA	941040000	104 E TURNE
HESS, BEVER		PO BOX 35	LODI	CA	952410000	533 E MAPLE
HESS, HUGO		823 TILDEN DR	LODI	CA	952423717	219 S LEE
HESS, IDA M T		1505 W IRIS DR	LODI	CA	952420000	319 E OAK
HESS, OSKAR		838 VIRGINIA AVE	LODI	CA	952420000	739 S CENTR
HIBNER, JOHN	AMADOR PINE	19304 FIR DR	PIONEER	CA	956660000	424 E WALNU
HIBNER, JOHN		4814 HARVEST RD	ACAMPO	CA	952200000	341 E FLORA
HICKS, JIMMY		200 RIVER OAKS DR	LODI	CA	952400000	615 E PINE
HILL, JAMES E		225 S CRESCENT AVE	LODI	CA	952400000	23 N CENTRA
HILLIARD, GL		23333 TRETHERWAY RD	ACAMPO	CA	952200000	842 S WASHI
HINSZ, CANDI		613 N PLEASANT AVE	LODI	CA	952400000	529 E HILBOR
HINSZ, GLENN		801 LAYER CT	LODI	CA	952420000	347 E LODI
HOAG, BEVER		1230 W LOCUST ST	LODI	CA	952400000	1007 LLOYD
HOFFMAN, AL		26490 N DUSTIN RD	ACAMPO	CA	952209626	420 E OAK
HOFFMANN, V		13714 E PINTO LN	LODI	CA	952400000	305 E CONCO
HOHN, JOSEP		715 S CHURCH ST	LODI	CA	952400000	110 S CHURC
HOLLOWAY, E		608 S SCHOOL ST	LODI	CA	952400000	16 W TOKAY
HOLT, JOSEF		3156 THISTLEDOWN CT	PLEASANTON	CA	945660000	1211 S CENT
HONEA, DONA		7309 CAMELLIA LN	STOCKTON	CA	952070000	225 E HILBOR
HOPPER, STA		725 COSTA DR	LODI	CA	952400000	625 N SACRA
HORST, CHAR		437 E WALNUT	LODI	CA	952400000	117 S GARFIE
HROVAT, WIL		1556 IRIS DR	LODI	CA	952400000	425 E HILBOR
HUGHES, G M		1022 DANIELLE ST	CHOWCHILLA	CA	936102132	400 N SACRA
HUPPERT, INE		1313 W LOCKEFORD ST	LODI	CA	952400000	310 S SCHOO
HUST, ROY S		1146 LAKEWOOD DR	LODI	CA	952400000	20 W LOCUST
HUTTON, MAR		2250 S SCARBOROUGH DR #36	LODI	CA	952400000	522 E PINE 1/
HUTZ, T K & M		1250 RIVERGATE DR	LODI	CA	952400000	735 S SACRA
HUTZ, THEOD	ENOCH ENTE	915 ALMADEN AVE	SAN JOSE	CA	951100000	322 E ELM
HYSKE, EDWA		831 YORK	LODI	CA	952400000	502 E LODI
IBARRA, RAM		2211 SEAHAWK LN	LODI	CA	952407814	803 S LLOYD
IBRAHIM, ABD		100 N SACRAMENTO ST	LODI	CA	952400000	47 N SACRAM
IBRAHIM, MOH		120 VINEYARD DR	LODI	CA	952400000	504 S SCHOO
IMC MORTGA	INDUSTRY MT	5901 E FOWLER AVE	TAMPA	FL	336172362	306 E PINE
INGS, LAURA	RUSSELL M IN	9601 OAKWILDE	STOCKTON	CA	952120000	334 E LODI
INTERLAKE M		550 WARRENVILLE RD	LISLE	IL	605324387	1028 S SCHO
INTERLAKE M		1029 S SACRAMENTO ST	LODI	CA	952400000	901 S SACRA
IRFAN, MOHA		833 N CHURCH ST	LODI	CA	952400000	1236 S STOC
ITEN, DONALD		1539 PORTOLA	STOCKTON	CA	952070000	903 S CENTR
ITO, Y & J K T		10540 STOKES AVE	CUPERTINO	CA	950140000	516 E LOCUS
JAIME, JOSEFI		918 1ST ST	GALT	CA	956320000	304 E LODI
JAMEEL, MOH		6602 TABLE TOP CT	STOCKTON	CA	952100000	111 S STOCK
JAPANESE AM		23 N STOCKTON ST	LODI	CA	952400000	210 E ELM
JENNY, WERN		315 E WALNUT ST	LODI	CA	952400000	504 E HAROL
JOHN GRAFFI	JOHN A FRAF	5221 E ACAMPO RD	ACAMPO	CA	952200000	2 W PINE
JOHNSON, DO	STEPHEN R &	15521 N DAVIS RD	LODI	CA	952420000	1131 S STOC
JOHNSON, ER		13001 LUPINE RD	ANCHORAGE	AK	995160000	504 E WALNU
JOHNSON, FR		3016 PARK OAK DR	LODI	CA	952420000	24 N SCHOOL
JOHNSON, FR	SCHAFFER SU	PO BOX 667	LODI	CA	952410000	704 S GARFIE
JOHNSTON, C		915 COOPER CT	STOCKTON	CA	952100000	800 S GARFIE
JONES, RACH		3519 DEL MONTE WY	SAN LEANDR	CA	945780000	320 E HILBOR
JONES, SAND		9308 CROCKER RD	GRANITE BAY	CA	957466728	241 E WATSO
JORDAN, STE		25 S SUNSET	LODI	CA	952400000	700 S SCHOO
JOSEPH, JOA		931 CARDINAL ST	LODI	CA	952400000	317 E TOKAY
KATZAKIAN, B	GERALDINE B	207 RIVER OAKS DR	LODI	CA	952400000	115 S CHERO
KAZIMI, MAHM		375 OLE HANSEN RD	EUREKA	CA	955039565	4 N SCHOOL

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KEMP, GEOR	PAUL B KEMP	2072 THE ALAMEDA	SAN JOSE	CA	951260000	200 E VINE
KEMPF, JAME		7621 SE LAMPHIER	MILWAUKIE	OR	972220000	224 E HILBOR
KHAN, AJMAL		1722 REISLING DR	LODI	CA	952400000	1020 S WASHI
KHAN, AMAN		1139 S CRESCENT AVE	LODI	CA	952400000	307 E WATSO
KHAN, AYUB &		157 MULBERRY CI	LODI	CA	952400000	436 E PINE
KHAN, FIDA &		22 WASHINGTON	LODI	CA	952400000	306 E ELM
KHAN, IMRAN		747 S CENTRAL AVE	LODI	CA	952400000	216 N WASHI
KHAN, M AKR		213 E PINE ST	LODI	CA	952400000	433 E LOCUS
KHAN, MOHA		310 N MILLS AVE	LODI	CA	952420000	524 E ELM
KHAN, MOHA		420 LASALLE DR	WOODBRI	CA	952580000	312 N SCHOO
KHAN, MOHA		233 N CENTRAL AVE	LODI	CA	952400000	416 E RAILRO
KHAN, MOHA		515 S PLEASANT AVE	LODI	CA	952400000	404 E ELM
KHAN, MOHD		615 N SACRAMENTO ST	LODI	CA	952400000	227 E REDWO
KHAN, MUZAF		439 E MURRAY AVE	LODI	CA	952400000	802 S STOCK
KHAN, RAVEZ		9579 BAYPOINT WAY	ELK GROVE	CA	956240000	303 E ELM
KHAN, SAEED		217 REDWOOD	LODI	CA	952400000	205 E HILBOR
KHAN, SAFDA		2113 ALPINE DR	LODI	CA	952400000	928 S WELLS
KHAN, SALEE	SALEEM A KH	6828 SANDROCK WAY	SACRAMENTO	CA	958280000	304 E ACACIA
KHAN, YAQUB		224 ACACIA ST	LODI	CA	952400000	409 E LOCUS
KHAN, YASMI		950 S GARFIELD #31	LODI	CA	952400000	17 W SIERRA
KHAN, YOUSA		224 ACACIA ST	LODI	CA	952400000	918 S WELLS
KHAN, ZAMAN		310 N MILLS AVE	LODI	CA	952420000	316 E LOCUS
KHATAB, UME		302 ACACIA ST	LODI	CA	952400000	333 E ACACIA
KIEDROWSKI,		431 1ST ST	LODI	CA	952400000	615 E LODI
KIGGENS, JEA		1361 E FAIRMONT	FRESNO	CA	937040000	512 N CHERO
KIM, JAMES D		700 S HAM LN	LODI	CA	952420000	18 W PINE
KIRSCHENMA		115 LOUIE AVE #238	LODI	CA	952400000	21 N HOUSTO
KIRSCHENMA		1112 PINOT NOIR	LODI	CA	952400000	1011 S WOOD
KIRSTEN, DAV		1324 MIDVALE RD	LODI	CA	952400000	112 S CHURC
KLEMENS GIL		508 E LOCUST ST	LODI	CA	952400000	941 S WOOD
KLOCKO, GOR		32 KINGFISHER LN	HORSE SHOE	NC	287420000	420 E CONCO
KNUTSON, TE		1562 EDGEWOOD DR	LODI	CA	952400453	203 S SCHOO
KOEHLER, KE		9755 ORR ROAD	GALT	CA	956320000	114 N WASHI
KOENIG, WAL		19323 TAMI LN	WOODBRI	CA	952580000	809 S LLOYD
KOKIOUSIS, P	STEVEN COTT	125 N PLEASANT AVE	LODI	CA	952400000	241 S PLEASA
KONSCHAK, R	VIRGIL KONS	1125 S SACRAMENTO ST	LODI	CA	952400000	1124 S SACR
KOYMAN BE		19317 N PERRYMAN RD	LODI	CA	952420000	360 E LODI
KORT, DOUGL		2311 W COCHRAN RD	LODI	CA	952420000	330 E OAK
KRAAI, JOHN		351 DEL MONT ST	LODI	CA	952420000	520 E HILBOR
KRANTZ, ROB		8 N CALIFORNIA ST	LODI	CA	952400000	245 E FLORA
KUEHNE, DOU		105 N HUTCHINS ST	LODI	CA	952420000	17 W LOCKEF
KULP, ROBER		518 ST CLAIRE DR	LODI	CA	952400000	621 N CHERO
LA MANNA, JO		10168 LYNETTE CT	LINDEN	CA	952360000	116 N HOUST
LADOUCEUR,		2311 LIDO CI	STOCKTON	CA	952070000	619 S SACRA
LARKIN, EUGE		6572 E KETTLEMAN LN	LODI	CA	952400000	439 S SACRA
LARSEN, HAR		502 S CHURCH ST	LODI	CA	952400000	834 S WASHI
LARSSON, DO		1717 PROVIDENCE WAY	LODI	CA	952424745	312 N MAIN
LAURO, JEFF		2414 W KETTLEMAN LN #210-11	LODI	CA	952420000	220 E PINE
LAVIERI, ANT		412 S WASHINGTON ST	LODI	CA	952400000	428 E CHERR
LAVIERI, MICH		1298 MICHAELTIN CT	MANTECA	CA	953360000	445 E TOKAY
LE, NGOC HU		10443 OAKWILDE AVE	STOCKTON	CA	952120000	211 S KELLY
LEA, JANE		1931 HOLLY DR	LODI	CA	952420000	207 E WALNU
LEANDRO, MI		6102 E HWY 26	STOCKTON	CA	952150000	18 W VINE
LEAR, JEFFER		2357 ROCKINGHAM CIR	LODI	CA	952420000	311 E WATSO
LEE, GEORGE	BENNETT REA	709 W KETTLEMAN LN	LODI	CA	952400000	308 E POPLA
LEE, H MAX &		1225 W ARMSTRONG RD	LODI	CA	952400000	510 E MURRA
LEHR, MARY T		1250 EDGEWOOD DR	LODI	CA	952400000	200 E LODI
LEMLEY, SUZ		15389 E JAHANT RD	ACAMPO	CA	952200000	27 E LOCUST
LEVY, G ALLA		8855 E KETTLEMAN LN	LODI	CA	952400000	501 S CENTR
LEW, RAYMO		24365 LA HOMA	YORBA LINDA	CA	926860000	321 E HILBOR
LEW, WAN &		130 WOODLAND CT	MILPITAS	CA	950350000	310 S CENTR
LEWIS, DARR		924 LAKE HOME DR	LODI	CA	952400000	544 E OAK
LIEBELT, ADE		571 W TADDEI RD	ACAMPO	CA	952200000	437 E CONCO
LINER, FLOYD		423 W FORREST	LODI	CA	952400000	419 E TOKAY
LIPPERT, JEF		766 LOUIE AVE	LODI	CA	952400000	230 E LODI
LIPPERT, WAL		1425 HOLLY DR	LODI	CA	952420000	918 S GARFIE
LIPSCOMB, D		105-A E PINE ST	LODI	CA	952400000	2 N MAIN
LIRA, RAUL		1518 BURGUNDY DR	LODI	CA	952424508	500 E HAROL
LITFIN, ROBE		1445 S CHEROKEE LN	LODI	CA	952400000	334 E PINE
LITTLE, ROLA		715 S GARFIELD	LODI	CA	952400000	711 S GARFIE
LOBAUGH, W		100 PIERCE POINT RD	POINT REYES	CA	949560000	216 E FLORA
LOCKE, JAME		511 WILLOW GLEN DR	LODI	CA	952400000	906 S GARFIE
LOCKE, MICH	TERESA LEGR	1000 W PINE ST	LODI	CA	952400000	503 S SACRA
LODI CITY CE	ANTHONY M B	2800 W MARCH LN SUITE 360	STOCKTON	CA	952190000	109 N SCHOO
LODI FAB IND	INTERLAKE C	1029 S SACRAMENTO ST	LODI	CA	952400000	1100 S SACR
LODI HOTEL I		1001 6TH ST #200	SACRAMENTO	CA	958140000	5 S SCHOOL
LODI, JOHN &		220 S SUNSET	LODI	CA	952400000	116 N CENTR
LOIS P BALLA		2331 W HWY 12	LODI	CA	952420000	15 N SACRAM
LONGMIRE, RI	DAVID E LON	860 COMANCHE CT	LIVERMORE	CA	945500000	313 E VINE
LOOCK, DARL		22091 N BRUELLA RD	ACAMPO	CA	952200000	423 E POPLA
LOPEZ, MARTI		1730 W 41ST PL	LOS ANGELES	CA	900620000	23 W DE FOR
LORETZ, FRA		10884 FRANKLIN BL	ELK GROVE	CA	957580000	441 E EDEN
LORIMER, DE	DENISE BAUM	1031 W TURNER RD	LODI	CA	952420000	204 E EDEN
LOW, BARBAR		1032 HIGHLAND ST	VALLEJO	CA	945900000	215 W LODI
LUNG, KEN A		240 N CHEROKEE LN	LODI	CA	952400000	606 E LOCKE
LURTSEMA, H		6002 PORTSMOUTH CIR	STOCKTON	CA	952190000	412 E EDEN
M & P INVEST		1021 BLACK DIAMOND WAY	LODI	CA	952400000	108 E ELM
MACHADO, M		523 RIMBY AVE	LODI	CA	952400000	233 E FLORA

Owner	Owner2	Owner/Address	Owner/City	Owner/State	Owner/Zip	Site/Address
MAILLOUX, DE		24239 SUTTENFIELD RD	ACAMPO	CA	952200000	933 S GARFIE
MAISCH, MAU		6178 MYRTLE AVE	LONG BEACH	CA	908053023	404 E WALNU
MALL, STANLE		1001 LAKE HOME DR	LODI	CA	952400000	812 S STOCK
MANILDI, J ST		1660 EDGEWOOD DR	LODI	CA	952400000	235 E HILBOR
MAO, KEVIN C		2841 OAKMONT DR	SAN BRUNO	CA	940660000	419 W LODI
MARCHICK, A		7129 OAK CREEK DR	STOCKTON	CA	952070000	325 E KETTLE
MARILYN GRA	JOHN A GRAF	5221 E ACAMPO RD	ACAMPO	CA	952200000	10 S SCHOOL
MARKLE, RON		513 CONNIE ST	LODI	CA	952400000	303 E OAK
MARKLE, RON		1739 EDGEWOOD DR	LODI	CA	952400000	309 E ELM
MARQUEZ, BU		959 WOODROW ST	LODI	CA	952400000	705 S SACRA
MARTIN, GAYL		9404 WINDSOR SHADE DR	MECHANIESVI	VA	231160000	15 W TOKAY
MARTIN, RUS		625 CARDINAL AVE	LODI	CA	952400000	15 W OAK
MARTIN, TON		4860 E WOODBRIDGE RD	ACAMPO	CA	952200000	209 S STOCK
MARTINEZ AR	NORTH AMERI	2105 W MARCH LN #A	STOCKTON	CA	952076407	229 E TOKAY
MARTINEZ, EN		20066 N KENNEFICK	ACAMPO	CA	952200000	532 E LOCUS
MARTINEZ, NA		3704 22ND AVE	SACRAMENTO	CA	958204427	329 E VINE
MARTINEZ, R		2204 NEWBURY CIR	LODI	CA	952400000	546 E WALNU
MASONIC TEM		315 W PINE ST	LODI	CA	952400000	321 W PINE
MASSOD, MO		360 E LODI AVE	LODI	CA	952400000	356 E LODI
MASTRIANO,		1086 NEWPORT AVE	GROVER BEA	CA	934330000	233 S PLEASA
MATA, BERNA	HABITAT FOR	31 E VINE ST	STOCKTON	CA	952020000	222 E REDWO
MAYERS, FRE		1233 BRANDYWINE DR	LODI	CA	952400000	112 S MAIN
MCCARTY, JA		763 S CRESCENT AVE	LODI	CA	952400000	218 N CHERO
MCCARVER, D		326 E OAK ST	LODI	CA	952400000	23 N SACRAM
MCCAULEY, M		1118 TENEIGHTH WAY	SACRAMENTO	CA	958180000	201 W LODI #
MCCOMBS, O		363 S SUNSET DR	LODI	CA	952400000	209 E FLORA
MCLAUGHLIN,		19211 E LIBERTY RD	CLEMENTS	CA	952270000	233 S LEE
MCMANUS, R	SHERRELL C	816 CALLE PLUMA	SAN CLEMEN	CA	926730000	241 E MAPLE
MCWILLIAMS,		1245 S SUNSET DR	LODI	CA	952400000	208 S SCHOO
MEDICIS, CON		170 LIBBY ST	OCEANSIDE	CA	920540000	909 S GARFIE
MEHLHAFF, F		2141 W LODI AVE	LODI	CA	952420000	109 N CHURC
MEHLHAFF, R		331 KRISTMONT	LODI	CA	952420000	240 S LEE
MEIDINGER, L		823 S MILLS AVE	LODI	CA	952420000	411 E ELM
MEIDINGER, S		1022 LAUREL AVE	LODI	CA	952420000	123 E PINE
MEINECKE, H		1240 S STOCKTON ST	LODI	CA	952400000	1244 S STOC
MEISSNER, R		2387 FUNSTON AVE	SAN FRANCIS	CA	941160000	233 S CHURC
MELENDREZ,		328 W LOUIE ST	LODI	CA	952400000	17 N WASHIN
MENDEZ, JOH		1543 VISTA DR	LODI	CA	952420000	119 S STOCK
MENDONCA, A		2629 AGATE CT	SANTA CLARA	CA	950510000	316 E VINE
MENDONZA,		1600 AMBERLEAF WAY	LODI	CA	952420000	209 N STOCK
MENDOZA, JO		2601 E ARMSTRONG RD	LODI	CA	952400000	20 S MAIN
MERKLE, ALA		16375 NE HWY 240	NEWBERG	OR	971320000	16 S WASHIN
MERTZ, VICT		709 S CRESCENT AVE	LODI	CA	952400000	520 E RAILRO
METZGER, HO		4767 E HARVEST RD	ACAMPO	CA	952200000	532 E LOCUS
MEYER, PAUL		6793 DOUGHERTY RD	ACAMPO	CA	952200000	307 E POPLA
MEYERS, L P		131 S AVENA	LODI	CA	952400000	21 W LOCUST
MILLA, LUCY		7580 W MCKINLEY	FRESNO	CA	937220000	809 S SACRA
MILLER'S WA		507 ST CLAIRE DR	LODI	CA	952400000	920 E VICTOR
MILLER, MARV		330 S MAIN ST	LODI	CA	952400000	312 S MAIN
MILLER, VERN		410 HAROLD ST	LODI	CA	952400000	430 E MAPLE
MILLERS WAR		507 ST CLAIRE AVE	LODI	CA	952400000	932 E VICTOR
MILLS, FRANK	MARSHALL &	404 W PINE ST #14	LODI	CA	952400000	5 N SCHOOL
MINHAS, ROS		9463 LOCKERIDGE WAY	SACRAMENTO	CA	958290000	408 E RAILRO
MITCHELL, RI		870 RIDGE RD	RAILROAD FL	CA	952480000	521 E ELM
MOITOSO, RO		8158 E LIBERTY RD	GALT	CA	956320000	501 E HILBOR
MOITZGER, M	STATTEGG H	8046 GRAZ	AUSTRIA, EUR	XX	000000000	910 S GARFIE
MOJALLI, MAH		421 LESLIE AVE	STOCKTON	CA	952070000	840 S CENTR
MONTELAARO,		1544 PEREZ DR	PACIFICA	CA	940440000	1201 S CENT
MONTERO, JO		1000 LAFAYETTE ST SUITE F	SNATA CLARA	CA	950500000	323 E LOCUS
MORITA, CALV		4 N MAIN ST	LODI	CA	952400000	8 N MAIN
MORK, BRUCE		786 WIDGEON	FOSTER CITY	CA	944040000	238 N RUSH
MORRIS BRO		2929 SW VESTA ST	PORTLAND	OR	972190000	125 S SCHOO
MOSQUITO, A		5503 S AIRPORT WY	STOCKTON	CA	952060000	200 N BECKM
MOULES, ANT		10848 MIGUELITA RD	SAN JOSE	CA	951272714	734 S STOCK
MOUNCE, MA		54 N CLUFF AVE	LODI	CA	952400000	50 N CLUFF
MOURAD, SO		4409 LORENZO LN	STOCKTON	CA	952070000	314 E WALNU
MOYER, THO		2548 CHERRY AVE	SAN JOSE	CA	951290000	610 E PINE
MUELLER, DA		412 N HAM LN	LODI	CA	952420000	735 S WASHI
MULLEN, R H		6453 MULBERRY LN	STOCKTON	CA	952120000	513 E LOCUS
MULLER, CAR		1400 EDGEWOOD DR	LODI	CA	952400000	412 S SACRA
MUNSCH, L K		2221 LONDON LN	SACRAMENTO	CA	958250000	321 N SACRA
MURGUIA, AN	SERGIO RAMI	1131 S PLEASANT AVE	LODI	CA	952405723	620 S CENTR
MURPHEY, L F		1109 E ASTRIDGE DR	MODESTO	CA	953550000	428 E RAILRO
MUSOLINO, B	BOB CATON	1212 N CALIFORNIA ST	STOCKTON	CA	952020000	511 S STOCK
MUSTIN, DAVI		1 N SUNSET DR	LODI	CA	952400000	512 E PINE
MUTHER, FRE		904 SYLVIA DR	LODI	CA	952400000	208 E PINE
NAEF, LEON G		903 W LUCAS RD	LODI	CA	952420000	115 W WALN
NAGATA, KEVI		5080 E NADOTTI RD	STOCKTON	CA	952150000	332 E TOKAY
NAGEL, ARDE	ARDEL BETZ	24261 BARNES LN	COVELO	CA	954280000	413 E VINE
NAGEL, GERA		5625 M STREET	SACRAMENTO	CA	958190000	315 E WATSO
NAKAMURA, J		4106 YACHT HARBOR DR	STOCKTON	CA	952040000	11 N SCHOOL
NAUGHTON,		9218 E SIERRA	CLOVIS	CA	936110000	301 E OAK
NAVA, JOSE &		2407 S BANYAN DR	LODI	CA	952400000	122 N SACRA
NELSON, STE		913 WELLSWOOD AVE	LODI	CA	952400000	913 S WELLS
NEUMAN, RIC		910 COLOGNE CT	LODI	CA	952420000	519 E LODI
NEWCO HOLZ	RM ENGINEER	1129 S SACRAMENTO ST	LODI	CA	952410000	1231 S SACR
NEWTON, RO		621 N GRANT AVE	LODI	CA	952400000	218 E TOKAY
NICKEL, R F T	RICHARD NIC	107 BAWDEN AVE	GRASS VALLE	CA	959450000	515 S WASHI

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NICOLAOU, AL	STEVEN NICO	2437 BRITTANY CT	LODI	CA	952420000	533 E WALNU
NICOLAOU, BI	STEVEN NICO	2437 BRITTANY CT	LODI	CA	952420000	511 E ELM
NICOLAOU, WI		1502 FIR AVE	SAN LEANDR	CA	945780000	524 E OAK
NINE SAC SEL	FIDELITY NAT	200 GALLERIA PKY STE 1695	ATLANTA	GA	303390000	450 N CHERO
NISAR, MOHA		457 STANISLAUS ST	LODI	CA	952400000	333 E LOCUS
NO CAL CONF	C DUANE PUR	12606 N MUNDY RD	LODI	CA	952400000	1239 S WASHI
NO CAL CONF	IRENE RODAC	317 E ACACIA ST	LODI	CA	952405903	317 E ACACIA
NO CAL CONF		730 S FAIRMONT AVE	LODI	CA	952400000	1054 S CENT
NORTHERN C	LENFORD RE	940 VIRGINIA	LODI	CA	952420000	15 W PINE
NORTON, JAM		18453 IRONSTONE ST	WOODBRIDG	CA	952580000	1228 S LIEBIG
NUNEZ, FELIP		3857 E EMERSON RD	ACAMPO	CA	952209391	815 S CENTR
NUNEZ, FELIP		3857 EMERSON RD	ACAMPO	CA	952200000	739 S WASHI
NUNEZ, LIONE	LEONIL NUNE	20639 N HWY 99	ACAMPO	CA	952200000	322 E POPLA
O BRION, TOM		1539 PORTOLA AVE	STOCKTON	CA	952090000	319 E CYPRE
OCHOA, DAVI		1426 IRIS DR	LODI	CA	952420000	237 E CHERR
OCHOA, JUDI		2509 GOLDFINCH DR	CEDAR PARK	TX	786130000	513 E HILBOR
OCHSNER, JO		5 CHESTNUT ST	LODI	CA	952400000	1014 S CENT
OCWEN FINA		1675 PALM BEACH LAKES BLVD	WEST PALM B	FL	334010000	5 W VINE
ODD FELLOW		6 S PLEASANT AVE	LODI	CA	952400000	218 W PINE
OESTERMAN,		2129 SUNWEST DR	LODI	CA	952420000	421 E WALNU
OGREN, WAY		PO BOX 1344	LODI	CA	952410000	225 N RUSH
OHLHAUSER,		2020 CABRILLO CI	LODI	CA	952420000	9 W SPRUCE
OKAZAKI, HAR		2143 W ELM ST	LODI	CA	952400000	537 E EDEN
OLSON, EDW		1306 BURGUNDY CT	LODI	CA	952400000	101 E LODI
OLSON, REX I		478 SANDSTONE CT	WOODBRIDG	CA	952580000	125 E LODI
ORDONEZ, H		1019 S GARFIELD ST	LODI	CA	952400000	404 E OAK
OROZCO, JOS		421 HERALD ST	LODI	CA	952400000	401 E LOCUS
ORT, MICHAEL		534 OLD ORCHARD DR	DANVILLE	CA	945263655	4 N CENTRAL
ORTIZ, IGNACI		432 E MAPLE	LODI	CA	952400000	814 S WOOD
OS LODI LLC	ATTN PETER	1120 BROCKMAN DR	SONOMA	CA	954760000	360 S CHERO
OTTERSTETT		1111 MAC ARTHUR BLVD	SAN LEANDR	CA	945770000	1317 S CENT
OUTREACH MI		715 S CENTRAL AVE	LODI	CA	952400000	935 S CENTR
OWEN, SUSAN		19060 CREEKVIEW DR	LOCKEFORD	CA	952370000	407 W LODI
PACIFIC COAS		631 N CLUFF AVE	LODI	CA	952400000	741 S STOCK
PACIFIC COAS		621 N CLUFF AVE	LODI	CA	952400000	839 S STOCK
PAIGE, KENNE		1720 WINDJAMMER CT	LODI	CA	952420000	103 E ELM
PANIAGUA, D		5333 E WASHINGTON ST	STOCKTON	CA	952150000	420 E LODI
PANSKY, EMIL		901 JACKLING DR	HILLSBOROU	CA	940100000	121 S CHERO
PARADES, HE		403 S CENTRAL AVE	LODI	CA	952400000	326 E CYPRE
PARK, DAVID I		547 E RIVERSIDE DR	WOODBRIDG	CA	952580000	820 S CHERO
PASCUAL, SA		853 DORCHESTER	LODI	CA	952400000	209 N SCHOO
PASCUAL, SA		853 DORCHESTER CIR	LODI	CA	952400000	925 S LLOYD
PATEL, GHAN		112 N SCHOOL ST #8	LODI	CA	952400000	106 N SCHOO
PEARSON, TH		936 LLOYD ST	LODI	CA	952400000	936 S LLOYD
PEDEN, CRAI		572 ISLAND PL	REDWOOD CI	CA	940650000	21 E ELM
PENA, SEBAS	MARTHA MOR	1824 MARIPOSA WAY	LODI	CA	952420000	415 E TOKAY
PERALES, JO		133 MULBERRY CIR	LODI	CA	952400000	906 S WOOD
PERLEGOS, P		15506 N CURRY RD	LODI	CA	952409338	541 E LOCUS
PERMAN, DEL		19690 N HWY 99 #85	ACAMPO	CA	952200000	613 S CENTR
PERRY, LORE		1225 E ACAMPO RD	ACAMPO	CA	952200000	844 S WOOD
PETERSEN, L		210 N LOWER SAC RD	LODI	CA	952420000	228 S HUTCHI
PETERSEN, L		515 W LODI AVE	LODI	CA	952400000	510 E LODI
PFEFFERKOR		2345 REDWOOD ST	VISALIA	CA	932770000	206 E FLORA
PHILLIPS, GAY		514 S SCHOOL ST	LODI	CA	952400000	514 S SCHOO
PHILLIPS, KEN		1316 ARUNDEL CT	LODI	CA	952420000	18 S PLEASA
PIC N SAVE IN	PROPERTY TA	3336 E 32ND ST #217	TULSA	OK	741350000	380 S CHERO
PIETROS'S PI		317 E KETTLEMAN LN	LODI	CA	952400000	321 E KETTLE
PINHEIRO, LA		365 SANTA CLARA ST	STOCKTON	CA	952070000	504 E TOKAY
PINKERTON H		42 N CLUFF AVE	LODI	CA	952400000	36 N CLUFF
PINNELL, BET		806 BEL AIR CT	LODI	CA	952400000	220 W LOCUS
PIRES, MANU		23381 N DEVRIES	LODI	CA	952420000	437 E LOCUS
PITAMBER, RA		1118 ROCKINGHAM DR	ROSEVILLE	CA	956780000	603 N CHERO
PITCHFORD,		1525 W ELM ST	LODI	CA	952420000	436 E LOCUS
POCOCK, LAU		8502 KINROSS WAY	STOCKTON	CA	952100000	800 S WOOD
POLANSKY, G		2418 FARNSWORTH DR	LIVERMORE	CA	945500000	104 S PLEASA
POLENSKE, R		2520 S HAM LN	LODI	CA	952400000	309 E FLORA
PORTSCHELL		13430 E PELTIER RD	ACAMPO	CA	952200000	314 N CHERO
POWELL, HAR		1201 ROSEWOOD DR	LOVELAND	CO	805370000	306 E MAPLE
PROHASKA, D		610 W TURNER RD	LODI	CA	952400000	401 N SACRA
PURDY, BRAN		315 S CENTRAL AVE	LODI	CA	952400000	311 S CENTR
PURVIS, JAME		601 N SCHOOL ST	LODI	CA	952401231	321 E MAPLE
QADIR, ABDUL	ALI MOHAMM	1020 S PRIEBE ST	LODI	CA	952400000	1025 S PRIEB
QAYYUM, AJAI		925 S GARFIELD	LODI	CA	952400000	921 S GARFIE
QAYYUM, AJ		925 S GARFIELD ST	LODI	CA	952400000	929 S GARFIE
R & P PROPE		220 HARDING BL	ROSEVILLE	CA	956780000	623 N CHERO
RADOTIC, PET		15495 TECKLENBURG RD	LODI	CA	952400000	412 S STOCK
RADOTIC, PET		728 S CENTRAL AVE	LODI	CA	952400000	220 N WASHI
RALSTON, JO		2012 EDGEWOOD DR	LODI	CA	952400000	124 E WALNU
RAMIREZ, PA		321 E TOKAY ST	LODI	CA	952400000	314 E LOCUS
RAMSEY, CYN		321 LA VIDA	LODI	CA	952420000	323 E ELM
RANDHAWA,		900 S CHEROKEE LN	LODI	CA	952400000	910 S CHERO
RASHID, FAYE		27 S SACRAMENTO ST	LODI	CA	952400000	37 S SACRAM
RAY, MAURIC		755 S FAIRMONT AVE SUITE A-1	LODI	CA	952400000	1011 E PINE
RAYMOND INV		817 S CENTER ST	STOCKTON	CA	952060000	16 E LOCKEF
REESE, CECIL		836 GREENWOOD DR	LODI	CA	952400434	208 E HILBOR
REICH PROPE		432 E LODI AVE	LODI	CA	952400000	500 E OAK
REICH, GLEN		801 S CHURCH ST	LODI	CA	952400000	432 E LODI
REICH, LEVI	MICKIE WILLIA	23084 N SOWLES	ACAMPO	CA	952200000	125 N HOUST

