CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to consider the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 East Harney Lane; the General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public; the request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project; and to initiate annexation of the properties into the City of Lodi.

MEETING DATE: May 2, 2001

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approves the Planning Commission's recommendation of approval for a General Plan Amendment and Prezoning for 1041 & 1171 East Harney Lane. The General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public. That the City Council also approves the recommendation to certify Negative Declaration ND-00-12 as adequate environmental documentation for the project and initiate annexation of the properties into the City of Lodi.

BACKGROUND INFORMATION: The proposed area of annexation includes two parcels totaling 29.43 acres near the southwest corner of Lodi bounded by the undeveloped DeBenedetti City Park on the north, the Sunnyside Estates single family residential subdivision in the County on the west, agricultural and rural residential land in the County to the east, and a number of rural residences across Harney Lane to the south. The land in this area has been farmed in the county for many years with 1041 East Harney Lane used for irrigated row crops and 1171 East Harney Lane used as a vineyard with the portion closest to Harney Lane used as a rural residence. When the General Plan was adopted by the City Council in 1991 the subject properties were designated PR, Planned Residential. The City's Growth Management Ordinance, also adopted in 1991, has designated this area for residential development.

The General Plan Amendment will change the existing General Plan designation of PR, Planned Residential, to the more specific designations of LDR, Low Density Residential and PQP, Public Quasi/Public. The subsequent zoning change will be from AU-20, Agriculture Urban Reserve (County zoning), to R-2, Single-Family Residential and PUB, Public. The R-2 zoning designation is consistent with the Low-Density Residential General Plan land use designation. The proposed development of the properties is single-family residences at approximately 5 units per acre on the southern half and northeast quarter of 1171. Moreover, approximately 11.6-acres of the northern half of 1041 and the northwest quarter of 1171 are being reserved by the Lodi Unified School District for a K-6 elementary school site. (See Vicinity Map)

The General Plan defines PR, Planned Residential as follows: "This designation provides for single family detached and attached homes, secondary residential units, multifamily residential units, parks, open space, public and quasi-

APPROVED: _____
H. Dixon Flynn -- City Manager

public uses, and similar and compatible uses and is applied to largely undeveloped areas in the unincorporated area of the GP." Planned Residential is anticipated to be re-designated during the annexation process. Staff finds that the proposed LDR, Low Density Residential, and PQP, Public Quasi/Public land use designations are consistent with PR as defined. In addition, we find that the proposed zoning designations of R-2, single-family residential and PUB, Public are consistent with the proposed General Plan land use designations.

At this point it may appear that the project site is cut off from the City so we find it is important to note the many pending projects in the immediate area. The Planning Commission recently reviewed and approved the redesign of the Century Meadows 4 single-family residential subdivision, which is adjacent to the project site at the northeast corner. Staff anticipates development of this subdivision within the next two years, which will provide the project site with a street connection to Century Boulevard to the north as well as a connection to City utilities. The northern halves of Century Meadows 1-3 to the east are completed while the southern halves are approved as tentative subdivision maps and are expected to develop in the near future. Their development will provide the extension of Mills Avenue to Harney Lane and the widening and frontage improvements at Harney Lane between the WID canal on the east and the extension of Mills Avenue. Generally, the entire area bounded by Lower Sacramento Road, Century Boulevard, Harney Lane and the Woodbridge Irrigation Canal on the east is identified in the General Plan to develop as residences. Intermingled within these residences, the General Plan specifies the development of an elementary school, a neighborhood park and a storm drainage basin/park.

Staff finds that the proposed annexation is consistent with the General Plan, and is a logical extension of the City's boundary. The two properties are contiguous to the existing City limits and the City has anticipated annexing this land from the County as evidenced by the existing PR General Plan land use designation. We find the placement of the school adjacent to the existing City Park to be the ideal location. Furthermore, the City has planned for a school and residences in this area, and is prepared to provide services to them pending the installation of a sewer lift station and routine utility extensions.