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REID, DOROT		936 LAKE HOME DR	LODI	CA	952400000	210 E CHERR
REILE, BEN	CLARA MILES	445 61ST ST	OAKLAND	CA	946091304	316 E TOKAY
REILLY, KEVIN		2305 W BENJAMIN HOLT	STOCKTON	CA	952070000	100 E LODI
REISWIG, LAR		1421 CARDINAL ST	LODI	CA	952420000	432 E TOKAY
REISWIG, LEA		8897 E KETTLEMAN LN	LODI	CA	952400000	343 N STOCK
REISWIG, NO		5933 E ARMSTRONG RD	LODI	CA	952407225	934 S CENTR
REISWIG, SHA		319 N STOCKTON ST	LODI	CA	952400000	323 N STOCK
REYNOLDS, R		33 E TOKAY ST	LODI	CA	952400000	505 S MAIN
RICE, DOUGL		651 FREEDOM WAY	HARLEYSVILL	PA	194380000	420 E TOKAY
RICKANSRUD,		520 PATRICK WAY	LOS ALTOS	CA	940220000	744 S CENTR
RIGGLE, ROB		712 CROSS ST	LODI	CA	952420000	339 N STOCK
RIGOPOULOS,		22389 N RAY RD	LODI	CA	952400000	733 S SACRA
RINALDI, TON		7200 E REALTY RD	LODI	CA	952409504	218 E WATSO
RING, EDWIN		10821 N LOWER SAC RD	STOCKTON	CA	952100000	421 E OAK
RIVERA, IREN		2553 COTTONWOOD DR	LODI	CA	952420000	337 E WALNU
RIVERA, SALV	ANN CERNEY	45 HUNTER SQUARE PLAZA	STOCKTON	CA	952020000	307 E LODI
RIVINIUS, DEN	ROBERT G &	1115 LAKEWOOD DR	LODI	CA	952400000	115 S STOCK
ROBERTS, AL		26297 N CHEROKEE LN	GALT	CA	956320000	27 W ELM
RODRIGUEZ,		72 HILLCREST RD	WATSONVILL	CA	950760000	220 E REDWO
ROGAN, WILLI		12620 N DAVIS RD	LODI	CA	952429550	513 S STOCK
ROMAN CATH		211 W WALNUT ST	LODI	CA	952400000	215 W WALN
ROMAN CATH		215 W WALNUT ST	LODI	CA	952400000	219 S CHURC
ROSEMARIE R		1 N CHEROKEE LN	LODI	CA	952400000	228 S SACRA
ROSEN, T H &		833 KRISTEN CT	LODI	CA	952420000	21 N STOCK
ROSS, FRANK		1231 S PLEASANT AVE	LODI	CA	952400000	312 E OAK
ROTT, RITA M		932 SYLVIA DR	LODI	CA	952400000	415 E WALNU
ROWE, HARO		1815 W VINE ST	LODI	CA	952420000	116 E LAWRE
RUND, FRANC	DOLLY KIESZ	609 HAMPTON DR	LODI	CA	952420000	315 E CONCO
RUNGE, DONA		1128 DARTHMOOR CR	LODI	CA	952400000	1104 S SACR
SAKS, LILA J T	HANFORD FR	47 KEARNEY ST	SAN FRANCIS	CA	941080000	230 N CHERO
SALIM, MOHA		6721 EL CAPITAN CIR	STOCKTON	CA	952100000	407 S STOCK
SAN JOAQUIN	ATTN NICK IS	222 E WEBER AVE ROOM 12	STOCKTON	CA	952020000	415 S SACRA
SAN JOAQUIN	ATTN MICHA	222 E WEBER ST	STOCKTON	CA	952020000	315 W ELM
SANCHEZ, BO	FRANCISCO J	333 DAISY AVE	LODI	CA	952401142	308 E HILBOR
SANCHEZ, MA		233 WATSON ST	LODI	CA	952400000	231 E WATSO
SANTANA, GU		14700 N POTATO RD	LODI	CA	952420000	223 N GARFIE
SANTANA, JA		4649 QUASHNICK RD	STOCKTON	CA	952122517	436 E TOKAY
SANTANA, JO		12 BLACKBERRY CT	LODI	CA	952420000	517 E HAROL
SANTOS, CEL		421 E WALNUT ST	LODI	CA	952400000	420 E WALNU
SARVIS, BRIA	BRIAN KING S	11391 WEST LN	LODI	CA	952420000	717 S WASHI
SASAKI, FRAN		5800 E ACAMPO RD	ACAMPO	CA	952200000	204 N SACRA
SASAKI, GEO		3155 LOWER SAC RD	LODI	CA	952420000	200 N SACRA
SAUCEDA, RU		500 BRANDYWINE DR	LODI	CA	952400000	835 S CENTR
SAUSEDA, RU		718 PEACH ST	LODI	CA	952400000	226 E WATSO
SAYEED, MOH		706 CARDINAL ST	LODI	CA	952400000	220 E MAPLE
SCARBERRY,		700 S CENTRAL AVE	LODI	CA	952400000	704 S CENTR
SCARBERRY,		172 WEST E ST	GALT	CA	956320000	700 S CENTR
SCHAEFFER,		413 61ST STREET	OAKLAND	CA	946090000	938 S CENTR
SCHAFFER, LE		1821 N HUNTER ST	STOCKTON	CA	952040000	316 E FLORA
SCHAFFER, G		207 RIVER OAKS DR	LODI	CA	952400000	118 N CHURC
SCHARFFENB		1510 EDGEWOOD DR	LODI	CA	952400000	214 W LOCKE
SCHEFLO, MIT		1711 WINDJAMMER CT	LODI	CA	952420000	335 E OAK
SCHLAHT, RIC		3477 BODE DR	S LAKE TAHO	CA	961500000	520 E TOKAY
SCHLEISSNER		219 PROSPECT AVE	PRINCETON	NJ	085405303	537 E ELM
SCHLENKER,		620 MORRIS WAY	SACRAMENTO	CA	958640000	315 E OAK
SCHMIERER, J		646 N LOMA DR	LODI	CA	952420000	808 S WOOD
SCHULENBUR		15470 MOORE RD	LODI	CA	952420000	910 S SCHOO
SCHULTZ, JU		730 N CALIFORNIA ST	LODI	CA	952400000	225 W OAK
SCHULTZ, RO		11662 N HAM LN SP 55	LODI	CA	952420000	802 S CENTR
SCHULZ, DAR		1206 CHIANTI DR	LODI	CA	952400000	300 E LODI
SCOTT, ALEX		841 STEVENS WAY	LODI	CA	952420000	429 E MISSIO
SEC OF HUD	N AMERICAN	231 EAST AVE STE 200	ALBION	NY	144111678	967 S LLOYD
SEC OF HUD	US DEPT OF H	925 L STREET	SACRAMENTO	CA	958143702	608 S WASHI
SEC OF HUD		777 12TH ST #200	SACRAMENTO	CA	958090000	404 E FLORA
SEEFRIED, JO	J H SEEFRIED	3508 LYDIA LN	MODESTO	CA	953570706	413 E ELM
SEIBEL ARNE,		25157 EUNICE AV	ACAMPO	CA	952200000	12 W SIERRA
SEMAS LIMITE	JOHN SEMAS	1181 FORREST LAKE RD	ACAMPO	CA	952200000	26 N CHEROK
SEVENTH DAY	LENFORD RE	940 VIRGINIA ST	LODI	CA	952420000	111 N STOCK
SEVENTH DAY	NORTHERN C	701 S CENTRAL AVE	LODI	CA	952400000	350 E TOKAY
SHADDY, RON		11662 HAM LN	LODI	CA	952400000	408 E WALNU
SHAH, BISMIL		747 S CENTRAL AVE	LODI	CA	952400000	516 E TOKAY
SHAH, GUL H		1420 PARK	LODI	CA	952420000	831 S SACRA
SHAH, M & C E		1905 AYER AVE	LODI	CA	952420000	324 E HILBOR
SHAH, SYED &		2910 WHITE OAK WAY	LODI	CA	952420000	334 N MAIN
SHAKOOR, FY		9 W SIERRA VISTA PL	LODI	CA	952400000	7 W SIERRA V
SHAW, WILLIA	GARY D BEND	19232 PERRYMAN RD	LODI	CA	952420000	125 E LOCUS
SHIMAMOTO, I		174 E WOODBRIDGE RD	WOODBRIDG	CA	952580000	114 N CHURC
SHIVELY, LOR	TOKAY GLASS	631 N SACRAMENTO ST	LODI	CA	952400000	10 W FORRE
SHOAB, SHAK		747 S CENTRAL AVE	LODI	CA	952400000	815 S GARFIE
SHORTT, WY		417 E LONGVIEW AVE	STOCKTON	CA	952070000	719 S WASHI
SIDHU, MAHE		19031 CINDY WAY	WOODBRIDG	CA	952580000	548 S SACRA
SILVERDIS, D		550 VIRGINIA ST	LODI	CA	952400000	335 E PINE
SILVA, CLAUDI		22600 N PEARL RD	ACAMPO	CA	952200000	300 E EDEN
SILVA, JUDY A		2031 KENWAY CT	LODI	CA	952420000	428 E EDEN
SIMON, JERR		134 OXBOW RD	ISLETON	CA	956410000	1120 S SACR
SIMPSON, RIC		545 VISTA RIO CT	WOODBRIDG	CA	952580000	1011 S CENT
SINGHOFF, A		138 ALMENDRAL AVE	ATHERTON	CA	940280000	240 E HILBOR
SKADBURG, R		617 S LOWER SACTO RD #A3	LODI	CA	952420000	213 E CHARL

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress
SLAUGHTERB		8403 TERRACE DR	STOCKTON	CA	952120000	326 E HAROL
SMITH, FRED		901 N HAM LN	LODI	CA	952400000	411 E EDEN
SMITH, FRED		901 N HAM LANE	LODI	CA	952400000	407 E EDEN
SMITH, WAYN		4248 BLACKSWAIN	STOCKTON	CA	952090000	316 S SCHOO
SNYDER, VIR		621 E LOCKEFORD ST # 10	LODI	CA	952402423	412 E OAK
SNYDER, VIR		621 E LOCKEFORD ST #10	LODI	CA	952402423	24 N CENTRA
SOLIGAN, GR		19391 BENEDICT DR	WOODBRI	CA	952580000	10 W LOCUST
SOLIGAN, GR		19391 N BENEDICT DR	WOODBRI	CA	952580000	21 W ELM
SOMAL, NARI		3980 CHATSWORTH CIR	STOCKTON	CA	952090000	720 S WASHI
SOMAL, NARI		7720 LORRAINE #107	STOCKTON	CA	952100000	223 E LOCUS
SOUTHERN, P	PROPERTY TA	1700 FARNAM ST 10TH FLR SO	OMAHA	NE	681022010	0 E LODI
SPAUR, KARE		38378 REDWOOD TERRACE	FREMONT	CA	945360000	301 E MAPLE
SPERO, ORLA		1434 ARUNDEL CT	LODI	CA	952420000	232 E CHERR
STAHL, ROBE	RED SHIELD S	1401 EL CAMINO AVE 4TH FLOOR	SACRAMENTO	CA	958152744	230 S CHERO
STATION, MILT		1761 CORBIN CT	LODI	CA	952420000	433 E CHERR
STEACY, HUG		1025 W OAK ST	LODI	CA	952400000	217 S SACRA
STEELE, JACQ		12855 E COLLIER RD	GALT	CA	956320000	814 S LLOYD
STEIN, L L LIF	LENNETTE L E	1009 BLOSSOM RIVER WAY AP	SAN JOSE	CA	951230000	522 E WALNU
STEINBERG,	DELORES LEE	1045 SHERIDAN RD	WINNETKA	IL	600930000	215 E LODI
STOCKTON S	GUARANTY F	8333 DOUGLAS AVE #600 CRES	DALLAS	TX	752520000	200 N CHURC
STOFFREGEN		4365 CALAERO DR	LA MESA	CA	919410000	114 S STOCK
STRAIN, CHER		1430 LORIMER WY	ROSEVILLE	CA	956780000	415 S CHERO
STRAITTON, W		844 S SCHOOL ST	LODI	CA	952400000	842 S SCHOO
STREYLE, EL		1530 BURGUNDY DR	LODI	CA	952420000	309 E MAPLE
STROH, ARTH		4571 PINE VALLEY CIR	STOCKTON	CA	952190000	200 E WATSO
STUTZ, SIEGF		921 DIANNA DR	LODI	CA	952400000	607 S WASHI
SUAREZ, JES		502 N PLEASANT AVE	LODI	CA	952400000	433 E MISSIO
SUBLABAN, F		1906 ROYAL CREST DR	LODI	CA	952420000	122 N CHERO
SUBLABAN, M		902 E VICTOR RD	LODI	CA	952400000	217 E MAPLE
SUPLABAN, ZI		1333 EDGEWOOD DR	LODI	CA	952400000	413 E LODI
SWEARINGEN		700 2ND ST #34	GALT	CA	956320000	216 S SACRA
T CERVANTES		301 ACACIA ST	LODI	CA	952400000	1333 S CENT
TAORMINA, P		223 N CHURCH ST	LODI	CA	952400000	11 W LOCKEF
TAPIA, EVA B	RICHARD A TA	344 JAMES DR	ROSEVILLE	CA	956780000	123 N SACRA
TAUNTON, DU		1313 W LOCKEFORD ST	LODI	CA	952420000	215 E HILBOR
TECKLENBUR		14860 N WELLS LN	LODI	CA	952400000	335 E LODI
TECKLENBUR		935 S CHEROKEE LN	LODI	CA	952400000	929 S CHERO
TEMPLE, DAL		117 RUTH CT #9	SACRAMENTO	CA	958190000	10 N CENTRA
TENENTE PR		8009 SAN DIEGO WAY	STOCKTON	CA	952090000	121 S HANSE
TERESI, SALV	TONY D TERE	21706 N KENNEFICK RD	ACAMPO	CA	952200000	202 E CHARL
TFGS LTD PT	GARY BREGM	5453 BARCOCK AVE	NORTH HOLL	CA	916070000	1110 S CHER
THATER, LUZ		1313 E ACAMPO RD	ACAMPO	CA	952200000	432 E PINE
THOMPSON, L		1421 GLENHAVEN DR	MODESTO	CA	953550000	441 E FLORA
THOMPSON, P		5151 LOS CERRITOS DR	STOCKTON	CA	952120000	340 E EDEN
TIAPON, EARL		11336 ALTA MESA RD	WILTON	CA	956930000	716 S CENTR
TOMBO, WILF		2510 ARDEE LN	S SAN FRANCI	CA	940800000	220 E TOKAY
TORRES, VARI		% 25242 N DUSTIN RD	ACAMPO	CA	952200000	236 E EDEN
TORREZ, VELI		1882 ROLAND AVE	CAMARILLO	CA	930100000	429 E TOKAY
TOUMAZOS, K		618 LAS JUNTAS ST	MARTINEZ	CA	945530000	1041 S GARFI
TOUMAZOS, S		2266 HARBORVIEW DR	MARTINEZ	CA	945530000	1124 S WOOD
TOVAR, ARTU		4657 E ACAMPO RD	ACAMPO	CA	952200000	505 E HAROL
TOVAR, ERNE		1331 HOLLY DR	LODI	CA	952420000	412 E VINE
TRAUSCH, DO		1800 S CHURCH ST	LODI	CA	952400000	330 E TOKAY
TRAVAILLE, P		18888 S NORTH RIPON RD	RIPON	CA	953660000	528 E WALNU
TRAVERSO, RI		2615 W HWY 12	LODI	CA	952420000	1006 S CENT
TRIOLO, RUS		1827 EDGEWOOD DR	LODI	CA	952400000	923 S CHERO
TSOUKALAS,		501 E LOCUST ST	LODI	CA	952400000	204 N GARFIE
TSUSAKI, GEO		228 N STOCKTON ST	LODI	CA	952400000	224 N STOCK
TURNER, MAR		20646 WOODINVILLE DUVALL R	WOODINVILLE	WA	980720000	5 N SACRAME
UNGER, THO		179 ELMINYA DR	PACHECO	CA	945530000	233 E FLORA
UNION PACIFI	BARBARA HO	1416 DODGE ST ROOM 830	OMAHA	NE	681790000	48 E OAK
VALENZUELA,		615 LIVE OAK CT	LODI	CA	952422046	425 E ELM
VAN EXEL, AN		19919 VAN EXEL RD	LODI	CA	952420000	104 S WASHI
VAN LEEUWE	TED & LEONE	2446 STONEY CREEK CIR	ACAMPO	CA	952200000	320 E CHERR
VAN STEENBE		1029 S SCHOOL ST	LODI	CA	952400000	821 S SACRA
VANDERLANS,		1320 S SACRAMENTO ST	LODI	CA	952400000	1345 S SACR
VARGAS, MAN		412 W CENTURY BLVD	LODI	CA	952400000	512 S CENTR
VEIL, ROSE T		838 BELAIR DR	EUGENE	OR	974040000	504 E ELM
VETTER, ROB		26490 DUSTIN RD	ACAMPO	CA	952200000	235 E KETTLE
VINTAGE INV		14281 VINTAGE RD	LODI	CA	952400000	100 S BECKM
VIRAMONTES,		309 E OAK ST	LODI	CA	952402917	228 N WASHI
VIRAMONTES,		407 SPARROW LN	LODI	CA	952400000	836 S CENTR
VIRAMONTES,		546 E LOCUST ST	LODI	CA	952400000	528 E LOCUS
WAGERS, GA		6140 WOOD CT	WEED	CA	960940000	322 N MAIN
WAGNER, CH		1602 ROYAL CREST DR	LODI	CA	952400000	223 E FLORA
WAGNER, GE		1000 SYLVIA DR	LODI	CA	952400000	4 N HOUSTO
WAGNER, LES		225 E KETTLEMAN LN	LODI	CA	952400000	223 E KETTLE
WAGNER, TH		1820 SCARBOROUGH DR	LODI	CA	952400000	220 E VINE
WAGNER, WA	LEILANI WAG	1428 MARIPOSA WAY	LODI	CA	952420000	440 E VINE
WAITLEY, JAM		246 ALMOND DR	LODI	CA	952400000	19 W PINE
WALKER, DON		222 WABASH AVE	SAN JOSE	CA	951281935	244 E TOKAY
WALLACE, MI		4504 LIN GATE ST	PLEASANTON	CA	945660000	839 S LLOYD
WANG, SHU C		907 S EVERT CT	LODI	CA	952400000	611 E PINE
WASIQ, MALIK	HAFIZ A BAOI	304 E FLORA ST	LODI	CA	952400000	324 E LOCUS
WEBER, EDNA		P O BOX 535	LODI	CA	952410000	312 E FLORA
WEBER, HER		230 N CHURCH ST	LODI	CA	952400000	22 E LOCUST
WEBER, MAR		820 W TURNER RD	LODI	CA	952400000	102 N HOUST
WEGAT, HOW		23192 N DUSTIN RD	ACAMPO	CA	952200000	530 E RAILRO

Owner1	Owner2	OwnerAddress	OwnerCity	OwnerState	OwnerZip	SiteAddress
WEIL, ETHEL		17202 NE 85TH PL #B204	REDMOND	WA	980526638	2 W LOCKEF
WELCH, JANI		PO BOX 693152	STOCKTON	CA	952693152	408 E OAK
WELD, MARG		1244 LIEBIG ST	LODI	CA	952400000	241 E ACACIA
WELLENBROC		2030 W LODI AVE	LODI	CA	952420000	1004 S PRIEB
WENZL YOUN		337 DAISY AVE	LODI	CA	952400000	9 N SACRAME
WENZL, GEOF		337 DAISY AVE	LODI	CA	952401107	200 S SCHOO
WHIRLOW, MI	EDWARD N &	3002 SEA GULL LN	STOCKTON	CA	952190000	224 E FLORA
WHITE, IRA M		7943 KEMPER CT	PLEASANTON	CA	945880000	111 S SCHOO
WHITE, PATRI		8635 W SAHARA AVE SUITE 580	LAS VEGAS	NV	891170000	338 E PINE
WHITE, ROY R		3810 E BARRON RD	ACAMPO	CA	952200000	324 E EDEN
WHITESIDE, T		2150 E METTLER RD	LODI	CA	952420000	931 S LLOYD
WIEBE, LEON		1106 DEVINE DR	LODI	CA	952400000	541 E HILBOR
WIEBE, MARVI		537 ST CLAIRE	LODI	CA	952400000	14 N MAIN
WIERSCH, GO		16716 EL BALCON AVE	SAN LEANDR	CA	945780000	415 E OAK
WILLIAMS, FL		9645 E ACAMPO RD	ACAMPO	CA	952200000	624 N SCHOO
WILLIAMS, GL		692 E HARNEY LN	LODI	CA	952400000	7 W DE FORC
WILLIAMS, J D		P O BOX 471	COULTEVILL	CA	953110000	1305 S CENT
WILSON, VET		PO BOX 18	LINCOLN CITY	OR	973670000	939 S WELLS
WISNER, EDDI		717 WILLOW AVE	LODI	CA	952420000	550 N SACRA
WOLF, ELIZAB		716 S PLEASANT AVE	LODI	CA	952400000	900 S SACRA
WOMENS CEN	EXECUTIVE DI	620 N SAN JOAQUIN ST	STOCKTON	CA	952020000	29 S WASHIN
WONG, JANIC		515 SWALLOW LN	LODI	CA	952400000	1325 S CENT
WOODS, MICH		2125 BOSTON WAY	MODESTO	CA	953552000	209 E CHERR
WOODY, HAR		2609 LEARNED AVE	STOCKTON	CA	952050000	115 E LOCKE
WOOLSTRUM,		23438 N BRUELLA RD	ACAMPO	CA	952200000	14 S MAIN
WR GROUP LL	LYNN SURBE	6543 REGIONAL CT	DUBLIN	CA	945680000	217 E LOCUS
WRIGHT, W H		520 KENSINGTON WAY	LODI	CA	952400000	214 N SACRA
XEPOLEAS, G		8211 KING RD	LOOMIS	CA	956500000	212 E EDEN
YADAV, ANIL		435 CHENAB CT	FREMONT	CA	945390000	232 S HUTCHI
YAMASHITA,		613 CONNIE ST	LODI	CA	952400000	238 S PLEASA
YARBOROUG		8404 E ORCHARD RD	ACAMPO	CA	952200000	512 S STOCK
YASIN, RALPH		PO BOX 2262	LODI	CA	952412262	536 E HILBOR
YBARRA, HEN		1142 RIVERGATE DR #10	LODI	CA	952400000	427 E LOCUS
YERALIS, JOH		1163 NORTHWOOD DR	LODI	CA	952400000	415 E PINE
YIP, VIOLET T		1200 EDGEWOOD DR	LODI	CA	952400000	10 S MAIN
YOUNG, C W		8819 BLUFF LA	FAIR OAKS	CA	956280000	242 E CHARL
YOUNG, DOU		4656 GREENOAK LN	STOCKTON	CA	952120000	523 MURRA
YOUNG, JOHN		206 ACACIA ST	LODI	CA	952400000	206 E ACACIA
YOUNG, JOHN		600 TARA PL	LODI	CA	952400000	500 E LODI
ZAMAN, QAMA		436 E ELM ST	LODI	CA	952400000	436 E ELM
ZAMAN, REHA		428 1/2 N SCHOOL ST	LODI	CA	952400000	428 N SCHOO
ZAMANIAN, N		201 E KETTLEMAN LN	LODI	CA	952400000	207 E KETTLE
ZAMORA, S R		257 ROYAL OAKS CT	LODI	CA	952400551	214 E TOKAY
ZAREFAKIS, J		10051 E HWY 12	LODI	CA	952400000	720 E LODI
ZIMMERMANS	JERALD ZIMM	1124 GREEN OKAS WAY	LODI	CA	952400000	612 S CENTR
ZOOK, FREDE		29408 THIRD PL SW	REDONDO	WA	980230000	610 N SCHOO

NOTICE OF JOINT PUBLIC HEARING ON THE PROPOSED  
REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT  
PROJECT NO. 1 AND THE FINAL ENVIRONMENTAL IMPACT  
REPORT RELATING THERETO

NOTICE IS HEREBY GIVEN that the City Council of the City of Lodi (the "City Council") and the Redevelopment Agency of the City of Lodi (the "Agency") will hold a joint public hearing on **June 19, 2002, at 7:00 p.m.** in the City Council Chambers, located at 221 West Pine Street, Lodi, California, to consider and act upon the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") and to consider all evidence and testimony for or against the approval and adoption of the proposed Redevelopment Plan. At any time not later than the hour set forth above for the hearing of comments on or objections to the proposed Redevelopment Plan, any person may file in writing with the City Clerk of the City of Lodi a statement of objections to the proposed Redevelopment Plan. At the day, hour, and place of the hearing, any and all persons having any comments on or objections to the proposed Redevelopment Plan, or who deny the existence of blight in the proposed Project Area or question the regularity of any of the prior proceedings, may appear before the City Council and the Agency and show cause why the proposed Redevelopment Plan should not be adopted.

In addition, the City Council and the Agency will, at the same time and place, hold a joint public hearing to consider the Final Environmental Impact Report (the "Final EIR") on the proposed Redevelopment Plan and consider all evidence and testimony for or against the certifications of the Final EIR. At the day, hour and place of the hearing, all interested persons desiring to comment on, or having objections to, the content or adequacy of the Final EIR may appear before the City Council and the Agency and be heard.

The general goals and objectives of the proposed Redevelopment Plan are to:

- (1) The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities.
- (2) The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- (3) The replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized.
- (4) The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- (5) The strengthening of retail and other commercial functions in the Project Area.

- (6) The strengthening of the economic base of the Project Area by stimulating new investment.
- (7) The expansion of employment opportunities.
- (8) The provision of an environment for social and economic growth.
- (9) The expansion, improvement, and preservation of the community's supply of housing available to low- and moderate-income persons and families.
- (10) The installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

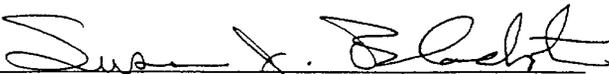
A map showing the general location in the City of the proposed Project Area is attached hereto as Exhibit A and made a part hereof. A copy of the legal description of the Project Area is available upon request, free of charge, at the offices of the City Clerk and the Agency, whose address is given below.

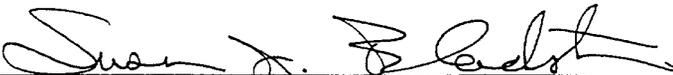
Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the proposed Redevelopment Plan, the Final Environmental Impact Report for the Project, the Agency's Report to the City Council, and any other information pertaining thereto at the office of the Agency and the office of the City Clerk, located at 221 West Pine Street, Lodi, California.

The Agency has adopted "Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Lodi Redevelopment Project" for the purpose of implementing those features of the proposed Redevelopment Plan providing for participation by property owners and business occupants in the proposed Project Area. Copies of said rules are available for public inspection at the office of the Agency.

By order of the City Council and the Redevelopment Agency of the City of Lodi.

Dated: May 16, 2002

  
\_\_\_\_\_  
City Clerk,  
City of Lodi

  
\_\_\_\_\_  
Secretary,  
Redevelopment Agency of the  
City of Lodi



AVISO DE LA AUDIENCIA PÚBLICA COMÚN EN EL PLAN PROPUESTO DEL  
RECONSTRUCCIÓN PARA EL PROYECTO NO. 1 Y EL INFORME FINAL DEL  
RECONSTRUCCIÓN DE LODI DE LAS CONSECUENCIAS PARA EL MEDIO AMBIENTE  
QUE SE RELACIONA ADEMÁS EL

AVISO POR ESTE MEDIO SE DA a eso el consejo de ciudad de la ciudad de Lodi (el consejo de la ciudad.) y la agencia del reconstrucción de la ciudad de Lodi (el Agency.) llevará a cabo una audiencia pública común de Junio el 19 de 2002, en 7:00 P.M. en los compartimientos del consejo de ciudad, situados en la calle del oeste del Pine 221, Lodi, California, para considerar y para actuar sobre el plan propuesto del reconstrucción (el plan del desenvolvimiento.) para el proyecto No. 1 (el Project del reconstrucción de Lodi.) y para considerar toda la evidencia y testimonio para o contra la aprobación y la adopción de reconstrucción propuesto plan. Que la hora disponga en cualquier momento no más no adelante arriba para los comentarios sobre o las objeciones que oyen hablar a el plan propuesto del reconstrucción, cualquier persona puede archivar en escribir con el vendedor de la ciudad de Lodi una declaración de objeciones al plan propuesto del reconstrucción. En el día, hora, y el lugar de la audiencia, de cualquiera y de todas las personas que tengan cualquier comentario en las objeciones ala reconstrucción propuesto pored plan, o quiénes niegan la existencia del destruyo en el área propuesta del proyecto o preguntan la regularidad de los procedimientos anteriores, puede aparecer ante el consejo de la ciudad y la agencia y la demostración que causen el plan propuesto del reconstrucción que no debe ser adoptado.

Además, el consejo de la ciudad y la agencia , en el mismo tiempo y lugar, llevar a cabo una audiencia pública común para considerar el informe final de las consecuencias para el medio ambiente (el Final EIR.) en el plan propuesto de reconstrucción y considere toda la evidencia y testimonio para o contra las certificaciones del EIR final. En el día, la hora y el lugar de la audiencia, todas las personas interesadas que desean comentar encendido, o teniendo las objeciones a, el contenido o la suficiencia del EIR final pueden aparecer ante el consejo de ciudad y la agencia y para ser oídos.

Las metas y los objetivos generales del plan propuesto del reconstrucción son:

- (1) La eliminación de influencias de marchitamiento y de la corrección de deficiencias ambientales en el área del proyecto, incluyendo, entre otras, edificios en los cuales es insegura o malsana para que las personas vivan o trabajen, porciones pequeñas e irregulares, espaciamiento exterior culpable, tipos constructivos obsoletos y envejecidos, carácter mezclado o aplicaciones o vacantes que cambian de puesto, utilidades del suelo incompatibles y poco rentables, callejones inferiores al nivel normal, y mejores, instalaciones, y utilidades públicas inadecuadas o deterioradas.
- (2) El montaje de la tierra en los paquetes convenientes para el desarrollo moderno, integrado con la circulación peatonal y de vehículos mejorada en el área del proyecto.
- (3) El replanning, el reajuste, y el desarrollo de las porciones del área del proyecto que son estancadas o utilizadas incorrectamente.
- (4) La disposición de las oportunidades para la participación de los dueños y de los arrendatarios en la revitalización de sus características.

- (5) La consolidación de la venta al por menor y de otras funciones comerciales en el área del proyecto.
- (6) La consolidación de la base económica del área del proyecto estimulando la nueva inversión
- (7) La extensión de las posibilidades de empleo.
- (8) La disposición de un ambiente para el desarrollo social y económico.
- (9) La extensión, la mejora, y la preservación de la fuente de comunidad de cubierta disponible para el punto bajo y las personas y familias de la moderado-renta.
- (10) La instalación de nuevo o del re-emplazo mejoras, de instalaciones y de utilidades públicas existentes en las áreas que se sirven actualmente inadecuado con respecto a tales mejoras, instalaciones y utilidades.

Un mapa que demuestra la localización general en la ciudad del área propuesta del proyecto se une a esto como objeto expuesto A e hizo una pieza de esto. Una copia de la descripción legal del área del proyecto está disponible por requerimiento, gratuitamente, en las oficinas del vendedor de la ciudad y de la agencia, que dirección se da abajo.

Las personas interesadas pueden examinar y, sobre el pago de los costos de reproducción, obtener copias de la reconstrucción propuesto plan, el informe final de las consecuencias para el medio ambiente para el proyecto, el informe de Agencia al consejo de ciudad, y cualquier otra información que pertenece además en la oficina de la agencia y la oficina del vendedor de la ciudad, situada en la calle del oeste del Pine 221, Lodi, California.

La agencia ha adoptado los Reglas que gobernaban la participación por los dueños de característica y la extensión de preferencias razonables a los inquilinos del negocio en el proyecto del reconstrucción de Lodi con el fin de poner esas características en ejecución del plan propuesto del reconstrucción que preveía la participación de los dueños de característica y de los inquilinos del negocio en el área propuesta del proyecto. Las copias de las reglas dichas están disponibles para la inspección pública en la oficina de la agencia.

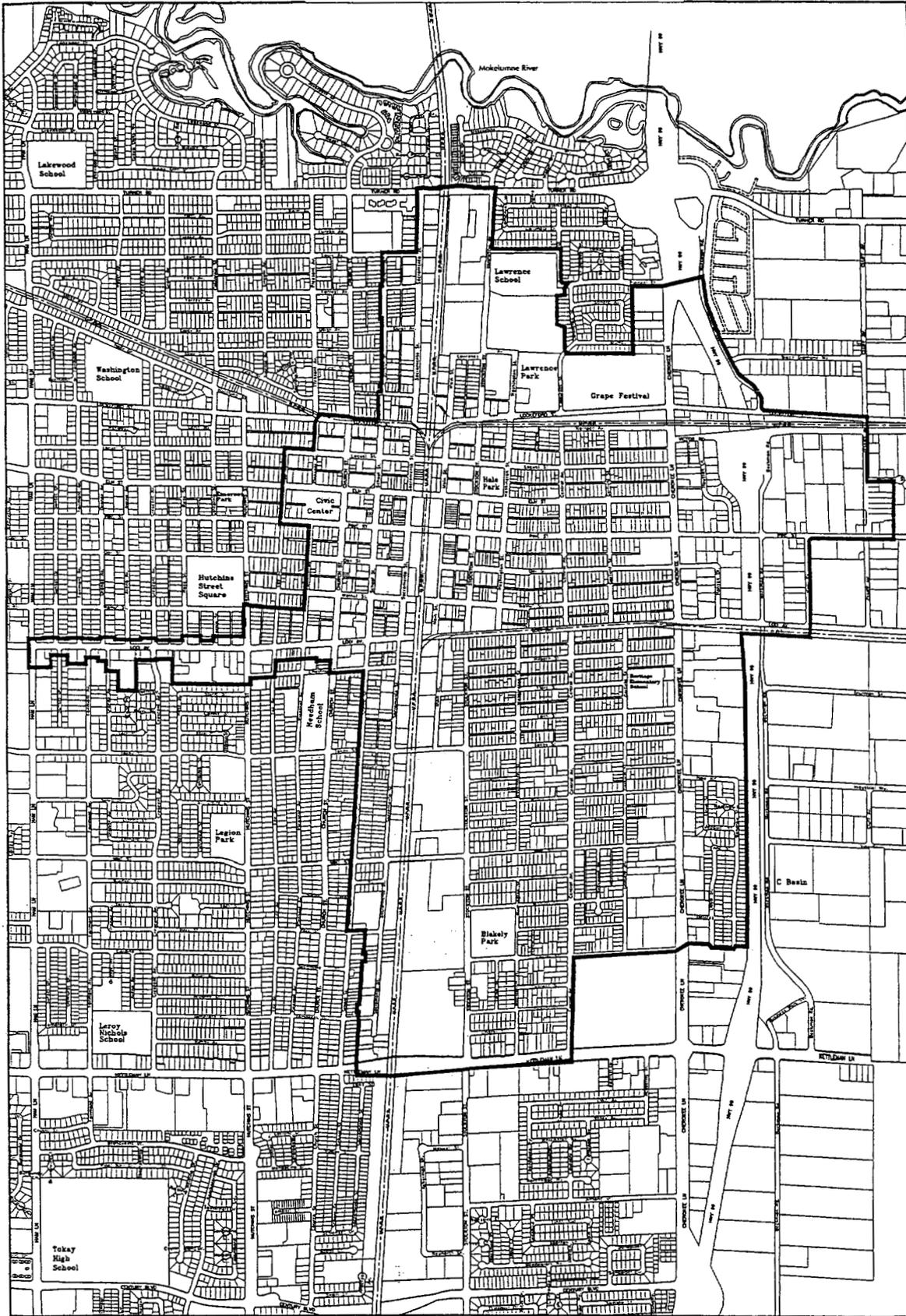
Por orden del consejo de La Ciudad y de la agencia del reconstrucción de la ciudad de Lodi.

Anticuoado: De mayo el 16 de 2002

  
Vendedor,  
Ciudad de Lodi

  
Secretaria,  
Agencia del Reconstrucción  
de la Ciudad de Lodi

# EXHIBIT "A"



**PROJECT AREA BOUNDARY**

City of Lodi  
REDEVELOPMENT PLAN ADOPTION  
REDEVELOPMENT PROJECT AREA

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# FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED LODI REDEVELOPMENT PLAN

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SCH Number: 2001102060

Prepared by the

REDEVELOPMENT AGENCY OF THE CITY OF LODI

and

WAGSTAFF AND ASSOCIATES  
Urban and Environmental Planners

June 2002

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## 1. INTRODUCTION

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### 1.1 RELATIONSHIP BETWEEN DEIR AND FEIR

In conformance with Section 15132 of the California Environmental Quality Act (CEQA) Statutes and Guidelines (2001), the Final Environmental Impact Report (FEIR) for the proposed Lodi Redevelopment Plan consists of two volumes: (1) the Draft EIR (DEIR), which was distributed for public review and comment on March 12, 2002; and (2) this Final EIR document, which includes responses to comments received by the Lead Agency (the Lodi Redevelopment Agency) during the public review period on the Draft EIR, plus a set of revisions made to the Draft EIR in response to comments received during the public review period. None of these revisions involves an increase in the significance of any impacts or a significant new impact, mitigation, or alternative not already considered in preparing the Draft EIR.

Certification of this FEIR by the City of Lodi Redevelopment Agency and Lodi City Council must occur prior to any final action by the Redevelopment Agency and City Council on the proposed redevelopment project.

### 1.2 PROPOSED PROJECT

Pursuant to California Community Redevelopment Law (California Health and Safety Code Section 33000 et seq.), the Lodi Redevelopment Agency, in cooperation with the City of Lodi, is proposing to adopt and implement the Lodi Redevelopment Plan. The proposed plan program ("the project") includes: (1) establishment of an approximately 1,184-acre project area boundary; (2) adoption of an associated redevelopment plan which identifies a blight-reduction and economic revitalization program for the area, including such activities as public infrastructure improvements, building rehabilitation, land assembly, provision of quality affordable housing, elimination of unsafe and incompatible conditions and land uses, and other neighborhood improvement and commercial revitalization measures; and (3) establishment of associated funding strategies, including tax increment financing, and other state-mandated redevelopment authority powers, to carry out these actions.

The project is intended to improve those physical and economic conditions in the proposed Lodi project area that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. The proposed redevelopment actions would be intended to assist and stimulate private development efforts within the redevelopment plan area, which in turn would be expected to generate the additional tax increment funding needed to implement the redevelopment actions.

*This brief summary should not be relied upon for a thorough understanding of the proposed project. Please refer to Chapter III (Project Description) of the March 2002 Draft Environmental Impact Report for the Proposed Lodi Redevelopment Plan for a more complete description of the proposed project.*

---

## 2. RESPONSES TO COMMENTS ON THE DRAFT EIR

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After completion of the Draft EIR, the Lead Agency (the Lodi Redevelopment Agency) is required under CEQA guidelines to consult with and obtain comments from other public agencies having jurisdiction with respect to the project, and to provide the general public with an opportunity to comment on the Draft EIR. The Lead Agency is also required to respond in writing to substantive environmental points raised in this Draft EIR review and consultation process.

The Draft EIR was distributed for public review and comment on March 12, 2002 for the required 45-day public review period. A public hearing on the adequacy of the Draft EIR was conducted by the Lodi City Planning Commission at its regular meeting of Wednesday, April 24, 2002. Written comments on the Draft EIR were submitted in the form of three letters received by the Agency during the Draft EIR public review period and one letter received after the close of the public review period. Oral testimony pertaining to the Draft EIR was received from one person at the April 24, 2002 public hearing.

This Response to Comments chapter includes the following sections:

- an **index to comments** (section 2.1), which lists the persons, organizations, and public agencies commenting on the Draft EIR and indicates by code where the written responses of the Lead Agency are provided in this chapter;
- a **responses to comments** section (section 2.2), which includes copies of the letters received, followed by the responses of the Lead Agency to each comment pertaining to an environmental issue. Each comment pertaining to an environmental issue is coded in the right margin of the letters and memoranda; and
- **minutes** of the April 24, 2002 Planning Commission hearing relating to the Lodi Redevelopment Draft EIR (section 2.3).

## 2.1 INDEX OF ALL COMMENTS RECEIVED

### 2.1.1 Written Comments Submitted During the Public Review Period

<u>Name/Agency</u>	<u>Response Code</u>	<u>Issues and Concerns</u>
1. Terry Roberts, State Clearinghouse; April 26, 2002.	1.1	State-required 45-day public review period on DEIR closed on April 25, 2002; comments from all state agencies received during that period attached; lead agency compliance with State Clearinghouse Draft EIR review requirements acknowledged.
2. John Cadrett, Air Quality Planner, San Joaquin Valley Air Pollution Control District, Northern Region; April 24, 2002.	2.1	Comment acknowledges Draft EIR finding of a significant unavoidable long-term operational air quality impact, the need for implementation of all feasible mitigation measures, and the need for a Lead Agency Statement of Overriding Considerations.
	2.2	Reference to enclosed <i>Asbestos Compliance Assistance Bulletin</i> .
	2.3	Reference to recent <i>air emissions regulation</i> revision.
3. Megan Cambridge, Chief, California Department of Toxic Substances Control, Expedited Remedial Action Program Unit; April 25, 2002.	3.1	Reference to recently discovered potential exposures to volatile organic compounds (VOCs) emanating from Lodi's contaminated groundwater plume and request that EIR be revised to address potential VOC vapor intrusion and the need for associated mitigation.
	3.2	Suggestion that Draft EIR should also discuss potential public health impacts associated with project and cumulative air quality impacts.
	3.3	EIR should include identification of significance criteria for health effects from PCE and VOC vapors in indoor air and discussion of potential mitigation measures.

**2.1.2 Written Comments Submitted After the Close of the Public Review Period**

- |    |  |     |  |
|----|--|-----|--|
| 4. | Terry Roberts, State Clearinghouse; May 3, 2002.   | 4.1 | Transmittal of letter received after close of Draft EIR public review period (April 26, 2002 Caltrans letter).                           |
| 5. | Tom Dumas, Chief, California Department of Transportation, Caltrans Office of Intermodal Planning; April 26, 2002. | 5.1 | Caltrans response to NOP should be included in Draft EIR.  |
|    |  | 5.2 | Lane geometrics diagrammed on Figure 6.2 are incorrect.  |
|    |  | 5.3 | Inconsistent statements from Draft EIR reiterated regarding City LOS standard and Draft EIR LOS criteria.                                |
|    |  | 5.4 | EIR should discuss justification for using pass-by rate of 25 percent; rates in excess of 15 percent require consultation with Caltrans. |
|    |  | 5.5 | Correction to footnote on Draft EIR page 6-16.   |
|    |  | 5.6 | Caltrans will need to review Crane Transportation Group traffic study (not attached to Draft EIR).                                       |

**2.1.3 Oral Comments Received At the Public Hearing**

- |    |   |     |   |
|----|---|-----|---|
| 6. | Georgianna Reichelt, Manteca, CA; April 24, 2002. | 6.1 | Comment made on merits of redevelopment; no comments on Draft EIR adequacy. |
|----|---|-----|---|



## 2.2 RESPONSES TO WRITTEN COMMENTS

The following section includes reproductions of four letters received during and after the Draft EIR public review period, immediately followed by the Agency's response to substantive comments therein pertaining to the adequacy of the Draft EIR. These comments and responses are correlated by code numbers added to the right margin of the letters.



1



Gray Davis  
GOVERNOR

April 26, 2002

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse



Tal Finney  
INTERIM DIRECTOR

RECEIVED

MAY 01 2002

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

Konrad ("Rad") Bartlam  
Redevelopment Agency of the City of Lodi  
221 West Pine Street  
Lodi, CA 95240

Subject: Lodi Redevelopment Plan  
SCH#: 2001102060

Dear Konrad ("Rad") Bartlam:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on April 25, 2002, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. 1.1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts  
Director, State Clearinghouse

1

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2001102060  
**Project Title** Lodi Redevelopment Plan  
**Lead Agency** Lodi, City of

**Type** EIR Draft EIR  
**Description** The proposed project is the adoption and implementation of the Lodi Redevelopment Plan. The proposed plan would set forth a program of redevelopment actions to foster revitalization and increased private economic investment, and improve housing conditions and opportunity in the project area. The plan-identified redevelopment actions include, but would not be limited to, marketing and promotion, economic incentives, commercial and residential building rehabilitation, seismic strengthening and historic preservation assistance, parking and public infrastructure improvements (storm drainage, wastewater and water, streetlighting, etc), traffic improvements (signalization and other improvements at critical intersections), pedestrian and bicycle network improvements, common area landscaping, land acquisition and site assembly to facilitate desirable development and affordable housing assistance.

**Lead Agency Contact**

**Name** Konradt ("Rad") Bartlam  
**Agency** Redevelopment Agency of the City of Lodi  
**Phone** 209-333-6711 **Fax** 209-333-6842  
**email**  
**Address** 221 West Pine Street  
**City** Lodi **State** CA **Zip** 95240

**Project Location**

**County** San Joaquin  
**City** Lodi  
**Region**  
**Cross Streets** Lodi Avenue/Stockton Street  
**Parcel No.**  
**Township**

**Range** **Section** **Base**

**Proximity to:**

**Highways** Highway 99  
**Airports**  
**Railways** Union Pacific  
**Waterways** South of Mokelumne River  
**Schools**  
**Land Use** Residential, commercial, industrial, public facilities, institutional

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Department of Fish and Game, Region 2; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 10; Department of Housing and Community Development; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission; State Lands Commission

**Date Received** 03/12/2002 **Start of Review** 03/12/2002 **End of Review** 04/25/2002

Note: Blanks in data fields result from insufficient information provided by lead agency.

1

APR-25-2002 10:55

Mail to: State Clearinghouse, 1480 Tech Street, Sacramento, CA 95814

916/443-0613

SC# # 2001102060

P. 05/05

Project Title: Lodi Redevelopment Plan 2001102060  
 Lead Agency: Lodi Redevelopment Agency Contact Person: Kenneth ("Ken") Rankin  
 Street Address: 771 West Pine Street Phone: (209) 333-6711  
 City: Lodi Zip: 93240 County: Sacramento

Project Location  
 County: Sacramento City/Nearest Community: City of Lodi  
 Cross Street: Lodi Avenue/Berkton Street Zip Code: 93240 Total Acres: Approx. 1.1M acres  
 Assessor's Parcel No.: \_\_\_\_\_  
 Within 2 Miles: State Hwy #1: 99 Waterways: South of Mokelumne River  
 Airports: \_\_\_\_\_ Railways: UPRR Schools: \_\_\_\_\_

Document Type  
 CEQA:  NOP  Supplement/Amendment  NEPA:  NOI  Initial Document  
 Early Cons  EIR (Prior RCM No.)  EA  Draft EIS  
 Neg Dec  Other \_\_\_\_\_  FONSI  Final EIS

Local Action Type  
 General Plan Update  Specific Plan  Resource  Initial Document  
 General Plan Amendment  Master Plan  Use Plan  Final EIS  
 General Plan Element  Planned Unit Development  Lead Document (State Clearinghouse)  Map, etc.  
 Community Plan  Site Plan

Development Type  
 Residential:  Units: 000 Acres: \_\_\_\_\_ Employees: \_\_\_\_\_  
 Office:  Sq. Ft.: 1176 Acres: \_\_\_\_\_ Employees: \_\_\_\_\_  
 Commercial:  Sq. Ft.: 1880 Acres: \_\_\_\_\_ Employees: \_\_\_\_\_  
 Industrial:  Sq. Ft.: 2520 Acres: \_\_\_\_\_ Employees: \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: \_\_\_\_\_  
 Transportation: \_\_\_\_\_  
 Airports: \_\_\_\_\_  
 Power: \_\_\_\_\_  
 Waste Treatment: \_\_\_\_\_  
 Hazardous Waste: \_\_\_\_\_  
 Other: \_\_\_\_\_

Project Issues Discussed in Document  
 Aesthetics/Visual  Forest Plant/Flooding  Schools/Daycare  Water Quality  
 Agricultural Land  Forest Land/Pres. Hazard  Sewer Systems  Water Supply/Groundwater  
 Air Quality  Geology/Seismic  Storm Capacity  Wetlands/Riparian  
 Archaeological/Historical  Minerals  Soil Erosion/Compaction/Drifts  Wildfire  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drought/Alleviation  Noise  Toxic/Hazardous  Landuse  
 Educational/Jobs  Population/Travelling Distances  Traffic/Caltrans  Cumulative Effects  
 Other \_\_\_\_\_  Other \_\_\_\_\_

Project Land Use/Zoning/General Plan Use  
 Residential, commercial, industrial, public facilities, mixed-use.

Project Description  
 The proposed project is the adoption and implementation of the Lodi Redevelopment Plan. The proposed plan would set forth a program of redevelopment actions to foster revitalization and increased private economic investment, and improve housing conditions and opportunity in the Project Area. The plan-identified redevelopment actions include, but would not be limited to, marketing and promotion, economic incentives, commercial and residential building rehabilitation, seismic strengthening and historic preservation assistance, parking and public infrastructure improvements (storm drainage, wastewater and water, streetlighting, etc.), traffic improvements (signalization and other improvements at critical intersections), pedestrian and bicycle network improvements, common area landscaping, land acquisition and site assembly to facilitate desirable development, and affordable housing assistance.

State Clearinghouse Contact: Drion Omtidze (916) 443-0613  
 Project Sent to the following state agencies:

- State Review Begins: 3-12-2002
- RCH COMPLIANCE: 4-25-2002
- Please note State Clearinghouse Number (SCH#) on all Comments: 2001102060
- SCRH#: \_\_\_\_\_  
 Please forward late comments directly to the Lead Agency
- AGENCY COMMENTS  
 (Resubmit: 3/16/02)
- Resources
  - Health & Waterways
  - Coastal Comm
  - Colorado River
  - Conservation
  - Fish & Game # 2
  - Delta Protection Comm
  - Forestry & Fire Post
  - Historic Preservation
  - Parks & Rec
  - Recreation Board
  - Bay Cons & Liv Comm
  - DWR
  - OES (Emergency Svcs)
  - Fire Training Board
  - Aeronautics
  - CHP
  - Cultural # 10
  - Transit Planning
  - Housing & Com Dev
  - Food & Agriculture
  - Health Services
  - State/Consumer Svcs
  - General Services
  - Cal EPA
  - ARB - Airport Projects
  - ARB - Transportation Projects
  - ARB - Major Industrial Projects
  - Integrated Waste Mgmt Bd
  - SWRCB: Clean Wtr Prog
  - SWRCB: Wtr Quality
  - SWRCB: Wtr Rights
  - Reg. WQCB # 53
  - Toxic Sub Ctl-CTC
  - PIR/ADII Corrections
  - Corrections
  - Independent Combs
  - Energy Commission
  - NARC
  - Public Utilities Comm
  - State Mosley Adm
  - State Lands Comm
  - Tobacco Reg Plan Agency

**1. Terry Roberts, State Clearinghouse; April 26, 2002.**

- 1.1 This letter acknowledges agency compliance with State Clearinghouse review requirements for draft environmental documents and transmits State Agency letters received before the end of the Draft EIR public review period--i.e., on or before April 25, 2002.

2



San Joaquin Valley  
Air Pollution Control District

RECEIVED

APR 29 2002

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

April 24, 2002

Konradt Bartlam,  
Community Development Director  
City of Lodi  
221 West Pine Street  
Lodi, CA 94519

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LODI  
REDEVELOPMENT PROJECT (SCH # 2001102060)

Dear Mr. Bartlam:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the proposed project and offers the following comments:

The San Joaquin Valley's air quality has been designated nonattainment by the EPA and by the Air Resources Board (ARB) for O<sub>3</sub> (ozone) and PM-10 (fine particulate matter, dust). The Federal Clean Air Act (CAA) and the California Clean Air Act require areas that are designated nonattainment to reduce emissions until standards are met.

Based on the information provided, the District agrees that both short term construction related impacts as well as long term operational air quality impacts will occur as a result of this project. Even with the inclusion of mitigation measures, the air quality impacts can not be fully eliminated. Thus, this project will make it more difficult to meet state and federally mandated emission reductions and air quality standards. As a result, implementation of all feasible mitigation measures and adoption of a Statement of Overriding Considerations for adverse air quality impacts would be appropriate from an air quality perspective.

2.1

One of the issues that will arise in conjunction with any proposed demolition or renovation of the existing buildings in the project area is compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAPS). Specifically, the primary air pollutant of concern is asbestos. To ascertain whether this project is subject to NESHAPS, the project applicant is advised to review the enclosed *Asbestos - Compliance Assistance Bulletin*, dated December 1994. Leaf Sexton is the Northern Region's District contact for the program and is available should you need further assistance.

2.2

David L. Crow  
Executive Director/Air Pollution Control Officer

Northern Region Office  
4230 Kieman Avenue, Suite 130  
Modesto, CA 95354-9322  
(209) 557-6400 • FAX (209) 557-6475

Central Region Office  
1990 East Gettysburg Avenue  
Fresno, CA 93726-0244  
(559) 230-6000 • FAX (559) 230-6061  
[www.valleyair.org](http://www.valleyair.org)

Southern Region Office  
2700 M Street, Suite 275  
Bakersfield, CA 93301-2373  
(661) 326-6906 • FAX (661) 326-6985

Lodi Redevelopment Agency  
Lodi Redevelopment Project DEIR

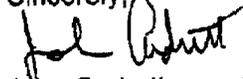
April 24, 2002  
Page 2

**Section 10.3.2 Air Quality**

**Page 10-8:** Regulation VIII has recently been amended, with the revision becoming effective May 15, 2002, the revisions are available on the District web site at [www.vallevalir.org](http://www.vallevalir.org).

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me at (209) 545-7000.