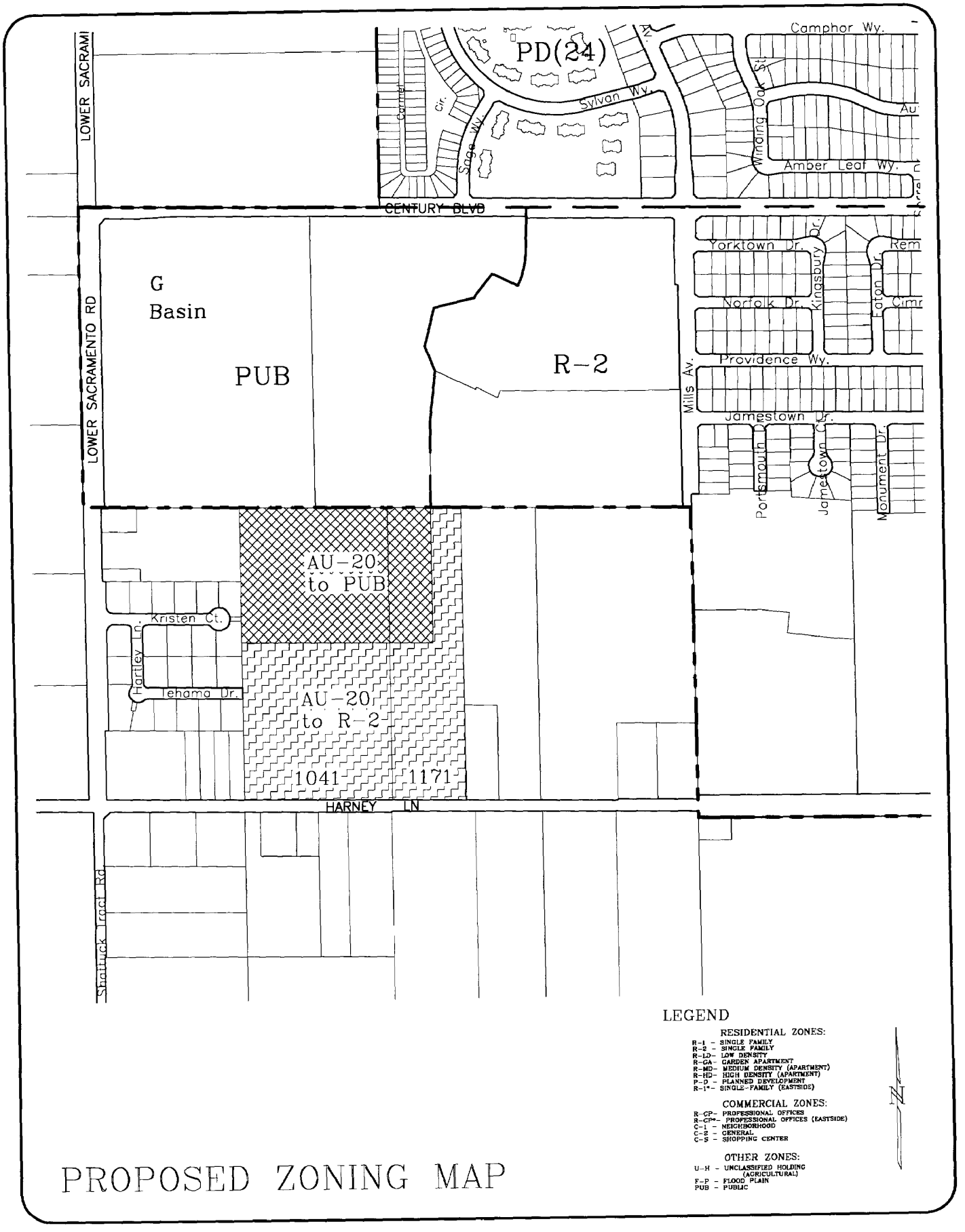
FUNDING: None required

Konradt Bartlam
Community Development Director

Prepared by: Associate Planner, Mark Meissner

MM

Attachments



LEGEND

RESIDENTIAL ZONES:

R-1 - SINGLE FAMILY
R-2 - SINGLE FAMILY
R-LD- LOW DENSITY
R-GA- GARDEN APARTMENT
R-MD- MEDIUM DENSITY (APARTMENT)
R-HD- HIGH DENSITY (APARTMENT)
P-D - PLANNED DEVELOPMENT
R-1*- SINGLE-FAMILY (EASTSIDE)