Sincerely,



John Cadrett  
Air Quality Planner  
Northern Region

APCD REF # 20020076

2

2.3



**SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT  
Compliance Assistance Bulletin- December, 1994  
Asbestos Synopsis**

<b>Prior to any renovation or demolition of a facility</b>	
<p><b>Inspect:</b> Conduct an asbestos inspection of the site before:</p> <ul style="list-style-type: none"> <li>-Any renovation which 160 sq. ft. of building materials, or 260 linear feet of pipe insulation will be disturbed, or</li> <li>-Any demolition of a facility with or without asbestos-containing materials</li> </ul> <p><b>Notify:</b> Submit an asbestos notification form for any regulated renovation or demolition, 10 working days before the activity.</p> <p><b>Fees:</b> Fees must be paid to the District with the notification for all regulated renovations and demolitions.</p> <p><b>Demolition Release Form:</b> Prior to any demolition, you must have completed a demolition release form. Upon its approval by the District this signed form may be used as proof (needed by the building official) of compliance with, or exemption from, the NESHAP notification requirements.</p> <p>Submit this form to the building department with your application for a demolition permit.</p>	
<b>Applicability</b>	
<p><b>Facilities</b> subject to the NESHAP (regulated facilities) include all commercial buildings, apartments with more than 4 units, other structures and non-portable equipment. Single family dwellings may be exempt, but only on a case by case basis.</p> <p><b>Demolitions</b> subject to the NESHAP (regulated demolitions) are demolitions of facilities described above, whether or not asbestos is present.</p> <p><b>Regulated renovation</b> applies to any activity in which 160 sq. ft. of regulated asbestos-containing building materials or 260 linear feet of asbestos-containing pipe insulation is disturbed at a regulated facility.</p>	
<b>Definitions</b>	
<b>Facilities:</b>	<p>Facilities subject to the rule include "all structures, installations, buildings and equipment, except for single family dwellings and apartments with four or fewer dwelling units." Single family dwellings and apartments are also subject to the regulation if:</p> <ul style="list-style-type: none"> <li>-There is more than one building at a site being renovated or demolished, or</li> <li>-The building had been used for, or is being removed for a commercial or public use, or is to be used as a training burn exercise.</li> </ul>
<b>Demolition:</b>	<p>In addition to the total destruction of a structure, demolitions include "the removal of any structural load-bearing member from a facility together with any related handling operations or the intentional burning of a building; (training burns conducted by a fire fighting agency). Also, the separation of a structure from its foundation prior to relocation is a demolition.</p>
<b>Renovation:</b>	<p>Altering a facility or one or more facility components in any way, including the stripping or removal of regulated asbestos-containing material (RACM) from a facility component. Renovations include all activities in which asbestos could be disturbed at a regulated facility, including the clean up and removal of debris from buildings which have burned.</p>

**2. John Cadrett, Air Quality Planner, San Joaquin Valley Air Pollution Control District, Northern Region; April 24, 2002.**

- 2.1 The EIR authors concur that emissions increases are significant and unavoidable. Accordingly, page 15-2 of the Draft EIR cites long-term cumulative regional air emissions increases as significant and unavoidable.
- 2.2 A discussion of the potential for release of toxic air contaminants (i.e., asbestos) and compliance with National Emission Standards for Hazardous Air Pollutants (NESHAPS) during demolition of existing buildings has been added to page 10-8 of the DEIR under Impact 10.1, Construction Activity Air Quality Impacts, in response to this comment. Specifically, additional measures to address asbestos removal have been added to page 10-9 of the DEIR under Mitigation 10.1 (see errata for DEIR pp. 10-8 and 10-9 in chapter 3 herein).
- 2.3 The discussion on page 10-8 pertaining to Regulation VIII has been amended in response to this comment to reflect the cited recent revisions to this regulation (see errata for DEIR to p. 10-8 in chapter 3 herein).



APR-25-2002 10:54

P. 02/05

3



**Department of Toxic Substances Control**



Edwin F. Lowry, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200

Winston H. Hickox  
Agency Secretary  
California Environmental  
Protection Agency

Gray Davis  
Governor

April 25, 2002

Mr. Konrad ("Rad") Bartlam  
Redevelopment Agency  
City of Lodi  
221 West Pine Street  
Lodi, California 95240

**NOTICE OF COMPLETION (NOC) FOR THE LODI REDEVELOPMENT PLAN  
SCH #2001102060 DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

Dear Mr. Bartlam:

The Department of Toxic Substances Control (DTSC) has reviewed the Draft Environmental Impact Report (EIR) for the proposed Lodi Redevelopment plan. Pursuant to the California Environmental Quality Act (CEQA), DTSC offers the following comments on the Draft EIR.

Recently, DTSC in cooperation with the City, has discovered new information related to potential significant public health impacts from exposures to volatile organic compounds (VOCs) emanating from Lodi's contaminated groundwater plume. VOC vapors from the contaminated groundwater plume and soil in the City's central area have migrated to air in the City Hall Annex (Annex). Some of these VOCs are suspected or known human carcinogens, and may cause significant health risks. The City has implemented exposure controls in the building. Studies are proposed to determine if other buildings in the vicinity of the Annex may also be impacted by VOC vapors.

3.1

The Draft EIR describes the wide spread VOC contaminated soil and groundwater in the redevelopment area. The recent indoor air testing indicates that VOC vapors may have migrated to buildings located in proximity to where high concentrations of contaminated groundwater and soil exist. This can potentially impact future land uses in the redevelopment area including schools, residences, day care centers and other sensitive environments. DTSC requests modification throughout the Draft EIR to address the potential for VOC vapor intrusion from contaminated soil and groundwater, including consideration of appropriate mitigation measures during building renovation, construction and new development.

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

3

Mr. Konrad ("Rad") Bartlam  
April 25, 2002  
Page 2

The Hazardous Materials (Section 13.0) of the Draft EIR should also examine the potential for significant public health impacts to receptors exposed to VOCs emanating from the contaminated soil and groundwater plumes in the proposed redevelopment area. This should include an examination of potential cumulative impacts due to long-term regional air emissions from mobile and stationary sources, noted in the EIR to be a significant unavoidable effect.

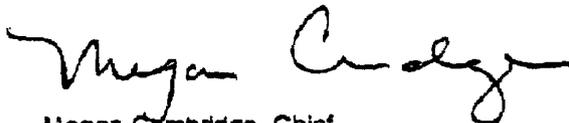
3.2

The Draft EIR should include an identification of significance criteria for health effects from PCE and other VOC vapors in indoor air and a discussion of potential mitigation measures. Appropriate mitigation measures should be identified on the Mitigation Monitoring Checklist in the Draft EIR along with their monitoring actions.

3.3

If you have any questions or need additional information, please contact me at (916) 255-3727.

Sincerely,



Megan Cambridge, Chief  
Expedited Remedial Action Program Unit

cc: Mr. Fran Forkas  
Water and Wastewater Superintendent  
City of Lodi  
Department of Public Works  
1331 South Ham Lane  
Lodi California 95242-3995

Mr. Mike Vivas, P.E.  
Hazardous Substance Engineer  
Expedited Remedial Action Program Unit  
Northern California-Central Cleanup Operations Branch  
Department of Toxic Substances Control  
8800 Cal Center Drive  
Sacramento, California 95826-3200

**3. Megan Cambridge, Chief, Expedited Remedial Action Program Unit, California Department of Toxic Substances Control; April 25, 2002.**

- 3.1 The Draft EIR, on pages 13-2 through 13-11, describes the potential hazardous materials implications and project impacts related to the groundwater plume, including current litigation regarding the assignment of responsibility for cleanup of suspected groundwater contamination sources, the fact that "remediation may be required on a project by project basis prior to initiation of any redevelopment-related construction that may have the potential to disturb or disperse already contaminated groundwater" (page 13-8), and that under current local and state hazardous materials remediation requirements, "[A]pplicants in the Project Area would be required to complete a health and safety plan to prevent worker and public exposure to hazardous substances" (page 3-19). Based on these facts, the Draft EIR identified no significant adverse impact related to the existing groundwater contamination and the proposed redevelopment activities.

The Draft EIR described the recent detection of tetrachloroethylene (PCE) and trichloroethylene (TCE) in the groundwater plume. The comment indicates that more recently other emissions, volatile organic compounds (VOCs), have been identified as emanating from the existing groundwater plume.

- 3.2 In response to this letter, the discussion in the Draft EIR of potential impacts and mitigation needs related to possible redevelopment activity (future project-facilitated new development and existing building and infrastructure improvement activity) has been revised as follows:
- EIR page 13-2 has been revised to add (in addition to PCE and TCE) VOCs as a detected contaminant in existing groundwater contamination plumes in the Project Area; and
- 3.3
- EIR page 13-8 has been revised to add specific references to PCEs, TCEs, and VOCs in the description of the remediation that may be required on a project by project basis prior to initiation of any redevelopment-related construction that may have the potential to disturb or disperse already contaminated groundwater.



4



Gray Davis  
GOVERNOR May 3, 2002

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse



Tal Finney  
INTERIM DIRECTOR

RECEIVED

MAY 07 2002

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

Konrad ("Rad") Bardam  
Redevelopment Agency of the City of Lodi  
221 West Pine Street  
Lodi, CA 95240

Subject: Lodi Redevelopment Plan  
SCH#: 2001102060

Dear Konrad ("Rad") Bardam:

The enclosed comment (s) on your Draft EIR was (were) received by the State Clearinghouse after the end of the state review period, which closed on April 25, 2002. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

4.1

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2001102060) when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

Enclosures  
cc: Resources Agency

**4. Terry Roberts, State Clearinghouse; May 3, 2002.**

- 4.1 This letter forwards an April 26, 2002 letter (#5) that was received from Caltrans, responding to the Draft EIR. Letter #5 is dated April 26, 2002 and was received by the State Clearinghouse after the end of the state review period, which closed on April 25, 2002. The Lead Agency is not required to respond to such late comments; however, responses to letter #5 have been prepared by the EIR authors for informational purposes (letter #5 follows, followed by the Lead Agency responses).



5

Mr. Brian Grattidge  
April 26, 2002  
Page 2

- 5. Page 6-16 shows that the Land Use Cherokee Lane Shopping Center is using is a "25% Pass-by or Diverted Linked Trip Capture." According to page 4 of the TIS Guide, "... Reductions greater than 15% requires consultation and acceptance by Caltrans. The justification for exceeding a 15% reduction should be discussed in the Traffic Impact Study."
- 6. Footnote 1 on Page 6-16 needs to have "Traffic" replaced by "Transportation" for ITE (Institute of Transportation Engineers).
- 7. The Traffic Study completed by Crane Transportation Group is not attached to this document (i.e. not located in the Appendix). Traffic Operation will need to review this Traffic Study in order to verify/identify any other impacts and needed improvements.

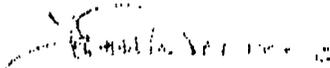
5.5

5.6

5.7

If you have any questions or would like to discuss our comments in more detail, please contact David Cooper at (209) 948- 7190 (e-mail: [david\\_cooper@dot.ca.gov](mailto:david_cooper@dot.ca.gov)).

Sincerely,

  
**TOM DUMAS, Chief**  
**Office of Intermodal Planning**

**5. Tom Dumas, Chief, Office of Intermodal Planning, California Department of Transportation (Caltrans); April 26, 2002.**

***Note: As previously noted, this comment letter was received after the close of the public review period on April 25. CEQA does not require written response or changes to the Draft EIR for letters submitted after the close of the review period. The responses outlined below have been provided for informational purposes only.***

- 5.1 There is no CEQA requirement that responses received on the NOP be included in the Draft EIR document. Rather, such responses are routinely not included in the Draft EIR. Responses received to the NOP for this EIR are available for public review at the offices of the City of Lodi Community Development Department, Lodi City Hall, 221 West Pine Street, Lodi (telephone 209-333-6711).
- 5.2 Although exclusive right turn lanes are not striped on the north and southbound Cherokee Lane approaches to State Route 12, there is more than adequate pavement width on both intersection approaches allowing right turning vehicles to separate from through traffic. Several field observations by Crane Transportation Group confirmed that right turning drivers were using both approaches in this manner. In addition, the City of Lodi traffic engineer approved this assumption based upon her own experience and observations of intersection operation.
- 5.3 Comment noted. City Public Works staff requested that LOS D be used as the poorest acceptable intersection operation. This input was partially based on a recent Caltrans study (provided to Crane Transportation Group by City Public Works staff) that used LOS D as the minimum acceptable operation for intersections along State Route 12 in Lodi.
- 5.4 Comment noted. The statement that the City will strive to maintain LOS C does not conflict with accepting LOS D as the poorest acceptable intersection operation. See also response to comment 5.3.
- 5.5 The Institute of Traffic Engineers (ITE) has gathered research data detailing the percent pass-by traffic capture expected by shopping centers based upon both the square footage of the center as well as the volume of traffic along streets adjacent to the center (ITE, Trip Generation Handbook--An ITE Proposed Recommended Practice, October 1998). Based upon these criteria, as well as direction and concurrence from the City of Lodi Traffic Engineer, the 25 percent pass-by capture used in this study reflects the lowest of the two pass-by capture rates that were calculated using the two different criteria.
- 5.6 Comment noted.
- 5.7 A separate traffic study was not conducted for this project. Intersection capacity worksheets have been provided to City staff and are available on request. The full

content of the Crane Transportation Group analysis is included as chapter 6 of the Draft EIR.

### **2.3 MINUTES OF THE PUBLIC HEARING AND RESPONSES TO ORAL COMMENTS**

A public hearing on the Draft EIR was conducted on Wednesday, April 24, 2002 during a regular meeting of the City of Lodi Planning Commission. A copy of the minutes for that meeting follows, with all public comments received pertaining to the proposed Lodi Redevelopment Plan coded in the right-hand margin. A response to these coded comments follows the meeting minutes.



6

MINUTES

LODI CITY PLANNING COMMISSION

CARNEGIE FORUM  
305 WEST PINE STREET  
LODI, CALIFORNIA

WEDNESDAY

April 24, 2002

7:00 P.M.

The Planning Commission met and was called to order by Chairman Crabtree.

Commissioners Present: John Beckman, Randall Heinitz, Dennis White, and Chairman Crabtree.

ROLL CALL

Commissioners Absent: Tim Mattheis, Jon McGladdery, and David Phillips

Others Present: Konradt Bartlam, Community Development Director, Mark Meissner, Associate Planner, and Lisa Wagner, Secretary.

The minutes of April 10, 2002 were approved with Commissioner Heinitz abstaining from the vote.

MINUTES  
April 10, 2002

PUBLIC HEARINGS

The request of Michael Collins for approval of a Tentative Subdivision Map to Create a 5-lot Single Family Residential Subdivision at 425 & 429 West Locust Street. This item was presented to the Commission by Associate Planner Mark Meissner. The project is a five-lot tentative subdivision map made from two existing lots, one lot currently has a home and an upholstery shop and the other lot has a home and an upholstery shop upon it. The largest lot will be 9,000 square feet, the smallest around 4,700 square feet, and the remaining lots will be around 6,500 square feet. The applicant will demolish the existing upholstery shop and home on Lot 1, leaving the home on Lot 2. In 1993, a 7-lot subdivision was granted yet never built. In 2000, the applicant requested a parcel map, which was denied for an inability to provide two covered parking spaces for the houses fronting Locust Street, and other issues related to the two flag lots. Staff felt that the lots this time were well proportioned and that each will be able to provide two-covered parking stalls, including Lot 2.

Commissioner Heinitz asked if the lot sizes were similar to those recently approved on Locust and Lee Streets. Associate Planner Meissner replied that the lots meet today's requirements and were comparable to the lots previously approved on Locust and Lee Streets.

Hearing Opened to the Public

Joe Murphy, Dillon & Murphy, 1820 W. Kettleman Lane. Mr. Murphy represented the applicant. He was in agreement with the proposed requirements for the project.

Commissioner Beckman asked Mr. Murphy why the applicant went from 7 lots to 5 lots. Mr. Murphy responded that the previous plan had flag lots and were much smaller than the lots being proposed.

**Hearing Closed to the Public**

The Planning Commission on motion of Commissioner Beckman, Heinitz second approved the request of Michael Collins for approval of a Tentative Subdivision Map to Create a 5-lot Single Family Residential Subdivision at 425 & 429 West Locust Street by the following vote:

AYES: Commissioners: Beckman, Heinitz, White, and Crabtree

NOES: Commissioners:

ABSENT: Commissioners: Matthies, McGladdery, and Phillips

ABSTAIN: Commissioners:

**PLANNING MATTERS**

**Public Comment for the Lodi Redevelopment Plan Draft Environmental Impact Report Document.** Community Development Director Bartlam presented the next matter to the commission. He explained the Commission would be receiving public comment on the Lodi Redevelopment Plan Draft Environmental Impact Report (EIR) at the meeting and all comments received would be responded to in writing and addressed and added to the final EIR. The comment period will close on April 25, 2002. The program was started 2 years ago and includes 1,200 acres and encompasses the downtown area, Cheorkee Lane to Kettleman Lane, and Lodi Avenue. The document covers the area for the next 30 years. It is also checks for consistency with the General Plan and Zoning Code. The comments received should only deal with the EIR specifically, and comments on the project will have another time and place to be discussed.

**Hearing Opened to the Public**

Georgianna Reichelt, 3605 E. Louise Drive, Manteca, CA. Ms. Reichelt was present to also represent the Land Utilization Alliance. She was against redevelopment for a wide variety of reasons and the impacts it may have. The City will in debt itself and she felt strongly against eminent domain. She did not like the idea of giving bond-free money to developers or to retail stores. She felt that private industry should come in on their own. Redevelopment takes money away from the General fund, special districts, and school districts. Redevelopment has not enhanced or benefited any area. She was not able to make any comments on the EIR because she never received a copy of the document.

6.1

**Hearing Closed to the Public**

Mr. Bartlam responded that the availability of the draft EIR was noticed in the Lodi News Sentinel 45 days ago in a published ad. Also, both a legal ad and a published ad regarding the meeting being held on April 24, 2002 were published in the Lodi News Sentinel 10 days prior to the meeting.

6

Commissioner Beckman asked Mr. Bartlam if school funding would be reduced with the Agency in place. Mr. Bartlam responded that about 70% of increment would go to the redevelopment program and 30% back to taxing entities. The schools would not lose any funds they currently receive. The benefit to the schools is that several school facilities are located within the Redevelopment Project Area. The County would be the biggest loser for funds.

#### **Update to Growth Management Program**

Mr. Bartlam made the presentation to the Commission. In the 1980's a measure was adopted by the citizen's of Lodi to slow growth. The measure was overturned by the Legislature. In 1987 a 2% annual cap was voted in. In 1991 the plan was cognized through the General Plan Update. The plan includes scoring of projects, based on location. There are three categories, low, medium, and high density. Development Plans are only accepted during the month of May each year. Since 1989 to 2000-there have been thousands of units to allocate, but less than half have been requested. Unallocated balances are over 2000 units. During the last 10 years no multi units have been built. A City initiated General Plan Amendment will be created in the future to prezone properties for High-density projects.

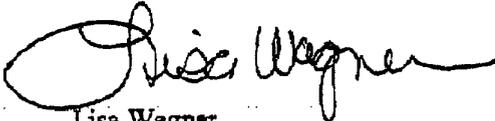
#### **ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE**

Commissioner Heintz stated that a new Marshall's store was approved for the Target Shopping center at the last meeting.

#### **ADJOURNMENT**

As there was no further business to be brought before the Planning Commission, Chairman Crabtree adjourned the session at 8:30 p.m.

Respectfully submitted,



Lisa Wagner  
Secretary

**6. Georgianna Reichelt, Manteca, California; comment at public hearing, April 24, 2002.**

- 6.1 The commentator's general opposition to redevelopment is noted. This comment does not pertain to the adequacy of the Draft EIR. No response is required; however, as noted by the Community Development Director at the public hearing, schools would not lose any funds they currently receive, and several schools within the redevelopment area could potentially benefit from the redevelopment program. Pages 7-13 through 7-17 of the Draft EIR include a complete discussion of the redevelopment plan's potential impact on school services.

The availability of the Draft EIR for public review and the date of the public hearing were both legally noticed in the Lodi News-Sentinel on April 13, 2002. A published advertisement was also published in the Lodi Sentinel-News on April 18, 2002, announcing the public hearing for the Draft EIR.

### **3. REVISIONS TO THE DRAFT EIR (ERRATA)**

The following section includes all revisions to the Draft EIR since its release in March 2002, including those made in response to public comments received during the Draft EIR public review period. All text revisions in the following errata section are indicated by an "r" in the left margin next to the revised line. All of the revised pages supersede the corresponding pages in the Draft EIR. None of these changes represents a significant increase in impact or a significant new impact or mitigation need not already discussed in the Draft EIR.



**Overall Population and Housing Impacts.** The project would be expected to facilitate and encourage improvement to the Project Area housing stock and, by extension, population growth within the Project Area. As indicated in Table 5.2, it is estimated that between the years 2001 and 2020, the Project Area housing total would increase by an estimated 210 units with the project (roughly 4.1 percent of the projected Citywide 2001-2020 housing increase of 5,160 units<sup>1</sup>). This anticipated project-related housing increase and associated population increases would not in and of themselves constitute a significant direct adverse environmental impact, since such increases (less than 5 percent) would not substantially affect current SJCOG projections for the year 2020.

Based on an average household size of 2.56 persons per household, the associated population increase associated with 210 additional housing units (538 persons) would be well within the allowable two-percent annual population increase under the City's *Growth Management Plan*.

**Mitigation for Overall Population and Housing Impacts.** No significant adverse housing or population impacts have been identified; no mitigations are required.

---

**Housing Needs Impacts.** Implementation of the housing assistance components of the redevelopment plan would assist the City in meeting its General Plan *Housing Element* identified housing objectives and policies pertaining to affordable ownership units, overall housing stock rehabilitation, housing reconstruction, and promotion of residential infill. The project assistance actions are expected to result in the rehabilitation of existing units and construction of additional units affordable to low- and moderate-income households. In addition, the completion of project-assisted blight elimination and public facility and infrastructure improvements would help to accelerate the overall rate at which all types of housing are developed in the Project Area, and, indirectly, the City as a whole. These overall housing needs impacts would be beneficial.

**Mitigation for Housing Needs Impacts.** No significant adverse housing needs impacts have been identified; no mitigation is required.

---

r **Housing Displacement Impacts.** Potential housing displacement within the Project Area  
r would be mitigated through means set forth in the housing program component of the  
r Redevelopment Implementation Plan, which is periodically updated in five-year increments.

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<sup>1</sup>From Table 5.1, the total number of additional dwelling units in the Lodi area between 2000 and 2020 would be 5,732 units (27,008 minus 21,276), amounting to approximately 287 units per year or 5,159 units between 2002 and 2020; say 5,160.

- r Redevelopment assistance to or participation in actions that would cause displacement of a substantial number of low- and moderate-income residents would be prohibited by the plan.
- r Replacement housing would be required if a planned redevelopment project would result in
- r the destruction of existing affordable housing.

r As a result, no significant impacts related to displacement of residential uses would be  
r expected to occur as the result of Agency eminent domain powers.

**Housing Displacement Mitigation.** No significant adverse impacts have been identified; no mitigations are required.

---

**Temporary Employment Impacts.** Additional construction jobs would also be created by the project-assisted economic, real estate, and infrastructure development between the years 2001 and 2020. The actual number of temporary jobs created by the project activities between 2001 and 2020 would depend on the construction dollars spent; a total cannot be accurately quantified at this time. Nevertheless, these project-generated employment opportunities would represent a *significant beneficial economic impact* of the project. These construction jobs would also result in *significant, temporary adverse impacts* on traffic, noise and air quality, which are discussed in corresponding, subsequent chapters of this EIR (chapters 6, 7 9, and 10, respectively).

**Mitigation for Temporary Employment Impacts.** No significant adverse impacts have been identified; no mitigation is required.

---

**Permanent Employment Impacts.** The project would encourage the development of additional commercial/retail/restaurant space, office space, and industrial uses in the redevelopment area. For purposes of "worst-case" environmental impact assessment, this EIR assumes that the project would be highly successful in stimulating such development. As indicated in Table 5.2, as many as 2,014 net additional jobs, have been projected in this EIR for the Project Area by the year 2020, facilitated in large part by the redevelopment program. This increase in the rate of central area job development would constitute a *significant beneficial economic impact*, and is a project goal. Such a central area job increase could also result in *significant secondary adverse impacts* on traffic, public services, noise, air quality, etc., as discussed in corresponding, subsequent chapters of this EIR (see chapters 6, 7, 9, and 10, respectively).

**Mitigation for Permanent Employment Impacts.** No significant adverse permanent employment impacts have been identified; no mitigation is required.

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### 7.6.5 Impacts and Mitigation Measures

r **Impact 7.6-1: Project Park Demand Impacts.** Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. As discussed in chapter 5 (Population, Housing, and Employment) of this EIR, it is estimated that project-facilitated development would generate approximately 210 additional households in the Project Area. Based on the anticipated citywide year 2020 household size of 2.56 persons (see Table 5.2 in section 5.3), the 210 new households would generate a population increase of approximately 538 people. Based on the most recent City park acreage standard (3.4 acres per 1,000 persons), this new population increment would generate a demand for approximately 1.83 acres of additional parkland. Additional project-facilitated employment growth, estimated at 2,014 jobs by the year 2020, may also generate some additional demand for park and recreation services in the Project Area. Existing Project Area facilities do not have sufficient capacity to accommodate this additional demand. This project effect would therefore represent a **significant impact** (see criteria (a), (b) and (c) under section 7.6.3, Significance Criteria, above).

r **Mitigation 7.6-1: Mitigation for Park Demand Impacts.** The City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated buildout takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required dedication of land and/or in-lieu payment of City adopted park and recreation fees. Implementation of this measure would reduce this impact to **less-than-significant** levels.

## **7.7 SOLID WASTE AND RECYCLING**

### 7.7.1 Setting

Central Valley Waste Services, a private company, is under contract with the City to provide refuse collection services citywide. Solid waste collected in the Project Area is transported by collection vehicles to the Lodi transfer station. The currently permitted daily solid waste inflow at the Lodi transfer station is sufficient to accommodate current waste flows.<sup>1</sup>

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<sup>1</sup>Rebecca Areida, City of Lodi Public Works Dept.; written communication with Wagstaff and Associates, November 2001.

- (e) Fail to carry out appropriate controls for construction dust. (The SJVUAPCD significance threshold for construction dust impacts is based on the appropriateness of construction dust controls. The SJVUAPCD guidelines provide feasible control measures for construction emission of PM<sub>10</sub> beyond that required by district regulations. If the appropriate construction controls are to be implemented, then air pollutant emissions for construction activities would be considered less than significant.)

### 10.3.2 Short-Term Construction Period Air Quality Impacts

**Impact 10-1: Construction Activity Air Quality Impacts.** Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs), which could be released into the air during building demolition. Such construction-period air emissions possibilities represent a ***potentially significant impact*** (see criterion (e) under subsection 10.3.1, "Significance Criteria," above).

Construction activities associated with redevelopment program-facilitated public and private development in the Project Area would include grading, building demolition, building construction, and paving. Because there is no specific building project associated with the proposed redevelopment plan, construction-phase impacts can only be analyzed qualitatively. Construction activities associated with intensification of land uses and infrastructure improvements in the Project Area would generate pollutants intermittently. Generally, the most substantial air pollutant emissions would be dust generated from site grading. Wind erosion and disturbance to exposed areas would also be sources of dust emissions. If uncontrolled, these emissions could lead to both health and nuisance impacts. PM<sub>10</sub> is a component of dust. Without any dust control measures, visible dust clouds extending beyond the construction site could occur. Although temporary, this would be considered a *significant adverse impact* to air quality.

The SJVUAPCD regulates construction period dust emissions through its Regulation VIII, which was updated in May 2002. The provisions of Regulation VIII pertaining to construction activities require:

- Appropriate dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities, such as the effective application of water or pre-soaking;
- Effective stabilization of all disturbed areas of a construction site, including storage piles that are not being actively used for seven or more days;
- Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads; and

- Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site, for the duration of the activity.

In addition to the construction period dust concern, all buildings constructed or remodeled prior to 1979 have the potential for Asbestos Containing Materials (ACMs). Since many buildings within the Project Area were built prior to 1979, there is some potential for disturbance of ACMs during building demolition. It is only when ACMs are disturbed or the materials become damaged that asbestos becomes a hazard. When the materials become damaged, the fibers can separate and become airborne. Potential health problems associated with long-term asbestos inhalation include asbestosis, mesothelioma, lung cancer, and gastrointestinal cancer (EPA, 2002). There is no known "safe" exposure level for airborne asbestos, so any disturbance of ACMs could constitute a potentially *significant adverse impact*.

Regulation VIII does not require any formal dust control plans or permits, but violations of the requirements of Regulation VIII are subject to enforcement action. Violations are indicated by the generation of visible dust clouds and/or generation of complaints.

**Mitigation 10-1:** The City shall require that individual redevelopment-facilitated projects within the Project Area involving new construction shall comply, where applicable, with current SJVUAPCD Regulation VIII requirements, which currently include the following:

- Appropriate dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities, such as the effective application of water or pre-soaking;
- Effective stabilization of all disturbed areas of a construction site, including storage piles, which are not being actively used for seven or more days;
- Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads; and
- Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site, for the duration of the activity.

Regulation VIII also requires a *dust control plan* for construction activity that will include 40 acres or more of disturbed surface area, or will include moving more than 2,500 cubic yards per day of bulk materials on at least three days. Prior to the start of construction on projects of this type, the applicant shall submit a *dust control plan* demonstrating compliance with all SJVUAPCD- and City-required control measures.

In addition, where appropriate, the City may also wish to require the following:

- A limitation on traffic speeds on unpaved roads to 15 miles per hour (mph);
- Installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;
- Suspension of excavation and grading activities when winds exceed 20 mph; and/or
- A limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust.

r To mitigate any potential demolition-related air quality impacts from ACMs, the  
r demolition contractor would be required to comply with all local, state and federal  
r regulations regarding determination of existence of ACMs, and proper removal  
r and disposal to reduce air quality risks associated with airborne ACMs.

With implementation of these Regulation VIII controls and the above additional measures, project-related construction period air emissions impacts would be reduced to a ***less-than-significant level***.

---

- *The city shall work with property owners in seeking registration of historical structures as State Historic Landmarks or listing on the National Register of Historic Places. (Policy 3, page 10-8)*

## 12.3 IMPACTS AND MITIGATION MEASURES

### 12.3.1 Significance Criteria

Based on the CEQA Guidelines,<sup>1</sup> the project and project-facilitated future development activities would be considered to have a *significant* cultural resources impact if they would:

- (a) Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in CEQA Guidelines section 15064.5;
- (b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- (c) Disturb any human remains, including those interred outside of formal cemeteries.

### 12.3.2 Impacts and Mitigation Measures

**Impact 12-1: Project-Related Potentials for Disturbance of Archaeological Resources.** Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area. This possibility represents a ***potentially significant impact*** (see criteria (a) through (c) under subsection 12.3.1, "Significance Criteria," above).

- r The Project Area has some potential for containing buried or obscured prehistoric cultural resources, particularly in the following locations: in the vicinity of the Mokelumne River; other suitable habitation areas to be determined through historical maps of the area; and areas either on or adjacent to previously existing riparian habitat. Due to the broad and general nature of the proposed redevelopment plan and associated future development activities, it is difficult to forecast the specific effects of future project-facilitated development on archaeological resources. However, there is a chance of encountering archaeological sites in the Project Area during project-facilitated construction activities. These construction activities (e.g., grading, excavation) could disturb or destroy such archaeological resources (e.g., lithic materials, trash scatters, historic articles).

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<sup>1</sup>CEQA Guidelines, Appendix G, items V(a) through (d).

Subsequently, a Phase I Hazardous Materials Assessment (Henshaw Associates, 2001) was also prepared, providing for a site-wide soil-gas and grab-groundwater sampling program, a source area confirmation sampling program, and installation and sampling of shallow groundwater monitoring wells. A supplemental file review was also completed. Four major contamination "hot spots" were identified, including three areas either partially or completely within the proposed Project Area (see Figure 13.2):

- The area bounded by Pine Street and Tokay Street on the north and south, and Hutchins Street and Sacramento Street to the west and east;
- The area bounded by Walnut and Tokay Streets to the north and south, and California and Hutchins Streets to the west and east; and
- The area bounded by Turner Road and the City softball complex to the north and south, and the UPRR and Stockton Street to the west and east.

These hot spots are located partially or completely within three redevelopment plan subareas: downtown/Lodi Avenue West (subarea 1 on Figure 4.3); and the industrial rail corridor (subarea 2 on Figure 4.3); and the public facilities subarea (subarea 6 on Figure 4.3). Some additional PCE groundwater contamination also exists in the eastside residential neighborhood (subarea 3 on Figure 4.3).<sup>1</sup>

In the course of these investigations, the DTSC, in cooperation with the City, has discovered new information related to potential significant public health impacts from exposures to volatile organic compounds (VOCs) emanating from this contaminated groundwater plume, in addition to the aforementioned PCE and TCE contamination. VOC vapors from the contaminated groundwater plume and soil in the City's central area have migrated to air in the City Hall Annex (Annex). Some of these VOCs are suspected or known human carcinogens, and may cause significant health risks. The City has implemented exposure controls in the building. Studies are proposed to determine if other buildings in the vicinity of the Annex may also be impacted by VOC vapors.

Recent indoor air testing indicates that VOC vapors may have migrated to buildings located in proximity to where high concentrations of contaminated groundwater and soil exist. This can potentially impact future land uses in the redevelopment area, including schools, residences, day care centers, and other sensitive environments.

The City of Lodi anticipates that the federal court will exercise jurisdiction over the claims of the People of the State of California and the City of Lodi concerning investigation and remediation of Lodi Area of Contamination and will execute a final, non-appealable order compelling a responsible party to perform all actions necessary including, but not limited to, developing and implementing a Remedial Investigation/Feasibility Study and any Interim Remedial Actions necessary to protect human health and the environment. If the federal court

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<sup>1</sup>Henshaw Associates, Inc., Figures 3-5 and 3-6.

fails to enforce a final order, the Phase II tasks described in the Phase I report (Henshaw Associates, 2001, Appendix H) will be implemented by the City of Lodi.<sup>1</sup>

(b) Asbestos and PCB Potentials. Older commercial, industrial and residential buildings within the Project Area could contain asbestos and polychlorinated biphenyls (PCBs). The adverse health effects associated with asbestos exposure have been extensively studied. Studies have demonstrated that inhalation of asbestos fibers may lead to increased risk of developing respiratory or abdominal cancers. There is no known safe level of exposure. The presence of asbestos in a building does not necessarily mean that the building poses a health hazard. In many cases, the asbestos within buildings is inaccessible or sealed within another

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<sup>1</sup>Henshaw Associates, Inc., p. 35.

- (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or
- (d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5, and as a result, create a significant hazard to the public or the environment.

### **13.3.2 Proposed Project Hazardous Material Goals and Actions**

The proposed redevelopment plan<sup>1</sup> includes the following identified proposed action pertaining to Project Area hazardous materials (from Table 3.2 in Chapter 3, Project Description): *Facilitate a hazardous materials clean-up program.*

### **13.3.3 Impacts and Mitigation Measures**

**Project-Facilitated Hazardous Waste Remediation.** The City is required by state hazardous materials regulatory agencies, under the purview of the Regional Water Quality Control Board, to assign or accept responsibility for clean-up the groundwater contamination (PCE, TCE, and VOCs) in the areas mentioned in the "Setting" section above. The City is currently involved in litigation with insurance companies representing prior site occupants suspected of earlier contamination. Responsibility for cleanup of suspected groundwater contamination sources will be determined and cleanup is expected to occur pending a final decision in this litigation.<sup>2</sup> Most of this clean-up will occur independently of the Redevelopment Plan. However, remediation may be required on a project by project basis prior to initiation of any redevelopment-related construction that may have the potential to disturb or disperse already contaminated groundwater, including measures during building renovation, construction, and new development to address the potential for PCE and/or TCE contamination, and for VOC vapor intrusion from contaminated soil and groundwater.

**Mitigation for Project-Facilitated Hazardous Waste Remediation.** No significant adverse impacts have been identified; no mitigation measures are required under CEQA.

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**Project-Facilitated Exposure to Existing Hazardous Materials Contamination.** Project-facilitated construction has the potential for exposing construction workers and future site occupants to spills, leaks and other discharges of existing hazardous materials or wastes (e.g., existing contaminated groundwater, historical underground fuel tanks, oil storage operations, etc.). Therefore, all project-facilitated public improvement and private development projects would be required to comply with all applicable existing federal-, state- and city-mandated site assessment, remediation, removal and disposal requirements for soil, surface

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<sup>1</sup>Seifel et al., January 2002.

<sup>2</sup>Rad Bartlam, City of Lodi Community Development Department; personal communication with Wagstaff and Associates, October 2001.

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of San Joaquin

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to-wit:

May 22, 29, June 1, 5, 12

all in the year, 2002

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 12 day of

June 2002

Kelsy Davis
Signature

PROOF OF

This space is for the County Clerk's Filing Stamp

Proof of Publication of

Lodi Redevelopment Agency Plan

NOTICE OF JOINT PUBLIC HEARING ON THE PROPOSED REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT PROJECT NO. 1 AND THE FINAL ENVIRONMENTAL IMPACT REPORT RELATING THERE TO

NOTICE IS HEREBY GIVEN that the City Council of the City of Lodi (the "City Council") and the Redevelopment Agency of the City of Lodi (the "Agency") will hold a joint public hearing on June 19, 2002, at 7:00 p.m. in the City Council Chambers, located at 221 West Pine Street, Lodi, California, to consider and act upon the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") and to consider all evidence and testimony for or against the approval and adoption of the proposed Redevelopment Plan. At any time not later than the hour set forth above for the hearing of comments or objections to the proposed Redevelopment Plan, any person may file in writing with the City Clerk of the City of Lodi a statement of objections to the proposed Redevelopment Plan. At the day, hour, and place of the hearing, any and all persons having any comments or objections to the proposed Redevelopment Plan, or who deny the existence of blight in the proposed Project Area or question the regularity of any of the proceedings, may appear before the City Council and the Agency and show cause why the proposed Redevelopment Plan should not be adopted.

In addition, the City Council and the Agency will, at the same time and place, hold a joint public hearing to consider the Final Environmental Impact Report (the "Final EIR") on the proposed Redevelopment Plan and consider all evidence and testimony for or against the certifications of the Final EIR. At the day, hour and place of the hearing, all interested persons desiring to comment on, or having objections to, the content or adequacy of the Final EIR may appear before the City Council and the Agency and be heard.

The general goals and objectives of the proposed Redevelopment Plan are to:

- (1) The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities.
(2) The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
(3) The replanning, redesign, and development of portions of the Project Area which are stagnant or improperly utilized.
(4) The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
(5) The strengthening of retail and other commercial functions in the Project Area.
(6) The strengthening of the economic base of the Project Area by stimulating new investment.
(7) The expansion of employment opportunities.
(8) The provision of an environment for social and economic growth.
(9) The expansion, improvement, and preservation of the community's supply of housing available to low and moderate-income persons and families.
(10) The installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

A map showing the general location in the City of the proposed Project Area is attached hereto as Exhibit A and made a part hereof. A copy of the legal description of the Project Area is available upon request, free of charge, at the offices of the City Clerk and the Agency, whose address is given below.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the proposed Redevelopment Plan, the Final Environmental Impact Report for the Project, the Agency's Report to the City Council, and any other information pertaining thereto at the office of the Agency and the office of the City Clerk, located at 221 West Pine Street, Lodi, California.

The Agency has adopted "Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Lodi Redevelopment Project" for the purpose of implementing those features of the proposed Redevelopment Plan providing for participation by property owners and business occupants in the proposed Project Area. Copies of said rules are available for public inspection at the office of the Agency.

By order of the City Council and the Redevelopment Agency of the City of Lodi.

Dated: May 16, 2002
Susan J. Blackston

EXHIBIT "A"



PROJECT AREA MAP

City of Lodi  
REDEVELOPMENT PLAN AND PROGRAM  
REDEVELOPMENT PROJECT AREA

May 22, 20, June 5, 12, 2002

— 4391

*filed 6-18-02*

CERTIFICATION OF CERTAIN OFFICIAL ACTIONS IN CONNECTION WITH  
THE PREPARATION OF THE REDEVELOPMENT PLAN FOR THE LODI  
REDEVELOPMENT PROJECT NO. 1

I, H. Dixon Flynn, Executive Director of the Redevelopment Agency of the City of Lodi, do hereby certify that pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the following official actions have been taken by the City Council of the City of Lodi (the "Council"), the Planning Commission of the City of Lodi (the "Planning Commission") and the Redevelopment Agency of the City of Lodi (the "Agency"), in connection with the preparation of the Redevelopment Plan for the Lodi Redevelopment Project No. 1:

1. Council Resolution No. 2001-93, adopted on April 18, 2001: Resolution of the City Council of the City of Lodi Designating a Redevelopment Survey Area.

2. Planning Commission Resolution No. 01-20, adopted on July 11, 2001: Resolution of the Planning Commission of the City of Lodi Selecting the Boundaries of the Lodi Redevelopment Project No. 1 Within the Redevelopment Survey Area and Approving a Preliminary Plan for the Redevelopment of the Project Area.

3. Agency Resolution No. RDA2001-01, adopted on September 5, 2001: Resolution of the Redevelopment Agency of the City of Lodi Accepting the Preliminary Plan for the Lodi Redevelopment Project No. 1.

4. Council Resolution No. 2001-254, adopted on November 7, 2001: Resolution of the City Council of the City of Lodi Confirming the Election and Appointment of Members to the Project Area Committee of the Lodi Redevelopment Project No. 1.

5. Agency Resolution No. RDA2002-01, adopted on February 6, 2002: Resolution of the Redevelopment Agency of the City of Lodi Approving the Preliminary Report to Affected Taxing Entities on the Proposed Redevelopment Plan for the Lodi Redevelopment Project No. 1.

6. A Notice of Completion of the Draft Environmental Impact Report on the Redevelopment Plan was prepared and filed on March 12, 2002, and published in the Lodi News Sentinel on March 19, 2002.

7. Agency Resolution No. RDA2002-02, adopted on May 1, 2002: Resolution of the Redevelopment Agency of the City of Lodi Referring the Proposed Redevelopment Plan for the Lodi Redevelopment Project No. 1 to the Planning Commission of the City of Lodi.

8. Planning Commission Resolution No. 02-17, adopted on May 8, 2002: Resolution of the Planning Commission of the City of Lodi Making Its Report and Recommendations on Adoption of the Proposed Redevelopment Plan for the Lodi Redevelopment Project No. 1.

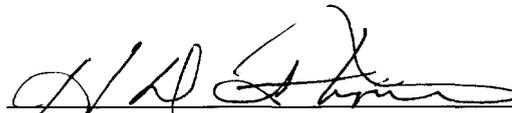
9. Agency Resolution No. RDA2002-03, adopted on May 15, 2002: Resolution of the Redevelopment Agency of the City of Lodi Approving and Adopting the Report to the City Council on the Proposed Redevelopment Plan for the Lodi Redevelopment Project No. 1, Submitting Said Report, Proposed Redevelopment Plan and Final EIR Relating Thereto to the City Council and Consenting to and Requesting the City Council to Call a Joint Public Hearing on said Redevelopment Plan and the Final EIR Relating Thereto.

10. Agency Resolution No. RDA2002-04, adopted on May 15, 2002: Resolution of the Redevelopment Agency of the City of Lodi Approving and Adopting Rules Governing Participation by Property Owners, and the Extension of Reasonable Preferences to Business Occupants in the Lodi Redevelopment Project No. 1.

11. Council Resolution No. 2002-99, adopted on May 15, 2002: Resolution of the City Council of the City of Lodi Consenting to and Calling a Joint Public Hearing on the Proposed Redevelopment Plan for the Lodi Redevelopment Project No. 1 and the Final EIR Relating Thereto.

The documents reflecting the official actions referred to herein are contained in the official records of the Council, the Planning Commission and the Agency, and are incorporated herein by reference with the same effect as though set forth in full in this Certification.

Dated: June 19, 2002.

  
\_\_\_\_\_  
Executive Director of the Redevelopment Agency of the  
City of Lodi

filed 6-19-02

# CITY OF LODI

## PROOF OF PUBLICATION

### REDEVELOPMENT AGENCY LEGAL NOTICE INSTRUCTIONS FOR JOINT PUBLIC HEARING ON JUNE 19, 2002

PUBLISH (DATES): May 22, 2002  
May 29, 2002  
June 1, 2002  
June 5, 2002  
June 12, 2002

TEAR SHEETS WANTED: 1 EXTRA (ONLY) DELIVER TO: Planning Department

AFFIDAVIT & BILL TO: City of Lodi, 221 W. Pine Street, Community Development  
Department

DATE: May 16, 2002

ORDERED BY: Konradt Bartlam

TITLE: Community Development Director

Fax: 369-1084

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of San Joaquin

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to-wit:

May 22, 29, June 1, 5, 12

all in the year, 2002

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 12 day of

June 2002

Kelsy Davis

Signature

PROOF OF

This space is for the County Clerk's Filing Stamp

RECEIVED

2002 JUN 19 PM 1:39

CITY CLERK CITY OF LODI

Proof of Publication of

Lodi Redevelopment Agency Plan

NOTICE OF JOINT PUBLIC HEARING ON THE PROPOSED REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT PROJECT NO. 1 AND THE FINAL ENVIRONMENTAL IMPACT REPORT RELATING THERETO

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(4) The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
(5) The strengthening of retail and other commercial functions in the Project Area.
(6) The strengthening of the economic base of the Project Area by stimulating new investment.
(7) The expansion of employment opportunities.
(8) The provision of an environment for social and economic growth.
(9) The expansion, improvement, and preservation of the community's supply of housing available to low and moderate-income persons and families.
(10) The installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

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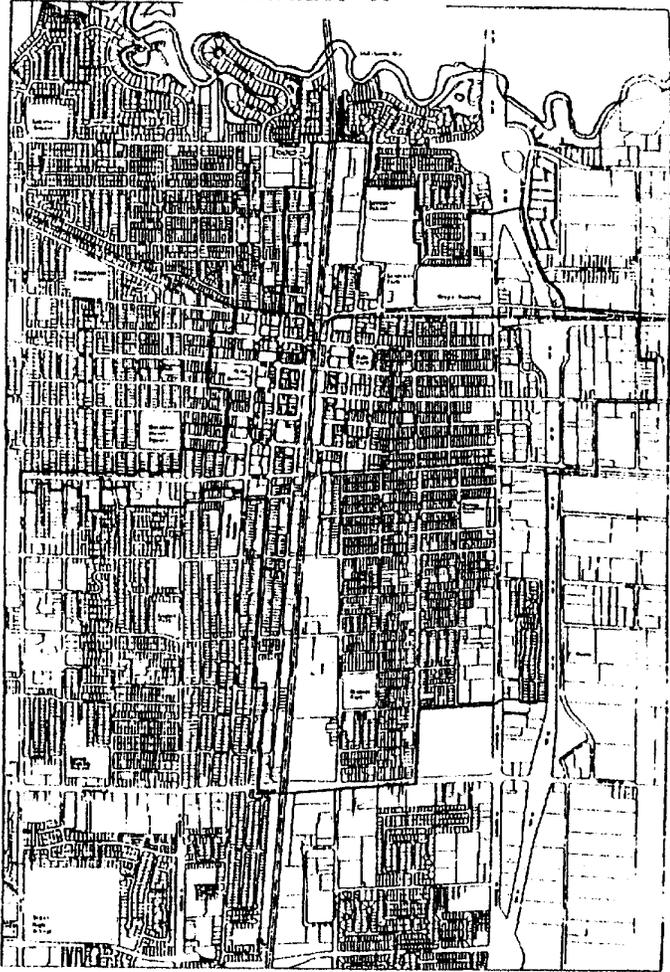
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By order of the City Council and the Redevelopment Agency of the City of Lodi.

Dated: May 16, 2002 Susan J. Blackston

EXHIBIT "A"



PROJECT AREA BOUNDARY

City of Lodi  
REDEVELOPMENT PLAN ADDITION

REDEVELOPMENT PROJECT AREA

May 22, 29, June 5, 12, 2002

— 4391

G-2

**Jennifer Perrin**

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**From:** Lew & Barbara McWilliams [mcwilliams@softcom.net]

**Sent:** Wednesday, June 19, 2002 3:41 PM

**To:** cityclrk@lodi.gov; nakanishi@lodi.gov; pennino@lodi.gov; hitchcock@lodi.gov; howard@lodi.gov; land@lodi.gov

**Subject:** Redevelopment-Lodi

Since I am unable to be at the meeting tonight, I am sending you my thoughts about the redevelopment project.

Thanks,  
Barbara McWilliams

6/19/02

**Barbara McWilliams  
208 S. School St.  
Lodi, CA. 95240**

**June 19, 2002**

**I am unable to attend the meeting tonight as I am busy completing preparations for a family wedding this weekend.**

**I have no problem with a Redevelopment Agency being formed within the boundaries shown. I am opposed to the use of the taxes for the purpose of increasing, improving and preserving the community's supply of low- and moderate-income housing outside of the Project Area.**

**I feel this type of housing should be part of the housing plans that Lodi develops just like it does for any other housing –apartments, medium to upper end housing. Money from the blighted area should not be used to satisfy something the city should have been doing all along.**

**Redevelopment money, in my opinion, would be best used to eliminate blighting influences and correct environmental deficiencies in the Project Area as listed on the May 16, 2002 cover letter to property owners in the Redevelopment area--- item #1 of the general goals and objectives.**

**Respectfully,**

**Barbara McWilliams**

AGENCY RESOLUTION NO. RDA2002-05

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF  
LODI CERTIFYING THE COMPLETION OF THE FINAL ENVIRONMENTAL  
IMPACT REPORT FOR THE PROPOSED REDEVELOPMENT PLAN  
FOR THE LODI REDEVELOPMENT PROJECT NO. 1; ADOPTING  
A STATEMENT OF FINDINGS, FACTS, AND OVERRIDING  
CONSIDERATIONS; AND ADOPTING A MITIGATION MONITORING PLAN

=====

WHEREAS, as the Lead Agency, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared an Environmental Impact Report (the "EIR") on the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq., hereinafter referred to as "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, Section 15000 et seq., hereinafter referred to as the "State CEQA Guidelines") and procedures adopted by the Agency relating to environmental evaluation; and

WHEREAS, the Agency transmitted for filing a Notice of Completion of the Draft EIR and thereafter in accordance with CEQA and the State CEQA Guidelines forwarded the Draft EIR to the State Clearinghouse for distribution to those state agencies which have discretionary approval or jurisdiction by law over natural resources affected by the Redevelopment Plan, to the affected taxing agencies, and to other interested persons and agencies, and sought the comments of such persons and agencies; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR was published in accordance with the provisions of CEQA and the State CEQA Guidelines; and

WHEREAS, the Draft EIR was thereafter revised and supplemented to adopt changes suggested, to incorporate comments received during the public review period pursuant to CEQA and the State CEQA Guidelines, and to incorporate the Agency's responses to said comments, and as so revised and supplemented, a Final EIR was prepared by the Agency; and

WHEREAS, the Final EIR consists of the Draft EIR as revised and supplemented to incorporate all comments received and the responses of the Agency thereto and is part of the Agency's Report to the City Council on the Redevelopment Plan.

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF LODI, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby certifies that the Final EIR for the Project is adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and local procedures adopted by the Agency pursuant thereto and that the Agency has reviewed and considered the information contained in the Final EIR prior to adopting this resolution. The Agency hereby finds that the Final EIR reflects the independent judgment of the Agency.

Section 2. The Agency hereby adopts the Statement of Findings, Facts, and Overriding Considerations relating to the environmental impact of the Redevelopment Plan for the Lodi Redevelopment Project No. 1 as set forth in Exhibit A attached hereto and incorporated herein by this reference (including, without limitation, the mitigation measures therein set forth). Based

upon such Statement of Findings, Facts, and Overriding Considerations, the Agency hereby finds that all significant environmental effects have been eliminated or substantially lessened except the following unavoidable adverse impact:

- (1) Long-Term Regional Emissions Increases.  
Based upon the foregoing, the Agency finds and determines that the Redevelopment Plan will have a significant effect upon the environment but that the benefits of the Redevelopment Plan outweigh the unavoidable adverse impacts for the reasons set forth in the Statement of Findings, Facts, and Overriding Considerations, in particular, Part V thereof.

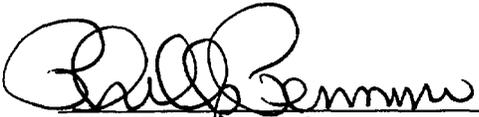
Section 3. The Agency hereby adopts the Mitigation Monitoring Plan set forth in Exhibit B attached hereto and incorporated herein by this reference.

Section 4. Upon approval and adoption of the Redevelopment Plan by the City Council, the Agency Secretary is hereby directed to file a Notice of Determination with the County Clerk of the County of San Joaquin pursuant to the provisions of Section 21152 of CEQA and Section 15094 of the State CEQA Guidelines, along with two copies of the Certificate of Fee Exemption as required pursuant to Title 14, California Code of Regulations, Section 753.5(c).

Dated: June 19, 2002  
=====

I hereby certify that Resolution No. RDA2002-05 was passed and adopted by the Members of the Redevelopment Agency in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

- AYES: MEMBERS – Howard, Land, and Mayor Pennino
- NOES: MEMBERS – Nakanishi
- ABSENT: MEMBERS – None
- ABSTAIN: MEMBERS – Hitchcock

  
PHILLIP A. PENNINO  
Chairperson

Attest:

  
SUSAN J. BLACKSTON  
Secretary

RDA2002-05

STATEMENT OF FINDINGS, FACTS, AND OVERRIDING  
CONSIDERATIONS RELATING TO THE ENVIRONMENTAL  
IMPACTS OF THE REDEVELOPMENT PLAN FOR THE  
LODI REDEVELOPMENT PROJECT NO. 1

I. INTRODUCTION

The California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") provides, in Section 21081, that:

"[N]o public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

"(a) The public agency makes one or more of the following findings with respect to each significant effect:

"(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

"(2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

"(3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

"(b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment."

As defined in CEQA, "significant effect on the environment" means a substantial, or potentially substantial, adverse change in the environment." (Public Resources Code Section 21068.)

II. DESCRIPTION OF THE PROJECT PROPOSED FOR APPROVAL

For purposes of CEQA, the "project" addressed in the Final Environmental Impact Report (the "Final EIR") is the adoption and phased implementation of the Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project"). As more particularly identified in the Final EIR, the Project Area covers approximately 1,184 acres of land within the City of Lodi, including commercial, industrial, parks, residential and public right of way land uses. Under the Redevelopment Plan, the Project would be developed in accordance with the land uses designated and permitted by the General Plan for the City of Lodi. The Final EIR describes the environmental impacts that may occur as a result of the adoption and phased

implementation of the Redevelopment Plan and identifies, where applicable, measures which would mitigate significant effects on the environment to a level of insignificance. Findings regarding the significant effects of the Project are set forth below.

### III. ENVIRONMENTAL IMPACTS OF THE PROJECT; FINDINGS REGARDING SIGNIFICANT EFFECTS OF THE PROJECT

This Part III identifies the potentially significant and unavoidably significant effects of the Project as determined by the Agency, including the findings and facts supporting the findings in connection therewith. The Final EIR discussed Hazardous Materials but no impacts were anticipated. The following areas were discussed in the Final EIR and include mitigation measures that are incorporated into the Redevelopment Plan or are unavoidably significant effects on the Project:

#### A. Land Use and Visual Factors

##### 1. Environmental Impact

- **Adverse Land Use Compatibility Impacts.** Some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in the Project Area to existing and planned commercial and industrial areas, project-assisted development could introduce significant new land use conflicts among specific residential, commercial and industrial developments.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) During City review and prior to approval of individual projects within the Project Area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses.
  - (b) During review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3) adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading

provisions; and (7) other common measures warranted to avoid such land use conflicts.

## 2. Environmental Impact

- **Visual Impacts on Specific Streetscapes Within the Project Area.** The visual quality of future development in specific opportunity areas within the Project Area would directly affect the quality of important city streetscapes. Without adequate design control, the Project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character of surrounding neighborhoods, and of the central area as a whole.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Through the City's currently adopted development permit and design review process, future development in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the City's General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines and Central City Revitalization Program in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas.
  - (b) Applications for future development and property improvements that are subject to discretionary approval in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall incorporate the appropriate combination of specific design guidelines listed in section 4.3 of the EIR in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately reduce project related visual impacts on streets, residential neighborhoods, and the central area as a whole.

## 3. Environmental Impact

- **Potential Impacts on Visual Character and Image of Eastside Residential Neighborhood.** Project facilitated new multi-family development built in the Eastside neighborhood would have the

potential to clash visually with the neighborhood's older, predominantly single-family residential character.

- **Finding:** The mitigation measure identified below is feasible and shall be required in or incorporated into the Project. The mitigation measure will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

In review and processing of residential development projects within the Eastside residential neighborhood, place special emphasis on implementation of locational strategy contained in the Central City Revitalization Program to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the edge of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission.

## **B. Population, Housing and Employment**

### **1. Environmental Impact**

- **Potential Jobs/Housing Balance Impacts.** Project-facilitated development and the projected addition of a substantially greater number of jobs than housing units in the Project Area may exacerbate the existing jobs/housing imbalance (weighted towards jobs in comparison to the County as a whole).
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implementation of mitigation measures identified below in Section III.C.1 of this Statement of Findings, Facts and Overriding Considerations pertaining to project-related commute period vehicular traffic increases and associated project and cumulative transportation system impacts.

## **C. Transportation and Parking**

### **1. Environmental Impact**

• **Impact on Intersection Signalization Requirements.**

Additional redevelopment related traffic would increase PM peak hour traffic volumes at the Pine Street/Central Avenue intersection above criteria levels set by Caltrans to determine whether installation of a traffic signal is warranted.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Caltrans has established eleven possible tests, or "warrants", for determining whether installation of a traffic signal should be considered. Usually, two or more of these must be met before a signal is warranted. The EIR analysis indicates that only the warrant related to peak hour traffic volume would be met for the Pine Street/Central Avenue intersection. The City shall monitor traffic volumes and conditions at the Pine Street-Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization.

**D. Infrastructure and Public Facilities**

**1. Environmental Impact**

- **Anticipated Water Supply Impacts.** Anticipated increases in commercial activity, employment and residential population associated with the Project would result in corresponding increases in the demand for water service. The City is prepared to provide the additional domestic water necessary for anticipated additional development in the Project Area, but water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implement the City of Lodi General Plan Land Use and Growth Management Element policies which require the City to (1) develop new facilities, as necessary, to serve new develop in accordance with the City's Water, Wastewater and Drainage Master Plans, and (2) assess water, wastewater and drainage

development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements.

2. **Environmental Impact**

- **Water Distribution System Inadequacies.** The existing water distribution system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

As project facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's Water Master Plan. Water conservation should also be promoted as the Project Area redevelops.

3. **Environmental Impact**

- **Sewage Collection System Inadequacies.** The existing wastewater collection system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Continue to implement the central area sewage collection system improvements identified as needed in the City of Lodi General Plan, and the City's Sanitary Sewer System Technical Report, including planned improvements to the Eastside neighborhood collection system.

4. **Environmental Impact**

- **Police Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for police services in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

## 5. Environmental Impact

- **Fire Protection and Emergency Medical Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

## 6. Environmental Impact

- **School Service Demand.** Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The

mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5.
  - (b) City shall require developers in the Project Area to pay state authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with LUSD.

## 7. **Environmental Impact**

- **Project Park Demand.** Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. Based on estimated population increase in the Project Area, the City will need approximately 1.83 acres of additional park land to meet the increased demand.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated build-out takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required dedication of land and/or in-lieu payment of City adopted park and recreation fees.

## E. **Drainage and Water Quality**

### 1. **Environmental Impact**

- **Erosion, Sedimentation and Urban Runoff Pollutants.** Building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Factors contributing to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments, increased vehicle traffic, and

herbicides, pesticides and fertilizers from new landscaping associated with project-facilitated development.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) City shall require applicants for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions.
  - (b) For projects involving the grading of more than five acres, applicant shall be required to (1) file with the Regional Water Quality Control Board a Notice of Intent to comply with the Statewide General Permit for Construction Activities, (2) prepare and implement a project-specific Stormwater Pollution Prevention Plan (including erosion control plan) if grading is involved, (3) implement a monitoring, inspection and documentation program to assure the effectiveness of control measures, (4) obtain or comply with existing General Stormwater Discharge Permits for Industrial Activities, where applicable, and (5) comply with the NPDES Phase II Non-Point Discharge program.

## F. Noise

### 1. Environmental Impact

- **Exposure of Sensitive Land Uses to Excessive Environmental Noise**

Project facilitated intensification of and changes in land uses in the Project Area could expose additional people to noise levels exceeding acceptable levels.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Noise impacts can be reduced through appropriate site planning, construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the City of Lodi General Plan. Evaluate the impact of each

redevelopment-facilitated discretionary development application in the Project Area on the noise environment, particularly when proposed near major transportation noise sources.

(b) Require noise assessments for all redevelopment-facilitated discretionary applications in areas adjoining commercial or industrial noise sources, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise sensitive land uses.

## 2. Environmental Impact

- **Redevelopment Facilitated Construction Noise.**

Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could be exposed to noise levels that would interfere with normal activities.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require the use of a combination of the following reasonable construction practices for projects when noise-sensitive receptors are located in the project vicinity, including restricting construction to avoid noise generating activity in the early morning, evening, and on Sundays and holidays, muffling and properly maintaining all internal combustion engine driven equipment, locating stationary noise-generating equipment as far as possible from sensitive receptors, routing construction traffic to and from the project site via designated truck routes, utilizing "quiet" air compressors and other stationary noise sources where such technology exists, and designation of a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise.

## G. Air Quality

### 1. Environmental Impact

- **Construction Activity Air Quality** Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs) which could be released into the air during building demolition.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require that individual redevelopment-facilitated projects involving new construction shall comply, where applicable, with the current San Joaquin Valley Unified Air Pollution Control District ("SJVUAPCD") Regulation VIII requirements. In addition, the City may also require a limitation on traffic speeds on unpaved roads to 15 miles per hour, installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site, suspension of excavation and grading activities when winds exceed 20 miles per hour, and/or a limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust. To mitigate any potential demolition-related air quality impacts from ACMs, the demolition contractor would be required to comply with all local, state and federal regulations regarding determination of existence of ACMs and proper removal and disposal to reduce air quality risks associated with airborne ACMs. Prior to the start of construction, the applicant shall submit a dust control plan demonstrating compliance with all SJVUAPCD and City required control measures.

## 2. Environmental Impact

- **Long-Term Regional Emissions Increases** Emissions resulting from new vehicle trips generated by redevelopment facilitated intensification in the Project Area would, by the year 2020, generate Reactive Organic Gases and Nitrogen Oxides in amounts that would exceed the applicable thresholds of significance for each pollutant. These emissions would constitute a significant project impact and would be expected to contribute to a significant cumulative impact.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. Notwithstanding incorporation of these mitigation measures, the Long-Term Regional Emissions Increases are an unavoidable significant effect. Specific economic, legal, social, technological or other benefits of the Project make the alternatives infeasible and outweigh this significant effect.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

- (a) Where practical, future development proposals shall

include physical improvements that would act as incentives for pedestrian, bicycle and transit modes of travel.

(b) Employment-generating development projects of 10,000 square feet or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.

(c) Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.

The specific economic, legal, social, technological or other benefits of the Project are more particularly described in the Statement of Overriding Considerations contained in Part V of this Statement of Findings, Facts and Overriding Considerations.

## H. Vegetation and Wildlife

### 1. Environmental Impact

- **Potential Loss of Special-Status Species** Redevelopment-facilitated development consistent with the City of Lodi General Plan may result in impacts on special status species.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

If disturbance to suitable giant garter snake habitat is proposed as part of a redevelopment assisted development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the California Department of Fish and Game and the United States Fish and Wildlife Service and in compliance with specifications of section 5.2.4.8 of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

### 2. Environmental Impact

- **Jurisdictional Wetland Impacts** Redevelopment-facilitated development could affect potential jurisdictional wetland habitat.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or under used parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated project design modifications are incorporated into proposed improvement plans during the initial stages of project review.

## I. **Cultural and Historic Resources**

### 1. **Environmental Impact**

- **Project-Related Potentials for Disturbance of Archaeological Resources**

Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center, and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and Recreation Form 422. Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities.

### 2. **Environmental Impact**

- **Destruction/Degradation of Historic Resources** Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All future redevelopment-assisted public improvement projects and private development projects shall be evaluated for the presence of and potential impacts on historic resources. If disturbance of a historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition. Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development.

#### IV. FINDINGS REGARDING ALTERNATIVES TO THE PROJECT

CEQA requires that an EIR describe a range of reasonable alternatives to the Project or to the location of the Project which could feasibly attain the basic objectives of the Project and to evaluate the comparative merits of the alternatives. Section 15126(d)(1) of the State CEQA Guidelines states that the "discussion of alternatives shall focus on alternatives to the project or to its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly."

As more particularly set forth in the Final EIR, the Project was compared to the following alternatives: (1) a "no project" alternative; (2) a modified Project Area boundary; (3) a modified list of Project Area redevelopment actions and/or modified allocation of redevelopment funds to the various actions; (4) an alternative Project Area location; and (5) the Project incorporating the mitigation measures listed in the Final EIR. The following discussion briefly summarizes the listed alternatives.

No Project Alternative: Under the No Project alternative, the Redevelopment Plan would not be adopted. No actions would be taken by the Lodi Redevelopment Agency to remove blighting conditions and stimulate additional private investment in the proposed Project Area. No Redevelopment Agency funding would be provided towards housing assistance in the Project Area, and no Redevelopment Agency actions would be taken to fund infrastructure and facility improvements, or to redevelop property. Although it is not possible to quantify the exact level of public and private development that would occur in the proposed Project Area under the No Project alternative, it is reasonable to assume that, with no Redevelopment Agency activity in the Project Area to fund public improvements and to attract an increased level of private investment, existing blighting conditions would remain or worsen. The No Project Alternative is not a viable alternative because it will not meet the basic goal of eliminating and removing blight in the Project Area.

Modified Project Boundary Alternative: This alternative would be similar to the proposed project in terms of allocation of funding, but would involve either a reduced area boundary or an enlarged area boundary. Under the reduced area boundary, the overall effectiveness of the redevelopment program would be lessened, since selected activities would have to be reduced or eliminated to compensate for the reduced tax increment revenues accruable to the Redevelopment Agency. If the reduced boundary alternative were selected, the extent of potential growth in the Project Area subject to redevelopment assistance and incentives would be reduced and a corresponding decrease in the land use, traffic, public services, visual, vegetation and wildlife, noise, air quality, and other impacts identified in the EIR could be anticipated. The reduced project area alternative will not effectively reduce and eliminate the blight existing throughout the Project Area and therefore is not a viable alternative.

The enlarged area boundary alternative would not be a viable alternative under state redevelopment law. The proposed boundaries of the Project Area were carefully selected based on identification of areas that contain blighted conditions, could benefit from redevelopment activities, and could meet certain other redevelopment law parameters. A combination of blight and general urbanization conditions has not been identified outside the Project Area at the present time.

Modified Redevelopment Activities: This alternative would include the same boundaries proposed by the project, but with a modified allocation of project-generated revenues to redevelopment activities within the Project Area. The modified allocation would increase the percentage of total project-related revenue for affordable housing from approximately 20 percent (as proposed in the Project) to approximately 35 percent, with the 15 percent difference taken from the public infrastructure improvement, site assembly and other components of the redevelopment program. Although this alternative would have some positive environmental effects, it would also reduce the beneficial land use compatibility effects of the project, reduce the rate of market rate housing and job growth, and decrease the funding available for storm drainage and flood control improvements, assistance for preservation and maintenance of historic resources, and development driven hazardous waste clean-up. This alternative could further result in a reduced overall level of physical rehabilitation in the proposed Project Area and an associated reduction in facilitation of blight elimination. Because this alternative will not meet the basic goal of eliminating and removing blight in the Project Area, it is not a viable alternative.

Alternative Project Area Location: This alternative examined the potential for the Project Area to be located on other sites. However, the boundaries of the proposed Project Area were precisely established based on the maximum area within which identified blighted

conditions currently occur, in combination with other urbanization parameters set forth in state redevelopment law. No additional areas are currently identified in the project vicinity that appear to meet redevelopment law criteria for blight. The fundamental purpose of the redevelopment project is to authorize activities and financing to enable the Redevelopment Agency to eliminate blighted conditions. Redevelopment Agency establishment of an alternative site for the Project Area would fail to attain the basic objectives of the proposed project. Therefore, this is not a viable alternative.

Project Incorporating Mitigation Measures: This alternative consists of the Project as proposed with the incorporation of all mitigation measures recommended in the EIR. As stated above, the mitigation measures recommended in the EIR shall be incorporated into the Project. This is therefore the Project to be considered by the City Council and the Agency. This alternative effectively achieve the goals of the Redevelopment Project and would mitigate all environmental effects to a less than significant levels, except for long-term regional emissions of air pollutants, which is a significant and unavoidable effect.

Finding: After consideration of all the alternatives, the Agency and City Council find that the Project Incorporating Mitigation Measures is the "environmentally superior" alternative since the proposed Project Incorporating Mitigation Measures most effectively achieves the basic goal of eliminating and removing blight in the Project Area, and provides a funding source for the proposed public improvements which are necessary to alleviate existing blighting conditions in the Project Area. In addition, all potentially significant impacts identified in the Final EIR except for the long-term regional emissions have been eliminated or reduced to a less than significant level by incorporation of appropriate mitigation measures as part of the proposed Project.

## V. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires a public agency to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. As set forth in Part III hereof, the Agency and the City Council have determined that the only unavoidable environmental consequence of the Project is the following:

### 1. Long-Term Regional Emissions Increases.

The Agency and the City Council find that the above-referenced unavoidable environmental consequence of the Project is acceptable when balanced against its benefits. This finding is based on the following facts:

1. The Project will serve a critical need, that being the elimination and prevention of the spread of blight and deterioration in the Project Area and the conservation, rehabilitation and redevelopment of the proposed Project Area in accordance with the Redevelopment Plan, the General Plan for the City of Lodi and local codes and ordinances.
2. The promotion of new and continuing private sector investment within the Project Area will prevent the loss of and facilitate the capture of commercial sales activity.

3. The Project will allow for the elimination of blight through abatement or code enforcement, rehabilitation and reconstruction, new development, and the assembly of parcels into more developable sites for more desirable uses.
4. The Project will result in the elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems, inadequate storm drainage systems, inadequate off-street parking, and other similar public improvement deficiencies adversely affecting the Project Area.
5. New construction within the Project Area will result in an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
6. Project implementation would result in the retention and expansion of businesses by means of redevelopment and rehabilitation activities and by encouraging and assisting in the cooperation and participation of owners, businesses, and public agencies in the revitalization of the Project Area.
7. Revitalized commercial and industrial development will result in the creation and development of local job opportunities and the preservation of the area's existing employment base.
8. Project implementation will strengthen the economic base of the Project Area and the City by installing needed site improvements and stimulating commercial, industrial, and residential development.
9. Project implementation will expand and improve the City's supply of affordable housing.

# EXHIBIT "B"

## MITIGATION MONITORING CHECKLIST--LODI REDEVELOPMENT PLAN

June 7, 2002

The environmental mitigation measures listed in column two below have been incorporated into the conditions of approval for the Lodi Redevelopment Plan in order to mitigate EIR-identified environmental impacts. A completed and signed chart will indicate that each mitigation requirement has been complied with, and that City and State monitoring requirements have been fulfilled with respect to Public Resources Code Section 21081.6.

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<b>LAND USE AND VISUAL FACTORS</b>							
<p><b>Impact 4.1: Adverse Land Use Compatibility Impacts.</b> In addition to beneficial land use compatibility effects, some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in this area to existing and planned commercial and industrial areas, project-assisted intensification could introduce significant new land use conflicts among specific residential, commercial, and industrial developments (e.g., traffic, visual, light, noise, parking, odor and other conflicts). Such project-induced effects represent <i>potentially significant adverse land use compatibility</i>.</p>	<p><b>Mitigation 4.1:</b> During City review and prior to approval of individual development projects within the redevelopment area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses. During these review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3) adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading provisions; and (7) other common measures warranted to avoid such land use conflicts. Implementation of these measures would be expected to reduce potential land use compatibility impacts to a <i>less-than-significant level</i>.</p>	City, individual applicants	Verify during plan check	Prior to any pdg. or grading permit	Lodi Redevelopment Agency or City		
<p><b>Impact 4.2: Visual Impacts on Specific Streetscapes Within the Project Area.</b> Portions of the industrial rail corridor and east industrial subareas have been identified by City staff (see subsection 4.3.2) as anticipated industrial development opportunity areas, and are largely visible from adjoining major through-routes (e.g., Cherokee Lane, Lockeford Street, Stockton Street, Pine Street and Lodi Avenue) and from adjoining residential neighborhoods and the downtown. Similarly, anticipated commercial development intensification along Lodi Avenue West and the Cherokee Lane Corridor (see section 4.3.2) would be highly visible from those primary travel routes. The visual quality of future development in these</p>	<p><b>Mitigation 4.2:</b> Through the City's currently-adopted development permit and design review process, future development in the Industrial Rail Corridor, and East Industrial Area, Cherokee Lane Corridor and Lodi Avenue West subareas shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the <u>General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines and Central City Revitalization Program</u> that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas. In addition, applications for future new developments and</p>	City, individual applicants	Verify during plan check and design review	Prior to any pdg. or grading permit	Lodi Redevelopment Agency or City		

1 - Impl. Entity = Implementation Entity

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<p>specific opportunity areas would directly affect the quality of these important city streetscapes. Without adequate design control, the project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character surrounding neighborhoods, and of the central area as a whole. Such possible effects constitute a <i>potentially significant adverse visual impact</i>.</p>							
<p><b>Impact 4.3: Potential Impacts on the Visual Character and Image of the Eastside Residential Neighborhood.</b> Although the Eastside neighborhood has been downzoned to preclude infiltration of additional multi-family development within predominantly single-family areas, some multi-family development would be expected to occur along the edge of downtown. Such project-facilitated multi-family development has the potential to add to Eastside neighborhood visual deficiencies created by existing, poorly designed, multi-family residential units. Project-facilitated new multi-family units would have the potential to clash visually with the neighborhood's older, predominantly single-family residential character. Such an effect would represent a <i>potentially significant adverse visual impact</i>.</p>	<p>residential development projects within the eastside residential neighborhood, place special emphasis on implementation of locational strategies contained in the <u>Central City Revitalization Program</u> to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the <u>edge</u> of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission. This measure would reduce the impact to a <i>less-than-significant level</i>.</p>	Individual applicants	Verify during plan check and design review	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		
<b>POPULATION AND HOUSING</b>							
<p><b>Impact 5.1: Potential Jobs/Housing Balance Impacts.</b> Project-facilitated development may contribute to the existing jobs/housing imbalance in Lodi (weighted towards jobs in comparison to the County as a whole). The projected addition of a substantially greater number of jobs than housing units in the Project Area would</p>	<p><b>Mitigation 5.1: Implement Mitigations 6-1 and 6-2 pertaining to the transportation system and air quality impacts. Mitigation 6-1 would reduce the impact.</b></p>	City staff	Monitor traffic volumes at Pine Street/Central Ave. intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		

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exacerbate this imbalance. Such an effect would constitute a <i>potentially significant adverse impact</i> .	project-related incommuting increases to a <i>less-than-significant</i> level.						
<b>TRANSPORTATION AND PARKING</b>							
<b>Impact 6-1: Impact on Intersection Signalization Requirements.</b> The added PM peak hour traffic due to the redevelopment-related additional traffic would increase PM peak hour volumes above Caltrans Signal Warrant #11 criteria levels at the Pine Street/Central Avenue all-way-stop intersection. Although projected PM peak hour operation at this intersection with the project would not exceed LOS D, this signal warrant effect would represent a <i>potentially significant impact</i> .	<b>Mitigation 6-1.</b> Caltrans has established 11 possible tests or "warrants" for determining whether installation of a traffic signal should be considered. These warrants each consider different criteria such as peak hour traffic volume, pedestrian volume, presence of school children, and accident history. Usually, two or more "warrants" must be met before a signal is warranted. The fact that this EIR analysis indicates that Warrant #11 (related to peak hour traffic volumes) would be met indicates that a detailed signal warrant analysis covering all possible Caltrans warrants is appropriate. The City shall therefore monitor traffic volumes and conditions at the Pine Street/Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization. This measure would reduce this impact to a <i>less-than-significant level</i> .	City staff	Monitor traffic volumes at Pine Street/Central Ave. intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		
<b>INFRASTRUCTURE AND PUBLIC FACILITIES</b>							
<b>Impact 7.1-1: Anticipated Water Supply Impacts.</b> Additional development facilitated by or otherwise associated with implementation of the proposed redevelopment plan and associated increases in commercial activity, employment, and residential population (see housing, population and employment increase estimates in section 5.3 of this EIR) would result in corresponding increases in the demand for water service. The City, as water purveyor, is prepared to provide the additional domestic water necessary for anticipated additional development in this area, including anticipated project-facilitated commercial growth and population increases, within the City's existing water entitlements and distribution systems.	<b>Mitigation 7.1-1.</b> Implement the following two City of Lodi General Plan <i>Land Use and Growth Management Element</i> policies: <ul style="list-style-type: none"> <li>▪ <i>The City shall develop new facilities, as necessary, to serve new development in accordance with the City's Water, Wastewater, and Drainage Master Plans. (Policy 1)</i></li> <li>▪ <i>The City shall assess water, wastewater, and drainage development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements. (Policy 2)</i></li> </ul>	City and/or redevelop. agency staff	Develop new facilities as necessary; assess established fees on new development	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		

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However, while aquifers yield water readily to the City's wells, water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs. Anticipated project-facilitated growth within the redevelopment area would therefore be considered to have a <i>potentially significant impact</i> on water service.	City and Redevelopment Agency implementation of these two policies as project-facilitated development takes place over the next 20 years would ensure that project-related impacts on the adequacy of City water sources would be reduced to a <i>less-than-significant level</i> .						
<b>Impact 7.1-2: Water Distribution System Inadequacies.</b> The existing water distribution system may not be adequate to serve anticipated new redevelopment-facilitated development and intensification in the Project Area. This potential deficiency represents a <i>potentially significant impact</i> .	<b>Mitigation 7.1-2:</b> As project-facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's <i>Water Master Plan</i> . Water conservation should also be promoted as the Project Area redevelops. Implementation of these measures would reduce project-related water distribution impacts to a <i>less-than-significant level</i> .	City and/or Redevel. Agency staff	Implement water distribution system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<b>Impact 7.2-1: Sewage Collection System Inadequacies.</b> The existing wastewater collection system serving the Project Area may not be adequate to serve anticipated new development and intensification in the Project Area. This potential deficiency represents a <i>potentially significant impact</i> .	<b>Mitigation 7.2-1:</b> Continue to implement the central area sewage collection system improvements identified as needed in the <u>City of Lodi General Plan</u> , and the City's <i>Sanitary Sewer System Technical Report</i> , including the planned improvements to eastside neighborhood collection system. Implementation of these measures over the next 20 years would reduce project wastewater collection system impacts to a <i>less-than-significant level</i> .	City and/or Redevel. Agency staff	Implement sewage collection system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<b>Impact 7.3-1: Police Service Demand Impacts in Project Area.</b> Plan-facilitated development and intensification within the Project Area would increase demands for police service. The City of Lodi Police Department may require additional staffing or equipment to serve these added demands. The proposed redevelopment plan would therefore have a <i>potentially significant impact</i> on police services.	<b>Mitigation 7.3-1:</b> The Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. As warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. Implementation of these measures would reduce the impact to a <i>less-than-significant level</i> .	Lodi Police Dept. and City staff	Annual response time monitoring reports; normal review of individual discretionary project applications	Annual monitoring; condition of approval for major new projects	Lodi Redevelopment Agency or City		

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<p><b>Impact 7.4-1: Fire Protection and Emergency Medical Service Demand Impacts in the Project Area.</b> Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services. Depending on the type of use, density, and occupancy of individual project-facilitated developments, the City of Lodi Fire Department may require additional staffing or equipment to meet its fire protection goals. The proposed redevelopment plan may therefore have a <i>potentially significant impact</i> on fire protection and emergency medical services.</p>	<p><b>Mitigation 7.4-1:</b> The Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. These measures would reduce the impact to a <i>less-than-significant level</i>.</p>	Lodi Fire Dept.	Annual fire call monitoring reports; normal review of individual discretionary project applications	Annually	Lodi Redevelopment Agency or City		
<p><b>Impact 7.5-1: School Service Demand Impacts.</b> Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development. The project-related increase in demand for school service would therefore represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 7.5-1:</b> The Lodi Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5. In addition, the City of Lodi shall require developers in the redevelopment area to pay state-authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with the LUSD. These measures would be expected to enable the LUSD to fund school improvements necessary to accommodate students from project-facilitated development, reducing this impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff	Ensure all pass-throughs and school fee payments have been made	Prior to final project approval for new projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.6-1: Project Park Demand Impacts.</b> Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. As discussed in chapter 5 (Population, Housing, and Employment) of this EIR, it is estimated that project-facilitated development would generate approximately 210 additional households in the Project Area. Based on the anticipated citywide year 2020 household size of 2.56 persons (see Table 5.2 in section 5.3), the 210 new households would generate a population increase of approximately 538 people. Based on the most recent City park acreage standard</p>	<p><b>Mitigation 7.6-1: Mitigation for Park Demand Impacts.</b> The City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated buildout takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required dedication of land and/or in-lieu payment of City adopted park and recreation fees. Implementation of this measure would reduce this impact to <i>less-than-significant levels</i>.</p>	City and/or Redevel. Agency staff	Verify parkland dedication or fee payment during plan check	Prior to grading or building permit	Lodi Redevelopment Agency or City		

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(3.4 acres per 1,000 persons), this new population increment would generate a demand for approximately 1.83 acres of additional parkland. Additional project-facilitated employment growth, estimated at 2,014 jobs by the year 2020, may also generate some additional demand for park and recreation services in the Project Area. Existing Project Area facilities do not have sufficient capacity to accommodate this additional demand. This project effect would therefore represent a <i>significant impact</i> .							
<b>DRAINAGE AND WATER QUALITY</b>							
<b>Impact 8-1: Project-Related Erosion, Sedimentation and Urban Runoff Pollutants.</b> Redevelopment program-facilitated building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Associated factors that may contribute to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments; and increased vehicle traffic, and herbicides, pesticides, and fertilizers from new landscaping associated with project-facilitated development. This combination of factors represents a <i>potentially significant impact</i> .	<b>Mitigation 8-1:</b> The City shall require the applicant for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions and, for projects involving the grading of more than five (5) acres: (a) file with the RWQCB a <i>Notice of Intent</i> to comply with the Statewide General Permit for Construction Activities, (b) prepare and implement a project-specific <i>Stormwater Pollution Prevention Plan</i> (including an erosion control plan) if grading is involved, (c) implement a monitoring, inspection, and documentation program to assure the effectiveness of control measures, (d) obtain or comply with existing General Stormwater Discharge Permit(s) for Industrial Activities, where applicable, and (e) comply with the NPDES Phase II Non-Point Discharge program. Implementation of these requirements would reduce this impact to a <i>less-than-significant level</i> .	City and/or Redevel. Agency staff	Verify during plan check and during construction-period inspections	Prior to grading permit, and during grading	Lodi Redevelopment Agency or City		
<b>NOISE</b>							
<b>Impact 9-1: Project-Related Exposure of Sensitive Land Uses to Excessive Environmental Noise.</b> Project-facilitated intensification of and changes in land uses in the Project Area could expose additional people to noise levels exceeding acceptable levels--i.e., to noise levels identified in the <i>Lodi General Plan</i> as "conditionally acceptable," "normally unacceptable" or "unacceptable" for the associated land use. Such new exposure	<b>Mitigation 9.1:</b> Noise impacts can be reduced through appropriate site planning (e.g., setbacks, noise-protected areas), construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the <i>City of Lodi General Plan</i> . As part of the future environmental review process for individual projects, new developments facilitated by the redevelopment plan shall be evaluated. Evaluate each redevelopment-facilitated discretionary	City and/or Redevel. Agency staff; individual applicants	Condition of individual project approval; verify during plan check that any required noise studies have been completed	During individual project environ. review	Lodi Redevelopment Agency or City		

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possibilities constitute a <i>potentially significant impact</i> .	development application in the Project Area with respect to the noise environment, particularly when proposed near major transportation noise sources such as SR 99, Cherokee Lane, Stockton Street, Lodi Avenue, Tokay Street, other arterial roadways, and/or the UPRR. Also, require noise assessments for all redevelopment-facilitated discretionary applications where noise-sensitive receptors are proposed in areas adjoining commercial or industrial noise sources, such as subareas 1, 3 and 4, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise-sensitive land uses. The results of the noise assessments and the measures identified to reduce noise levels shall be incorporated in the project plans sufficient to meet stipulated exterior and interior noise level standards. All such evaluations shall be completed to City satisfaction by a qualified acoustical consultant. With implementation of measures identified throughout such evaluations to meet these standards, this potentially significant impact would be reduced to a <i>less-than-significant level</i> .						
<b>Impact 9-2: Redevelopment-Facilitated Construction Noise.</b> Construction activities can generate considerable noise levels. Construction activities facilitated by the redevelopment program could include site grading and preparation, building demolition, construction of foundations and buildings, installation of utilities, paving of roadways, and construction of parking lots. The noise effects of these future construction activities would depend upon the amount of activity, the type of equipment used, and the noise control measures used. Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could therefore be exposed to noise levels that would interfere with normal activities. This possibility constitutes a <i>potentially significant impact</i> .	<p><b>Mitigation 9-2:</b> To reduce the potential for noise impacts resulting from project-facilitated construction activities, implement a combination of the following measures at all construction sites when noise-sensitive receptors are located in the project vicinity. The combination of measures shall be evaluated on an individual, project-by-project basis and shall be sufficient to achieve compliance with applicable City General Plan and/or Noise Ordinance standards at affected receptors.</p> <ul style="list-style-type: none"> <li>Noise-generating construction activity shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturdays. No construction activities should occur on Sundays or holidays.</li> <li>All internal combustion engine driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approval; verified during construction	Condition of constr. (grading or building) permit; verify during construction	Lodi Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>▪ Stationary noise-generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction Project Area.</li> <li>▪ All construction traffic to and from the project site shall be routed via designated truck routes where possible. Construction-related heavy truck traffic in residential areas shall be prohibited where feasible.</li> <li>▪ "Quiet" air compressors and other stationary noise sources shall be used where technology exists.</li> <li>▪ A "noise disturbance coordinator" shall be designated who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site and included in the notice sent to neighbors regarding the construction schedule. (The City should be responsible for designating a noise disturbance coordinator and the individual project sponsor should be responsible for posting the phone number and providing construction schedule notices).</li> </ul> <p>Implementation of this measure would reduce the potential for project-related impacts due to construction noise to a <i>less-than-significant level</i>.</p>						

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<i>AIR QUALITY</i>							
<p><b>Impact 10-1: Construction Activity Air Quality Impacts.</b> Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs), which could be released into the air during building demolition. Such construction-period air emissions possibilities represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 10-1:</b> The City shall require that individual redevelopment-facilitated projects within the Project Area involving new construction shall comply, where applicable, with current SJVUAPCD Regulation VIII requirements, which currently include the following:</p> <ul style="list-style-type: none"> <li>▪ Appropriate dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities, such as the effective application of water or pre-soaking;</li> <li>▪ Effective stabilization of all disturbed areas of a construction site, including storage piles, which are not being actively used for seven or more days;</li> <li>▪ Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads; and</li> <li>▪ Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site, for the duration of the activity.</li> </ul> <p>Regulation VIII also requires a Dust Control plan for construction activity that will include 40 acres or more of disturbed surface area, or will include moving more than 2,500 cubic yards per day of bulk materials on at least three days.</p> <p>In addition, where appropriate, the City may also wish to require the following:</p> <ul style="list-style-type: none"> <li>▪ A limitation on traffic speeds on unpaved roads to 15 miles per hour (mph);</li> <li>▪ Installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals; verified during grading	Condition of grading permit; verify during construction	Lodi Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>▪ Suspension of excavation and grading activities when winds exceed 20 mph; and/or</li> <li>▪ A limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust.</li> </ul> <p>Prior to each the start of construction, the applicant shall submit a <i>dust control plan</i> demonstrating compliance with all SJVUAPCD- and City-required control measures.</p>						
<p><b>Impact 10-2: Long-Term Regional Emissions Increases.</b> Emissions resulting from new vehicle trips generated by redevelopment-facilitated intensification in the Project Area would, by the year 2020, be expected to exceed the applicable thresholds of significance for Reactive Organic Gases (ROG) and Nitrogen Oxides (NO<sub>x</sub>), resulting in a <i>significant project impact</i>. When this increase in "mobile emissions" is considered cumulatively with possible new industrial "stationary sources" of emissions that could locate within the redevelopment area, the total of project-related indirect and direct emissions would also exceed applicable significance thresholds. As a result, the project would also be expected to contribute to a <i>significant cumulative impact</i>.</p>	<p><b>Mitigation 10-2:</b> The following emissions control strategies shall be applied to redevelopment program-facilitated development activities within the Project Area:</p> <ul style="list-style-type: none"> <li>▪ <b>Where practical, future development proposals shall include physical improvements, such as sidewalk improvements, landscaping, lighting and the installation of bus shelters and bicycle parking, that would act as incentives for pedestrian, bicycle and transit modes of travel.</b></li> <li>▪ Employment-generating development projects of 10,000 square feet (approximately 25 employees) or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals, incl. annual reporting requirements	Condition of project approvals; verify through annual reporting reqmnts	Local Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.</li> </ul> <p>Implementation of these measures would assist in reducing identified project and cumulative impacts on long-term regional emissions levels. The URBEMIS7G program estimates that the above measures would reduce regional indirect emissions by five to seven percent. This reduction would not reduce this impact to a less-than-significant level even in the absence of potential industrial emissions. Since no other feasible measures are available, these identified project and cumulative effects on regional air emissions would represent a <i>significant unavoidable impact</i>.</p>						
<b>VEGETATION AND WILDLIFE</b>							
<p><b>Impact 11-1: Potential Loss of Special-Status Species.</b> Although chances of encountering special-status species in the Project Area are low, redevelopment-facilitated development consistent with the adopted <u>City of Lodi General Plan</u> may result in impacts on special status species. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 11-1:</b> If disturbance to suitable giant garter snake habitat (i.e., drainage ditches) is proposed as part of a redevelopment-assisted individual development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. Such surveys shall be conducted by a qualified wildlife biologist or a herpetologist following applicable guidelines of the California Department of Fish and Game (CDFG) and/or U.S. Fish and Wildlife Service (USFWS) to provide a conclusive determination on presence or absence of this animal specie. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the CDFG and USFWS, and in compliance with specifications of the SJMSCP, section 5.2.4.8. Implementation of this measure would ensure protection of possible populations of special-status animal species (i.e., giant garter snake) in the Project Area, mitigating potential impacts to a <i>less-than-significant level</i>.</p>	<p>City and/or Redevel. Agency staff; individual project applicants</p>	<p>Require completion of giant garter snake survey if existing drainage ditch will be affected by project; ensure implementation of mitigation plan and coordination with juris. agencies (USACOE, USFWS and/or CDFG) if habitat affected</p>	<p>During individ. project environ. review; prior to grading permit issuance</p>	<p>Lodi Redevelopment Agency or City</p>		

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Impact 11-2: Jurisdictional Wetland Impacts. Redevelopment-facilitated development consistent with the adopted City of Lodi General Plan could affect potential jurisdictional wetland habitat. This possibility represents a <i>potentially significant impact</i> .	Mitigation 11-2: All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or underused parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated individual project design modifications are incorporated into proposed improvement plans during the initial stages of project review. Implementation of this measure would ensure that potential impacts on wetland resources are minimized and adequate replacement is provided, mitigating this potential impact to a <i>less-than-significant level</i> .	City and/or Redevel. Agency staff; individual project applicants	During project environ. review, if wetlands appear to be present, req. biologist to determine if wetlands are present and as cond. of devel. permit, req. implementation of any juris. agency mitigation reqmnts.	Prior to approval of grading permit	Lodi Redevelopment Agency or City		
<b>CULTURAL RESOURCES</b>							
Impact 12-1: Project-Related Potentials for Disturbance of Archaeological Resources. Development encouraged and improvement program funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area. This possibility represents a <i>potentially significant impact</i> .	Mitigation 12-1: In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center (CCIC), and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and recreation (DPR) Form 422 (archaeological sites). Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities. Implementation of this measure would reduce this potential impact to a <i>less-than-significant level</i> .	City and/or Redevel. Agency staff; individual project applicants	Grading inspection and reporting	Cond. of grading permit; inspection during grading	Lodi Redevelopment Agency or City		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING				VERIFICATION	
		Impl. Entity <sup>1</sup>	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<p><b>Impact 12-2: Destruction/Degradation of Historic Resources.</b> Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted. Such destruction or degradation would be considered a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 12-2:</b> Evaluate all future project-assisted public improvement projects and private development projects for the presence of, and potential impacts on, historic resources. If disturbance of a Project Area historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition.</p> <p>Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development. Implementation of these measures would reduce this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevelopment Agency staff; individual project applicants	During environ. review for individ. projects, ensure that any affected historical resources have been identified and mitigation program implemented as appropriate	Prior to approval of grading or building permit	Lodi Development Agency or City		

1 - Impl. Entity = Implementation Entity

AGENCY RESOLUTION NO. RDA2002-06

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF LODI  
FINDING THAT THE USE OF TAXES ALLOCATED FROM THE LODI  
REDEVELOPMENT PROJECT NO. 1 FOR THE PURPOSE OF INCREASING,  
IMPROVING, AND PRESERVING THE COMMUNITY'S SUPPLY OF LOW- AND  
MODERATE-INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE  
OF BENEFIT TO THE PROJECT

=====

WHEREAS, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than twenty percent (20%) of all taxes so allocated be used by the Agency for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost; and

WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF LODI DOES HEREBY RESOLVE that the use of taxes allocated from the Project Area for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost outside the Project Area will be of benefit to the Project.

Dated: June 19, 2002

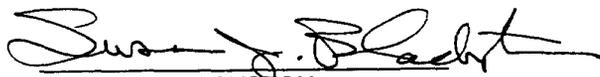
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I hereby certify that Resolution No. RDA2002-06 was passed and adopted by the Members of the Redevelopment Agency in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

- AYES: MEMBERS – Howard, Land, and Mayor Pennino
- NOES: MEMBERS – Nakanishi
- ABSENT: MEMBERS – None
- ABSTAIN: MEMBERS – Hitchcock

  
PHILLIP A. PENNINO  
Chairperson

Attest:

  
SUSAN J. BLACKSTON  
Secretary

RESOLUTION NO. 2002-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI  
CONSIDERING AND MAKING FINDINGS AS TO THE FINAL  
ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED  
REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT PROJECT  
NO. 1; ADOPTING A STATEMENT OF FINDINGS, FACTS, AND  
OVERRIDING CONSIDERATIONS; AND ADOPTING A MITIGATION  
MONITORING PLAN

=====

WHEREAS, as the Lead Agency, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared an Environmental Impact Report (the "EIR") on the proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq., hereinafter referred to as "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, Section 15000 et seq., hereinafter referred to as the "State CEQA Guidelines"), and procedures adopted by the Agency relating to environmental evaluation; and

WHEREAS, the Agency transmitted for filing a Notice of Completion of the Draft EIR and thereafter in accordance with CEQA and the State CEQA Guidelines forwarded the Draft EIR to the State Clearinghouse for distribution to those state agencies which have discretionary approval or jurisdiction by law over natural resources affected by the Redevelopment Plan, to the affected taxing agencies, and to other interested persons and agencies and sought the comments of such persons and agencies; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR was published in accordance with the provisions of CEQA and the State CEQA Guidelines; and

WHEREAS, the Draft EIR was thereafter revised and supplemented to adopt changes suggested, to incorporate comments received during the public review period pursuant to CEQA and the State CEQA Guidelines, and to incorporate the Agency's responses to said comments, and as so revised and supplemented, a Final EIR was prepared by the Agency; and

WHEREAS, a joint public hearing was held by the Agency and the City Council of the City of Lodi (the "City Council") on June 19, 2002, on the Redevelopment Plan and the Final EIR, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto have been heard, and said Final EIR and all comments and responses thereto have been considered; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented to incorporate all comments received and the responses of the Agency thereto, and is part of the Agency's Report to the City Council on the Redevelopment Plan; and

WHEREAS, the City of Lodi is a Responsible Agency, as defined in Section 21069 of the Public Resources Code, with respect to the Redevelopment Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LODI DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council has evaluated all comments, written and oral, received from persons who have reviewed the Final EIR and has duly reviewed and considered the Final EIR

prepared and certified by the Agency prior to adopting this resolution and acting on the Redevelopment Plan.

Section 2. The City Council hereby adopts the Statement of Findings, Facts, and Overriding Considerations relating to the environmental impact of the Redevelopment Plan for the Lodi Redevelopment Project No. 1 as set forth in Exhibit A attached hereto and incorporated herein by this reference (including, without limitation, the mitigation measures therein set forth). Based upon such Statement of Findings, Facts, and Overriding Considerations, the City Council hereby finds that all significant environmental effects have been eliminated or substantially lessened except the following unavoidable adverse impacts:

- (1) Long Term Regional Emissions Increases.

Based upon the foregoing, the City Council finds and determines that the Redevelopment Plan will have a significant effect upon the environment but that the benefits of the Redevelopment Plan outweigh the unavoidable adverse impacts for the reasons set forth in the Statement of Findings, Facts, and Overriding Considerations, in particular, Part V thereof.

Section 3. The City Council hereby adopts the Mitigation Monitoring Plan set forth in Exhibit B attached hereto and incorporated herein by this reference.

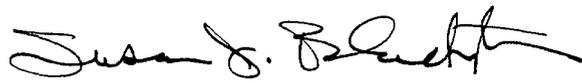
Section 4. Upon approval and adoption of the Redevelopment Plan by the City Council, the City Clerk is hereby directed to file a Notice of Determination with the County Clerk of the County of San Joaquin pursuant to the provisions of Section 21152 of CEQA and Section 15096(i) of the State CEQA Guidelines.

Dated: June 19, 2002

=====

I hereby certify that Resolution No. 2002-131 was passed and adopted by the Lodi City Council in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

- AYES: COUNCIL MEMBERS – Howard, Land, Nakanishi, and Mayor Pennino
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – Hitchcock



SUSAN J. BLACKSTON  
City Clerk

2002-131

## EXHIBIT A

### STATEMENT OF FINDINGS, FACTS, AND OVERRIDING CONSIDERATIONS RELATING TO THE ENVIRONMENTAL IMPACTS OF THE REDEVELOPMENT PLAN FOR THE LODI REDEVELOPMENT PROJECT NO. 1

#### I. INTRODUCTION

The California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") provides, in Section 21081, that:

"[N]o public agency shall approve or carry out a project for which an environmental impact report has been certified which identifies one or more significant effects on the environment that would occur if the project is approved or carried out unless both of the following occur:

"(a) The public agency makes one or more of the following findings with respect to each significant effect:

"(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

"(2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

"(3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

"(b) With respect to significant effects which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment."

As defined in CEQA, "'significant effect on the environment' means a substantial, or potentially substantial, adverse change in the environment." (Public Resources Code Section 21068.)

#### II. DESCRIPTION OF THE PROJECT PROPOSED FOR APPROVAL

For purposes of CEQA, the "project" addressed in the Final Environmental Impact Report (the "Final EIR") is the adoption and phased implementation of the Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project No. 1 (the "Project"). As more particularly identified in the Final EIR, the Project Area covers approximately 1,184 acres of land within the City of Lodi, including commercial, industrial, parks, residential and public right of way

land uses. Under the Redevelopment Plan, the Project would be developed in accordance with the land uses designated and permitted by the General Plan for the City of Lodi. The Final EIR describes the environmental impacts that may occur as a result of the adoption and phased implementation of the Redevelopment Plan and identifies, where applicable, measures which would mitigate significant effects on the environment to a level of insignificance. Findings regarding the significant effects of the Project are set forth below.

### III. ENVIRONMENTAL IMPACTS OF THE PROJECT; FINDINGS REGARDING SIGNIFICANT EFFECTS OF THE PROJECT

This Part III identifies the potentially significant and unavoidably significant effects of the Project as determined by the Agency, including the findings and facts supporting the findings in connection therewith. The Final EIR discussed Hazardous Materials but no impacts were anticipated. The following areas were discussed in the Final EIR and include mitigation measures that are incorporated into the Redevelopment Plan or are unavoidably significant effects on the Project:

#### A. Land Use and Visual Factors

##### 1. Environmental Impact

- **Adverse Land Use Compatibility Impacts.** Some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in the Project Area to existing and planned commercial and industrial areas, project-assisted development could introduce significant new land use conflicts among specific residential, commercial and industrial developments.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) During City review and prior to approval of individual projects within the Project Area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses.
  - (b) During review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3)

adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading provisions; and (7) other common measures warranted to avoid such land use conflicts.

## 2. Environmental Impact

- **Visual Impacts on Specific Streetscapes Within the Project Area.** The visual quality of future development in specific opportunity areas within the Project Area would directly affect the quality of important city streetscapes. Without adequate design control, the Project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character of surrounding neighborhoods, and of the central area as a whole.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Through the City's currently adopted development permit and design review process, future development in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the City's General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines and Central City Revitalization Program in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas.
  - (b) Applications for future development and property improvements that are subject to discretionary approval in the Industrial Rail Corridor, East Industrial Area, Cherokee Lane Corridor and Lodi West subareas, as designated in the EIR, shall incorporate the appropriate combination of specific design guidelines listed in section 4.3 of the EIR in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately reduce project related visual impacts on streets, residential neighborhoods, and the central area as a whole.

3. **Environmental Impact**

- **Potential Impacts on Visual Character and Image of Eastside Residential Neighborhood.** Project facilitated new multi-family development built in the Eastside neighborhood would have the potential to clash visually with the neighborhood's older, predominantly single-family residential character.
- **Finding:** The mitigation measure identified below is feasible and shall be required in or incorporated into the Project. The mitigation measure will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

In review and processing of residential development projects within the Eastside residential neighborhood, place special emphasis on implementation of locational strategy contained in the Central City Revitalization Program to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the edge of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission.

B. **Population, Housing and Employment**

1. **Environmental Impact**

- **Potential Jobs/Housing Balance Impacts.** Project-facilitated development and the projected addition of a substantially greater number of jobs than housing units in the Project Area may exacerbate the existing jobs/housing imbalance (weighted towards jobs in comparison to the County as a whole).
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implementation of mitigation measures identified below in Section III.C.1 of this Statement of Findings, Facts and Overriding Considerations pertaining to project-related commute period vehicular traffic increases and associated project and cumulative transportation system impacts.

C. **Transportation and Parking**

1. **Environmental Impact**

- **Impact on Intersection Signalization Requirements.** Additional redevelopment related traffic would increase PM peak hour traffic volumes at the Pine Street/Central Avenue intersection above criteria levels set by Caltrans to determine whether installation of a traffic signal is warranted.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Caltrans has established eleven possible tests, or "warrants", for determining whether installation of a traffic signal should be considered. Usually, two or more of these must be met before a signal is warranted. The EIR analysis indicates that only the warrant related to peak hour traffic volume would be met for the Pine Street/Central Avenue intersection. The City shall monitor traffic volumes and conditions at the Pine Street-Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization.

D. **Infrastructure and Public Facilities**

1. **Environmental Impact**

- **Anticipated Water Supply Impacts.** Anticipated increases in commercial activity, employment and residential population associated with the Project would result in corresponding increases in the demand for water service. The City is prepared to provide the additional domestic water necessary for anticipated additional development in the Project Area, but water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of Finding:** The following mitigation measure is incorporated into the Redevelopment Plan:

Implement the City of Lodi General Plan Land Use and Growth Management Element policies which require the City to (1) develop new facilities, as necessary, to serve new develop in accordance with the City's Water, Wastewater and Drainage Master Plans, and (2) assess water, wastewater and drainage development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements.

## 2. **Environmental Impact**

- **Water Distribution System Inadequacies.** The existing water distribution system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

As project facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's Water Master Plan. Water conservation should also be promoted as the Project Area redevelops.

## 3. **Environmental Impact**

- **Sewage Collection System Inadequacies.** The existing wastewater collection system may not be adequate to serve anticipated new redevelopment facilitated development and intensification in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Continue to implement the central area sewage collection system improvements identified as needed in the City of Lodi General

Plan, and the City's Sanitary Sewer System Technical Report, including planned improvements to the Eastside neighborhood collection system.

4. **Environmental Impact**

- **Police Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for police services in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

5. **Environmental Impact**

- **Fire Protection and Emergency Medical Service Demand in Project Area.** Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services in the Project Area.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area.

6. **Environmental Impact**

- **School Service Demand.** Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5.
  - (b) City shall require developers in the Project Area to pay state authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with LUSD.

7. **Environmental Impact**

- **Project Park Demand.** Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. Based on estimated population increase in the Project Area, the City will need approximately 1.83 acres of additional park land to meet the increased demand.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated build-out takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required

dedication of land and/or in-lieu payment of City adopted park and recreation fees.

**E. Drainage and Water Quality**

**1. Environmental Impact**

- **Erosion, Sedimentation and Urban Runoff Pollutants.** Building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Factors contributing to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments, increased vehicle traffic, and herbicides, pesticides and fertilizers from new landscaping associated with project-facilitated development.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a less than significant level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) City shall require applicants for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions.
  - (b) For projects involving the grading of more than five acres, applicant shall be required to (1) file with the Regional Water Quality Control Board a Notice of Intent to comply with the Statewide General Permit for Construction Activities, (2) prepare and implement a project-specific Stormwater Pollution Prevention Plan (including erosion control plan) if grading is involved, (3) implement a monitoring, inspection and documentation program to assure the effectiveness of control measures, (4) obtain or comply with existing General Stormwater Discharge Permits for Industrial Activities, where applicable, and (5) comply with the NPDES Phase II Non-Point Discharge program.

**F. Noise**

**1. Environmental Impact**

- **Exposure of Sensitive Land Uses to Excessive Environmental Noise**

Project facilitated intensification of and changes in land uses in the

Project Area could expose additional people to noise levels exceeding acceptable levels.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Noise impacts can be reduced through appropriate site planning, construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the City of Lodi General Plan. Evaluate the impact of each redevelopment-facilitated discretionary development application in the Project Area on the noise environment, particularly when proposed near major transportation noise sources.
  - (b) Require noise assessments for all redevelopment-facilitated discretionary applications in areas adjoining commercial or industrial noise sources, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise sensitive land uses.

## 2. Environmental Impact

- **Redevelopment Facilitated Construction Noise.**

Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could be exposed to noise levels that would interfere with normal activities.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require the use of a combination of the following reasonable construction practices for projects when noise-sensitive receptors are located in the project vicinity, including restricting construction to avoid noise generating activity in the early morning, evening, and on Sundays and holidays, muffling and properly maintaining all internal combustion engine driven equipment, locating stationary noise-generating equipment as far as possible from sensitive receptors, routing construction traffic to and from the project site via designated truck routes, utilizing

"quiet" air compressors and other stationary noise sources where such technology exists, and designation of a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise.

## G. Air Quality

### 1. Environmental Impact

- **Construction Activity Air Quality** Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs) which could be released into the air during building demolition.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

City shall require that individual redevelopment-facilitated projects involving new construction shall comply, where applicable, with the current San Joaquin Valley Unified Air Pollution Control District ("SJVUAPCD") Regulation VIII requirements. In addition, the City may also require a limitation on traffic speeds on unpaved roads to 15 miles per hour, installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site, suspension of excavation and grading activities when winds exceed 20 miles per hour, and/or a limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust. To mitigate any potential demolition-related air quality impacts from ACMs, the demolition contractor would be required to comply with all local, state and federal regulations regarding determination of existence of ACMs and proper removal and disposal to reduce air quality risks associated with airborne ACMs. Prior to the start of construction, the applicant shall submit a dust control plan demonstrating compliance with all SJVUAPCD and City required control measures.

### 2. Environmental Impact

- **Long-Term Regional Emissions Increases** Emissions resulting from new vehicle trips generated by redevelopment facilitated intensification in the Project Area would, by the year 2020, generate Reactive Organic Gases and Nitrogen Oxides in

amounts that would exceed the applicable thresholds of significance for each pollutant. These emissions would constitute a significant project impact and would be expected to contribute to a significant cumulative impact.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. Notwithstanding incorporation of these mitigation measures, the Long-Term Regional Emissions Increases are an unavoidable significant effect. Specific economic, legal, social, technological or other benefits of the Project make the alternatives infeasible and outweigh this significant effect.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:
  - (a) Where practical, future development proposals shall include physical improvements that would act as incentives for pedestrian, bicycle and transit modes of travel.
  - (b) Employment-generating development projects of 10,000 square feet or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.
  - (c) Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.

The specific economic, legal, social, technological or other benefits of the Project are more particularly described in the Statement of Overriding Considerations contained in Part V of this Statement of Findings, Facts and Overriding Considerations.

## H. Vegetation and Wildlife

### 1. Environmental Impact

- **Potential Loss of Special-Status Species** Redevelopment-facilitated development consistent with the City of Lodi General Plan may result in impacts on special status species.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.

- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

If disturbance to suitable giant garter snake habitat is proposed as part of a redevelopment assisted development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the California Department of Fish and Game and the United States Fish and Wildlife Service and in compliance with specifications of section 5.2.4.8 of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

## 2. **Environmental Impact**

- **Jurisdictional Wetland Impacts** Redevelopment-facilitated development could affect potential jurisdictional wetland habitat.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or under used parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated project design modifications are incorporated into proposed improvement plans during the initial stages of project review.

## I. **Cultural and Historic Resources**

### 1. **Environmental Impact**

- **Project-Related Potentials for Disturbance of Archaeological Resources**

Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area.

- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center, and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and Recreation Form 422. Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities.

## 2. **Environmental Impact**

- **Destruction/Degradation of Historic Resources** Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted.
- **Finding:** The mitigation measures identified below are feasible and shall be required in or incorporated into the Project. The mitigation measures will reduce the impact to a "less than significant" level.
- **Facts in Support of the Finding:** The following mitigation measures are incorporated into the Redevelopment Plan:

All future redevelopment-assisted public improvement projects and private development projects shall be evaluated for the presence of and potential impacts on historic resources. If disturbance of a historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition.

Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development.

#### IV. FINDINGS REGARDING ALTERNATIVES TO THE PROJECT

CEQA requires that an EIR describe a range of reasonable alternatives to the Project or to the location of the Project which could feasibly attain the basic objectives of the Project and to evaluate the comparative merits of the alternatives. Section 15126(d)(1) of the State CEQA Guidelines states that the "discussion of alternatives shall focus on alternatives to the project or to its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly."

As more particularly set forth in the Final EIR, the Project was compared to the following alternatives: (1) a "no project" alternative; (2) a modified Project Area boundary; (3) a modified list of Project Area redevelopment actions and/or modified allocation of redevelopment funds to the various actions; (4) an alternative Project Area location; and (5) the Project incorporating the mitigation measures listed in the Final EIR. The following discussion briefly summarizes the listed alternatives.

No Project Alternative: Under the No Project alternative, the Redevelopment Plan would not be adopted. No actions would be taken by the Lodi Redevelopment Agency to remove blighting conditions and stimulate additional private investment in the proposed Project Area. No Redevelopment Agency funding would be provided towards housing assistance in the Project Area, and no Redevelopment Agency actions would be taken to fund infrastructure and facility improvements, or to redevelop property. Although it is not possible to quantify the exact level of public and private development that would occur in the proposed Project Area under the No Project alternative, it is reasonable to assume that, with no Redevelopment Agency activity in the Project Area to fund public improvements and to attract an increased level of private investment, existing blighting conditions would remain or worsen. The No Project Alternative is not a viable alternative because it will not meet the basic goal of eliminating and removing blight in the Project Area.

Modified Project Boundary Alternative: This alternative would be similar to the proposed project in terms of allocation of funding, but would involve either a reduced area boundary or an enlarged area boundary. Under the reduced area boundary, the overall effectiveness of the redevelopment program would be lessened, since selected activities would have to be reduced or eliminated to compensate for the reduced tax increment revenues accruable to the Redevelopment Agency. If the reduced boundary alternative were selected, the extent of potential growth in the Project Area subject to redevelopment assistance and incentives would be reduced and a corresponding decrease in the land use, traffic, public services, visual, vegetation and wildlife, noise, air quality, and other impacts identified in the EIR could be anticipated. The reduced project area alternative will not effectively reduce and eliminate the blight existing throughout the Project Area and therefore is not a viable alternative.

The enlarged area boundary alternative would not be a viable alternative under state redevelopment law. The proposed boundaries of the Project Area were carefully selected

based on identification of areas that contain blighted conditions, could benefit from redevelopment activities, and could meet certain other redevelopment law parameters. A combination of blight and general urbanization conditions has not been identified outside the Project Area at the present time.

Modified Redevelopment Activities: This alternative would include the same boundaries proposed by the project, but with a modified allocation of project-generated revenues to redevelopment activities within the Project Area. The modified allocation would increase the percentage of total project-related revenue for affordable housing from approximately 20 percent (as proposed in the Project) to approximately 35 percent, with the 15 percent difference taken from the public infrastructure improvement, site assembly and other components of the redevelopment program. Although this alternative would have some positive environmental effects, it would also reduce the beneficial land use compatibility effects of the project, reduce the rate of market rate housing and job growth, and decrease the funding available for storm drainage and flood control improvements, assistance for preservation and maintenance of historic resources, and development driven hazardous waste clean-up. This alternative could further result in a reduced overall level of physical rehabilitation in the proposed Project Area and an associated reduction in facilitation of blight elimination. Because this alternative will not meet the basic goal of eliminating and removing blight in the Project Area, it is not a viable alternative.

Alternative Project Area Location: This alternative examined the potential for the Project Area to be located on other sites. However, the boundaries of the proposed Project Area were precisely established based on the maximum area within which identified blighted conditions currently occur, in combination with other urbanization parameters set forth in state redevelopment law. No additional areas are currently identified in the project vicinity that appear to meet redevelopment law criteria for blight. The fundamental purpose of the redevelopment project is to authorize activities and financing to enable the Redevelopment Agency to eliminate blighted conditions. Redevelopment Agency establishment of an alternative site for the Project Area would fail to attain the basic objectives of the proposed project. Therefore, this is not a viable alternative.

Project Incorporating Mitigation Measures: This alternative consists of the Project as proposed with the incorporation of all mitigation measures recommended in the EIR. As stated above, the mitigation measures recommended in the EIR shall be incorporated into the Project. This is therefore the Project to be considered by the City Council and the Agency. This alternative effectively achieve the goals of the Redevelopment Project and would mitigate all environmental effects to a less than significant levels, except for long-term regional emissions of air pollutants, which is a significant and unavoidable effect.

Finding: After consideration of all the alternatives, the Agency and City Council find that the Project Incorporating Mitigation Measures is the "environmentally superior" alternative since the proposed Project Incorporating Mitigation Measures most effectively achieves the basic goal of eliminating and removing blight in the Project Area, and provides a funding source for the proposed public improvements which are necessary to alleviate existing blighting conditions in the Project Area. In addition, all potentially significant impacts identified in the Final EIR except for the long-term regional emissions have been eliminated or reduced to a less than significant level by incorporation of appropriate mitigation measures as part of the proposed Project.

## V. STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires a public agency to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. As set forth in Part III hereof, the Agency and the City Council have determined that the only unavoidable environmental consequence of the Project is the following:

1. Long-Term Regional Emissions Increases.

The Agency and the City Council find that the above-referenced unavoidable environmental consequence of the Project is acceptable when balanced against its benefits. This finding is based on the following facts:

1. The Project will serve a critical need, that being the elimination and prevention of the spread of blight and deterioration in the Project Area and the conservation, rehabilitation and redevelopment of the proposed Project Area in accordance with the Redevelopment Plan, the General Plan for the City of Lodi and local codes and ordinances.
2. The promotion of new and continuing private sector investment within the Project Area will prevent the loss of and facilitate the capture of commercial sales activity.
3. The Project will allow for the elimination of blight through abatement or code enforcement, rehabilitation and reconstruction, new development, and the assembly of parcels into more developable sites for more desirable uses.
4. The Project will result in the elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems, inadequate storm drainage systems, inadequate off-street parking, and other similar public improvement deficiencies adversely affecting the Project Area.
5. New construction within the Project Area will result in an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
6. Project implementation would result in the retention and expansion of businesses by means of redevelopment and rehabilitation activities and by encouraging and assisting in the cooperation and participation of owners, businesses, and public agencies in the revitalization of the Project Area.
7. Revitalized commercial and industrial development will result in the creation and development of local job opportunities and the preservation of the area's existing employment base.
8. Project implementation will strengthen the economic base of the Project Area and the City by installing needed site improvements and stimulating commercial, industrial, and residential development.

9. Project implementation will expand and improve the City's supply of affordable housing.

# EXHIBIT "B"

## MITIGATION MONITORING CHECKLIST--LODI REDEVELOPMENT PLAN

June 7, 2002

The environmental mitigation measures listed in column two below have been incorporated into the conditions of approval for the Lodi Redevelopment Plan in order to mitigate EIR-identified environmental impacts. A completed and signed chart will indicate that each mitigation requirement has been complied with, and that City and State monitoring requirements have been fulfilled with respect to Public Resources Code Section 21081.6.

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE (CONDITION OF APPROVAL)	MONITORING		VERIFICATION			
		Impl. Entity	Type of Monitoring Action	Timing Requirements	Monitoring and Verification Entity	Signature	Date
<p><b>LAND USE AND VISUAL FACTORS</b></p> <p><b>Impact 4.1: Adverse Land Use Compatibility Impacts.</b> In addition to beneficial land use compatibility effects, some project-facilitated land use changes within the Project Area could result in adverse land use compatibility impacts. Given the proximity of some existing, planned and anticipated residential uses in this area to existing and planned commercial and industrial areas, project-assisted intensification could introduce significant new land use conflicts among specific residential, commercial, and industrial developments (e.g., traffic, visual, light, noise, parking, odor and other conflicts). Such project-induced effects represent <i>potentially significant adverse land use compatibility</i>.</p>	<p><b>Mitigation 4.1:</b> During City review and prior to approval of individual development projects within the redevelopment area, emphasize the need to avoid significant new land use conflicts between non-residential and residential development, between sensitive new commercial uses and existing nuisance-prone commercial and industrial uses, and between new nuisance prone commercial and industrial uses and sensitive existing commercial uses. During these review procedures and the formulation of conditions of approval, require assurances to City satisfaction of: (1) adequate land use separation, scale transition, and noise buffering; (2) creative siting of buildings to avoid conflicts; (3) adequate protections against light, glare, and shadow impacts; (4) adequate odor control; (5) adequate offstreet parking provisions; (6) adequate and safe truck access and offstreet loading provisions; and (7) other common measures warranted to avoid such land use conflicts. Implementation of these measures would be expected to reduce potential land use compatibility impacts to a <i>less-than-significant level</i>.</p>	City, individual applicants	Verify during plan check	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		
<p><b>Impact 4.2: Visual Impacts on Specific Streetscapes Within the Project Area.</b> Portions of the industrial rail corridor and east industrial subareas have been identified by City staff (see subsection 4.3.2) as anticipated industrial development opportunity areas, and are largely visible from adjoining major through-routes (e.g., Cherokee Lane, Lockeford Street, Stockton Street, Pine Street and Lodi Avenue) and from adjoining residential neighborhoods and the downtown. Similarly, anticipated commercial development intensification along Lodi Avenue West and the Cherokee Lane Corridor (see section 4.3.2) would be highly visible from those primary travel routes. The visual quality of future development in these</p>	<p><b>Mitigation 4.2:</b> Through the City's currently-adopted development permit and design review process, future development in the Industrial Rail Corridor, and East Industrial Area, Cherokee Lane Corridor and Lodi Avenue West subareas shall be subject to particularly focused and detailed design review. Implement specific visual impact mitigation guidelines set forth in the <u>General Plan, Zoning Ordinance, Downtown Development Standards and Guidelines and Central City Revitalization Program</u> that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately protect and enhance the visual quality of these areas. In addition, applications for future new developments and</p>	City, individual applicants	Verify during plan check and design review	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		

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specific opportunity areas would directly affect the quality of these important city streetscapes. Without adequate design control, the project could facilitate new industrial or mixed-use/commercial development that could adversely affect the visual quality of these highly visible industrial and mixed-use streetscapes, as well as the visual character surrounding neighborhoods, and of the central area as a whole. Such possible effects constitute a <i>potentially significant adverse visual impact</i> .	property improvements subject to discretionary approval in the industrial rail corridor, east industrial area, Cherokee Lane corridor and Lodi Avenue West subareas, shall incorporate the appropriate combination of specific design guidelines listed under this mitigation in section 4.3 of this EIR in a manner that, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission, are sufficient to adequately reduce project-related visual impacts on streets, residential neighborhoods, and the central area as a whole. Implementation of these two measures would reduce the potential adverse visual impacts of development in these subareas to a <i>less-than-significant level</i> .						
<b>Impact 4.3: Potential Impacts on the Visual Character and Image of the Eastside Residential Neighborhood.</b> Although the Eastside neighborhood has been downzoned to preclude infiltration of additional multi-family development within predominantly single-family areas, some multi-family development would be expected to occur along the edge of downtown. Such project-facilitated multi-family development has the potential to add to Eastside neighborhood visual deficiencies created by existing, poorly designed, multi-family residential units. Project-facilitated new multi-family units would have the potential to clash visually with the neighborhood's older, predominantly single-family residential character. Such an effect would represent a <i>potentially significant adverse visual impact</i> .	<b>Mitigation 4.3:</b> In the review and processing of residential development projects within the eastside residential neighborhood, place special emphasis on implementation of locational strategies contained in the <u>Central City Revitalization Program</u> to protect and improve the visual character and integrity of the neighborhood. Encourage locations at the <u>edge</u> of the neighborhood and require appropriate visual buffering and scale transition between new multi-family structures and existing single-family development, to the satisfaction of City staff and the City's Architectural Approval Committee and Planning Commission. This measure would reduce the impact to a <i>less-than-significant level</i> .	City, individual applicants	Verify during plan check and design review	Prior to any bldg. or grading permit	Lodi Redevelopment Agency or City		
<b>POPULATION AND HOUSING</b>							
<b>Impact 5.1: Potential Jobs/Housing Balance Impacts.</b> Project-facilitated development may contribute to the existing jobs/housing imbalance in Lodi (weighted towards jobs in comparison to the County as a whole). The projected addition of a substantially greater number of jobs than housing units in the Project Area would	<b>Mitigation 5.1:</b> Implement <i>Mitigations 6-1 and 70-2</i> pertaining to project-related commute period vehicular traffic increases and associated project and cumulative transportation system and air quality impacts. Implementation of these measures would reduce the one identified significant environmental effect associated with	City staff	Monitor traffic volumes at Pine Street/Central Ave. intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		

1 - Impl. Entity = Implementation Entity

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exacerbate this imbalance. Such an effect would constitute a <i>potentially significant adverse impact</i> .	project-related incommuting increases to a <i>less-than-significant</i> level.						
<b>TRANSPORTATION AND PARKING</b>							
<b>Impact 6-1: Impact on Intersection Signalization Requirements.</b> The added PM peak hour traffic due to the redevelopment-related additional traffic would increase PM peak hour volumes above Caltrans Signal Warrant #11 criteria levels at the Pine Street/Central Avenue all-way-stop intersection. Although projected PM peak hour operation at this intersection with the project would not exceed LOS D, this signal warrant effect would represent a <i>potentially significant impact</i> .	<b>Mitigation 6-1.</b> Caltrans has established 11 possible tests or "warrants" for determining whether installation of a traffic signal should be considered. These warrants each consider different criteria such as peak hour traffic volume, pedestrian volume, presence of school children, and accident history. Usually, two or more "warrants" must be met before a signal is warranted. The fact that this EIR analysis indicates that Warrant #11 (related to peak hour traffic volumes) would be met indicates that a detailed signal warrant analysis covering all possible Caltrans warrants is appropriate. The City shall therefore monitor traffic volumes and conditions at the Pine Street/Central Avenue intersection, and when two or more Caltrans signal warrant criteria are met, shall place the intersection on the City's priority list for signalization. This measure would reduce this impact to a <i>less-than-significant level</i> .	City staff	Monitor traffic volumes at Pine Street/Central Ave. Intersection; install signal when warranted	Annually	Lodi Redevelopment Agency or City		
<b>INFRASTRUCTURE AND PUBLIC FACILITIES</b>							
<b>Impact 7.1-1: Anticipated Water Supply Impacts.</b> Additional development facilitated by or otherwise associated with implementation of the proposed redevelopment plan and associated increases in commercial activity, employment, and residential population (see housing, population and employment increase estimates in section 5.3 of this EIR) would result in corresponding increases in the demand for water service. The City, as water purveyor, is prepared to provide the additional domestic water necessary for anticipated additional development in this area, including anticipated project-facilitated commercial growth and population increases, within the City's existing water entitlements and distribution systems.	<b>Mitigation 7.1-1.</b> Implement the following two City of Lodi General Plan <i>Land Use and Growth Management Element</i> policies: <ul style="list-style-type: none"> <li>The City shall develop new facilities, as necessary, to serve new development in accordance with the City's Water, Wastewater, and Drainage Master Plans. (Policy 1)</li> <li>The City shall assess water, wastewater, and drainage development fees on all new residential, commercial, office and industrial development sufficient to fund required systemwide improvements. (Policy 2)</li> </ul>	City and/or redevelop. agency staff	Develop new facilities as necessary; assess established fees on new development	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		

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<p>However, while aquifers yield water readily to the City's wells, water table fluctuations due to basin overdraft give rise to some uncertainty regarding available water supply for the City's future needs. Anticipated project-facilitated growth within the redevelopment area would therefore be considered to have a <i>potentially significant impact</i> on water service.</p>	<p>City and Redevelopment Agency implementation of these two policies as project-facilitated development takes place over the next 20 years would ensure that project-related impacts on the adequacy of City water sources would be reduced to a <i>less-than-significant level</i>.</p>						
<p><b>Impact 7.1-2: Water Distribution System Inadequacies.</b> The existing water distribution system may not be adequate to serve anticipated new redevelopment-facilitated development and intensification in the Project Area. This potential deficiency represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 7.1-2:</b> As project-facilitated development takes place over the next 20 years, implement remaining needed central area water distribution system improvements identified in Chapter 8 of the City's <i>Water Master Plan</i>. Water conservation should also be promoted as the Project Area redevelops. Implementation of these measures would reduce project-related water distribution impacts to a <i>less-than-significant level</i>.</p>	City and/or Redevelopment Agency staff	Implement water distribution system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.2-1: Sewage Collection System Inadequacies.</b> The existing wastewater collection system serving the Project Area may not be adequate to serve anticipated new development and intensification in the Project Area. This potential deficiency represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 7.2-1:</b> Continue to implement the central area sewage collection system improvements identified as needed in the <i>City of Lodi General Plan</i>, and the City's <i>Sanitary Sewer System Technical Report</i>, including the planned improvements to eastside neighborhood collection system. Implementation of these measures over the next 20 years would reduce project wastewater collection system impacts to a <i>less-than-significant level</i>.</p>	City and/or Redevelopment Agency staff	Implement sewage collection system improvements as needed	Condition of approval for major new development projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.3-1: Police Service Demand Impacts in Project Area.</b> Plan-facilitated development and intensification within the Project Area would increase demands for police service. The City of Lodi Police Department may require additional staffing or equipment to serve these added demands. The proposed redevelopment plan would therefore have a <i>potentially significant impact</i> on police services.</p>	<p><b>Mitigation 7.3-1:</b> The Police Department shall monitor the rate of additional police calls per year associated with the Project Area and the adequacy of associated response times. As warranted by the monitoring data, the City shall provide additional officers and facilities (funded through the City's general fund). Following established City procedures, the Police Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. Implementation of these measures would reduce the impact to a <i>less-than-significant level</i>.</p>	Lodi Police Dept. and City staff	Annual response time monitoring reports; normal review of individual discretionary project applications	Annual monitoring; condition of approval for major new projects	Lodi Redevelopment Agency or City		

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<p><b>Impact 7.4-1: Fire Protection and Emergency Medical Service Demand Impacts in the Project Area.</b> Project-facilitated development and intensification within the Project Area would increase demands for fire protection and emergency medical services. Depending on the type of use, density, and occupancy of individual project-facilitated developments, the City of Lodi Fire Department may require additional staffing or equipment to meet its fire protection goals. The proposed redevelopment plan may therefore have a <i>potentially significant impact</i> on fire protection and emergency medical services.</p>	<p><b>Mitigation 7.4-1:</b> The Fire Department shall monitor the rate of additional fire protection service calls per year associated with the Project Area and the adequacy of associated response times. If warranted by the monitoring data, the City shall provide additional firefighters and equipment (funded through the City's general fund). Following established City procedures, the Fire Department shall also review discretionary approvals for project-facilitated commercial and residential development within the Project Area. These measures would reduce the impact to a <i>less-than-significant level</i>.</p>	Lodi Fire Dept.	Annual fire call monitoring reports; normal review of individual discretionary project applications	Annually	Lodi Redevelopment Agency or City		
<p><b>Impact 7.5-1: School Service Demand Impacts.</b> Existing Lodi Unified School District (LUSD) schools serving the Project Area may not have sufficient capacity to accommodate the additional school population generated by project-facilitated residential development. The project-related increase in demand for school service would therefore represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 7.5-1:</b> The Lodi Redevelopment Agency shall make the statutory pass-through payment of tax increment revenue to the LUSD and the San Joaquin County Office of Education pursuant to Health and Safety Code section 33607.5. In addition, the City of Lodi shall require developers in the redevelopment area to pay state-authorized school impact fees to the extent approved by the LUSD. Individual project applicants may also choose to enter into agreements with the LUSD to provide additional impact fees negotiated with the LUSD. These measures would be expected to enable the LUSD to fund school improvements necessary to accommodate students from project-facilitated development, reducing this impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff	Ensure all pass-throughs and school fee payments have been made	Prior to final project approval for new projects	Lodi Redevelopment Agency or City		
<p><b>Impact 7.6-1: Project Park Demand Impacts.</b> Park and recreation facilities in the Project Area are already operating at capacity. Project-facilitated development and intensification in the Project Area would incrementally increase the demand for park and recreation services. As discussed in chapter 5 (Population, Housing, and Employment) of this EIR, it is estimated that project-facilitated development would generate approximately 210 additional households in the Project Area. Based on the anticipated citywide year 2020 household size of 2.56 persons (see Table 5.2 in section 5.3), the 210 new households would generate a population increase of approximately 538 people. Based on the most recent City park acreage standard</p>	<p><b>Mitigation 7.6-1: Mitigation for Park Demand Impacts.</b> The City shall ensure that at least 1.83 acres of parkland is developed within or convenient to the Project Area. As project-facilitated buildout takes place in the Project Area, adequate corresponding park and recreation provisions shall be provided through required dedication of land and/or in-lieu payment of City adopted park and recreation fees. Implementation of this measure would reduce this impact to <i>less-than-significant levels</i>.</p>	City and/or Redevel. Agency staff	Verify parkland dedication or fee payment during plan check	Prior to grading or building permit	Lodi Redevelopment Agency or City		

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(3.4 acres per 1,000 persons), this new population increment would generate a demand for approximately 1.83 acres of additional parkland. Additional project-facilitated employment growth, estimated at 2,014 jobs by the year 2020, may also generate some additional demand for park and recreation services in the Project Area. Existing Project Area facilities do not have sufficient capacity to accommodate this additional demand. This project effect would therefore represent a <i>significant impact</i> .							
<b>DRAINAGE AND WATER QUALITY</b>							
<b>Impact 8-1: Project-Related Erosion, Sedimentation and Urban Runoff Pollutants.</b> Redevelopment program-facilitated building construction and infrastructure improvements in the Project Area could further degrade downstream water quality. Associated factors that may contribute to downstream water quality problems include soil disturbance during construction, new impervious surfaces created with project-facilitated developments; and increased vehicle traffic, and herbicides, pesticides, and fertilizers from new landscaping associated with project-facilitated development. This combination of factors represents a <i>potentially significant impact</i> .	<b>Mitigation 8-1:</b> The City shall require the applicant for each future project-facilitated development requiring a discretionary approval to comply with all applicable state, regional and City water quality provisions and, for projects involving the grading of more than five (5) acres: (a) file with the RWQCB a <i>Notice of Intent</i> to comply with the Statewide General Permit for Construction Activities, (b) prepare and implement a project-specific <i>Stormwater Pollution Prevention Plan</i> (including an <i>erosion control plan</i> ) if grading is involved, (c) implement a monitoring, inspection, and documentation program to assure the effectiveness of control measures, (d) obtain or comply with existing General Stormwater Discharge Permit(s) for Industrial Activities, where applicable, and (e) comply with the NPDES Phase II Non-Point Discharge program. Implementation of these requirements would reduce this impact to a <i>less-than-significant level</i> .	City and/or Redevelopment Agency staff	Verify during plan check and during construction-period inspections	Prior to grading permit, and during grading	Lodi Redevelopment Agency or City		
<b>NOISE</b>							
<b>Impact 9-1: Project-Related Exposure of Sensitive Land Uses to Excessive Environmental Noise.</b> Project-facilitated intensification of and changes in land uses in the Project Area could expose additional people to noise levels exceeding acceptable levels--i.e., to noise levels identified in the <u>Lodi General Plan</u> as "conditionally acceptable," "normally unacceptable" or "unacceptable" for the associated land use. Such new exposure	<b>Mitigation 9.1:</b> Noise impacts can be reduced through appropriate site planning (e.g., setbacks, noise-protected areas), construction of noise barriers, and/or incorporation of noise insulation features into a project's design as specified in the <u>City of Lodi General Plan</u> . As part of the future environmental review process for individual projects, new developments facilitated by the redevelopment plan shall be evaluated. Evaluate each redevelopment-facilitated discretionary	City and/or Redevelopment Agency staff; individual applicants	Condition of individual project approval; verify during plan check that any required noise studies have been completed	During individual project environ. review	Lodi Redevelopment Agency or City		

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possibilities constitute a <i>potentially significant impact</i> .	development application in the Project Area with respect to the noise environment, particularly when proposed near major transportation noise sources such as SR 99, Cherokee Lane, Stockton Street, Lodi Avenue, Tokay Street, other arterial roadways, and/or the UPRR. Also, require noise assessments for all redevelopment-facilitated discretionary applications where noise-sensitive receptors are proposed in areas adjoining commercial or industrial noise sources, such as subareas 1, 3 and 4, and for noise-generating development facilitated by the redevelopment plan when proposed adjacent to noise-sensitive land uses. The results of the noise assessments and the measures identified to reduce noise levels shall be incorporated in the project plans sufficient to meet stipulated exterior and interior noise level standards. All such evaluations shall be completed to City satisfaction by a qualified acoustical consultant. With implementation of measures identified throughout such evaluations to meet these standards, this potentially significant impact would be reduced to a <i>less-than-significant level</i> .						
<b>Impact 9-2: Redevelopment-Facilitated Construction Noise.</b> Construction activities can generate considerable noise levels. Construction activities facilitated by the redevelopment program could include site grading and preparation, building demolition, construction of foundations and buildings, installation of utilities, paving of roadways, and construction of parking lots. The noise effects of these future construction activities would depend upon the amount of activity, the type of equipment used, and the noise control measures used. Residential and other noise-sensitive uses located adjacent to project-facilitated construction activities could therefore be exposed to noise levels that would interfere with normal activities. This possibility constitutes a <i>potentially significant impact</i> .	<p><b>Mitigation 9-2:</b> To reduce the potential for noise impacts resulting from project-facilitated construction activities, implement a combination of the following measures at all construction sites when noise-sensitive receptors are located in the project vicinity. The combination of measures shall be evaluated on an individual, project-by-project basis and shall be sufficient to achieve compliance with applicable City General Plan and/or Noise Ordinance standards at affected receptors.</p> <ul style="list-style-type: none"> <li>▪ Noise-generating construction activity shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturdays. No construction activities should occur on Sundays or holidays.</li> <li>▪ All internal combustion engine driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approval; verified during construction	Condition of constr. (grading or building) permit; verify during construction	Lodi Redevelopment Agency or City		

1 - Impl. Entity = Implementation Entity

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	<ul style="list-style-type: none"> <li>▪ Stationary noise-generating equipment shall be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction Project Area.</li> <li>▪ All construction traffic to and from the project site shall be routed via designated truck routes where possible. Construction-related heavy truck traffic in residential areas shall be prohibited where feasible.</li> <li>▪ "Quiet" air compressors and other stationary noise sources shall be used where technology exists.</li> <li>▪ A "noise disturbance coordinator" shall be designated who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site and included in the notice sent to neighbors regarding the construction schedule. (The City should be responsible for designating a noise disturbance coordinator and the individual project sponsor should be responsible for posting the phone number and providing construction schedule notices).</li> </ul> <p>Implementation of this measure would reduce the potential for project-related impacts due to construction noise to a <i>less-than-significant level</i>.</p>						

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<i>AIR QUALITY</i>							
<p><b>Impact 10-1: Construction Activity Air Quality Impacts.</b> Construction activities facilitated by the proposed redevelopment plan could generate construction period exhaust emissions and fugitive dust that could affect local air quality. In addition, buildings constructed prior to 1979 could have Asbestos Containing Materials (ACMs), which could be released into the air during building demolition. Such construction-period air emissions possibilities represent a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 10-1:</b> The City shall require that individual redevelopment-facilitated projects within the Project Area involving new construction shall comply, where applicable, with current SJVUAPCD Regulation VIII requirements, which currently include the following:</p> <ul style="list-style-type: none"> <li>▪ Appropriate dust suppression for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill and demolition activities, such as the effective application of water or pre-soaking;</li> <li>▪ Effective stabilization of all disturbed areas of a construction site, including storage piles, which are not being actively used for seven or more days;</li> <li>▪ Control of fugitive dust from on-site unpaved roads and off-site unpaved access roads; and</li> <li>▪ Removal of accumulations of mud or dirt at the end of the work day or once every 24 hours from public paved roads, shoulders and access ways adjacent to the site, for the duration of the activity.</li> </ul> <p>Regulation VIII also requires a Dust Control plan for construction activity that will include 40 acres or more of disturbed surface area, or will include moving more than 2,500 cubic yards per day of bulk materials on at least three days.</p> <p>In addition, where appropriate, the City may also wish to require the following:</p> <ul style="list-style-type: none"> <li>• A limitation on traffic speeds on unpaved roads to 15 miles per hour (mph);</li> <li>▪ Installation of wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals; verified during grading	Condition of grading permit; verify during construction	Lodi Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>▪ Suspension of excavation and grading activities when winds exceed 20 mph; and/or</li> <li>• A limitation on the size of the area subject to excavation, grading or other construction activity at any one time to avoid excessive dust.</li> </ul> <p>Prior to each the start of construction, the applicant shall submit a <i>dust control plan</i> demonstrating compliance with all SJVUAPCD- and City-required control measures.</p> <p>To mitigate any potential demolition-related air quality impacts from ACMs, the demolition contractor would be required to comply with all local, state and federal regulations regarding determination of existence of ACMs, and proper removal and disposal to reduce air quality risks associated with airborne ACMs.</p> <p>With implementation of these Regulation VIII controls and the above additional measures, project-related construction period air emissions impacts would be reduced to a <i>less-than-significant level</i>.</p>						
<p><b>Impact 10-2: Long-Term Regional Emissions Increases.</b> Emissions resulting from new vehicle trips generated by redevelopment-facilitated intensification in the Project Area would, by the year 2020, be expected to exceed the applicable thresholds of significance for Reactive Organic Gases (ROG) and Nitrogen Oxides (NO<sub>x</sub>), resulting in a <i>significant project impact</i>. When this increase in "mobile emissions" is considered cumulatively with possible new industrial "stationary sources" of emissions that could locate within the redevelopment area, the total of project-related indirect and direct emissions would also exceed applicable significance thresholds. As a result, the project would also be expected to contribute to a <i>significant cumulative impact</i>.</p>	<p><b>Mitigation 10-2:</b> The following emissions control strategies shall be applied to redevelopment program-facilitated development activities within the Project Area:</p> <ul style="list-style-type: none"> <li>▪ Where practical, future development proposals shall include physical improvements, such as sidewalk improvements, landscaping, lighting and the installation of bus shelters and bicycle parking, that would act as incentives for pedestrian, bicycle and transit modes of travel.</li> <li>▪ Employment-generating development projects of 10,000 square feet (approximately 25 employees) or more shall be required to provide secure and weather-protected bicycle and shower/locker facilities for employees.</li> </ul>	City and/or Redevel. Agency staff; individual project applicants	Condition of individual project approvals, incl. annual reporting requirements	Condition of project approvals; verify through annual reporting reqmnts	Lodi Redevelopment Agency or City		

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	<ul style="list-style-type: none"> <li>Employment-generating development projects shall provide carpool/vanpool incentives, develop an employee rideshare incentives program, or use other feasible transportation demand measures to reduce vehicle trip generation.</li> </ul> <p>Implementation of these measures would assist in reducing identified project and cumulative impacts on long-term regional emissions levels. The URBEMIS7G program estimates that the above measures would reduce regional indirect emissions by five to seven percent. This reduction would not reduce this impact to a less-than-significant level even in the absence of potential industrial emissions. Since no other feasible measures are available, these identified project and cumulative effects on regional air emissions would represent a <i>significant unavoidable impact</i>.</p>						
<b>VEGETATION AND WILDLIFE</b>							
<p><b>Impact 11-1: Potential Loss of Special-Status Species.</b> Although chances of encountering special-status species in the Project Area are low, redevelopment-facilitated development consistent with the adopted <u>City of Lodi General Plan</u> may result in impacts on special status species. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 11-1:</b> If disturbance to suitable giant garter snake habitat (i.e., drainage ditches) is proposed as part of a redevelopment-assisted individual development or improvement project, systematic surveys shall be conducted before such a development is approved in order to determine definitively whether any giant garter snakes occur. Such surveys shall be conducted by a qualified wildlife biologist or a herpetologist following applicable guidelines of the California Department of Fish and Game (CDFG) and/or U.S. Fish and Wildlife Service (USFWS) to provide a conclusive determination on presence or absence of this animal specie. If any populations are encountered, an appropriate mitigation plan shall be developed in consultation with, and meeting the mitigation criteria of, the CDFG and USFWS, and in compliance with specifications of the SJMSCP, section 5.2.4.8. Implementation of this measure would ensure protection of possible populations of special-status animal species (i.e., giant garter snake) in the Project Area, mitigating potential impacts to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; individual project applicants	Require completion of giant garter snake survey if existing drainage ditch will be affected by project; ensure implementation of mitigation plan and coordination with <i>juris. agencies</i> (USACOE, USFWS and/or CDFG) if habitat affected	During individ. project environ. review; prior to grading permit issuance	Lodi Redevelopment Agency or City		

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<p><b>Impact 11-2: Jurisdictional Wetland Impacts.</b> Redevelopment-facilitated development consistent with the adopted <u>City of Lodi General Plan</u> could affect potential jurisdictional wetland habitat. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 11-2:</b> All redevelopment-facilitated development that would involve modifications to potential wetlands and other waters, such as seasonal wetlands that could be present in vacant or underused parcels, shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers, as required by federal and state law, to ensure that any required mitigation protocols and associated individual project design modifications are incorporated into proposed improvement plans during the initial stages of project review. Implementation of this measure would ensure that potential impacts on wetland resources are minimized and adequate replacement is provided, mitigating this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; Individual project applicants	During project environ. review, if wetlands appear to be present, req. biologist to determine if wetlands are present and as cond. of devel. permit, req. implementation of any juris. agency mitigation reqmnts.	Prior to approval of grading permit	Lodi Redevelopment Agency or City		
<b>CULTURAL RESOURCES</b>							
<p><b>Impact 12-1: Project-Related Potentials for Disturbance of Archaeological Resources.</b> Development encouraged and improvements funded by the proposed redevelopment program could disturb sensitive archaeological resources in the Project Area. This possibility represents a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 12-1:</b> In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a redevelopment program-related construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the find. The discovery or disturbance of any cultural resources should also be reported to the Central California Information Center (CCIC), and if prehistoric, to the Native American Heritage Commission. Identified cultural resources should be recorded on a State Department of Parks and recreation (DPR) Form 422 (archaeological sites). Mitigation measures prescribed by these groups and required by the City should be undertaken prior to resumption of construction activities. Implementation of this measure would reduce this potential impact to a <i>less-than-significant level</i>.</p>	City and/or Redevel. Agency staff; Individual project applicants	Grading inspection and reporting	Cond. of grading permit; inspection during grading	Lodi Redevelopment Agency or City		

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<p><b>Impact 12-2: Destruction/Degradation of Historic Resources.</b> Project-facilitated development in the Project Area has the potential to destroy or substantially degrade historic resources, if these resources are not identified or recognized and their maintenance, rehabilitation or appropriate reuse are not promoted. Such destruction or degradation would be considered a <i>potentially significant impact</i>.</p>	<p><b>Mitigation 12-2:</b> Evaluate all future project-assisted public improvement projects and private development projects for the presence of, and potential impacts on, historic resources. If disturbance of a Project Area historic resource cannot be avoided, a mitigation program shall be implemented. The City and private sponsors of future individual projects on sites that contain unlisted structures 45 years or older shall have a qualified professional architectural historian prepare a report to evaluate the suitability of the structure for historic status. If the structure is determined to be eligible for historic status, the Lodi Planning Commission should determine whether the structure should be preserved in place, offered for relocation to another site, or documented with photographs and a report for submittal to a museum or library prior to demolition.</p> <p>Alternatively, a single survey of the Project Area shall be completed and any buildings 45 years of age or older be evaluated and their potential architectural and/or historic significance be determined, prior to any project-facilitated development. Implementation of these measures would reduce this potential impact to a <i>less-than-significant level</i>.</p>	<p>City and/or Redevel. Agency staff; individual project applicants</p>	<p>During environ. review for individ. projects, ensure that any affected historical resources have been identified and mitigation program implemented as appropriate</p>	<p>Prior to approval of grading or building permit</p>	<p>Lodi Redevelopment Agency or City</p>		

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RESOLUTION NO. 2002-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI  
FINDING THAT THE USE OF TAXES ALLOCATED FROM THE LODI  
REDEVELOPMENT PROJECT FOR THE PURPOSE OF INCREASING,  
IMPROVING, AND PRESERVING THE COMMUNITY'S SUPPLY OF  
LOW- AND MODERATE-INCOME HOUSING OUTSIDE THE PROJECT  
AREA WILL BE OF BENEFIT TO THE PROJECT

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WHEREAS, the Redevelopment Agency of the City of Lodi (the "Agency") has prepared a proposed Redevelopment Plan (the "Redevelopment Plan") for the Lodi Redevelopment Project (the "Project") which would result in the allocation of taxes from the Project Area to the Agency for the purposes of redevelopment; and

WHEREAS, Section 33334.2 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than twenty percent (20%) of all taxes so allocated be used by the Agency for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost; and

WHEREAS, Section 33334.2(g) of the Community Redevelopment Law provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

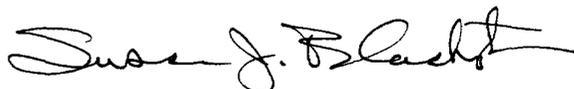
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LODI DOES HEREBY RESOLVE that the use of taxes allocated from the Project Area for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost outside the Project Area will be of benefit to the Project.

Dated: June 19, 2002

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I hereby certify that Resolution No. 2002-132 was passed and adopted by the Lodi City Council in a special joint meeting of the Lodi City Council and the Redevelopment Agency of the City of Lodi held June 19, 2002 by the following vote:

- AYES: COUNCIL MEMBERS – Howard, Land, and Mayor Pennino
- NOES: COUNCIL MEMBERS – Nakanishi
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – Hitchcock

  
SUSAN J. BLACKSTON  
City Clerk