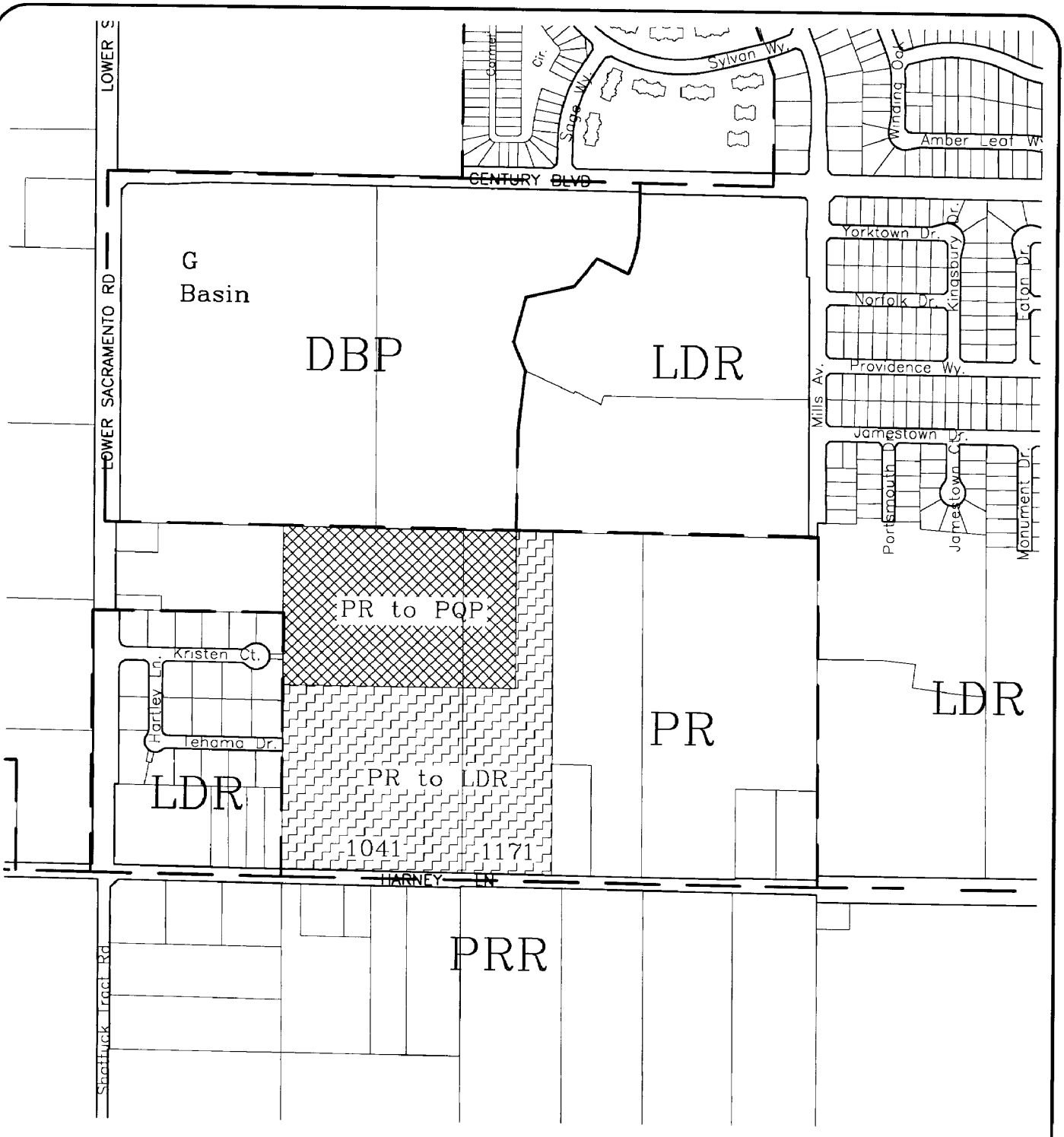
COMMERCIAL ZONES:

R-CP- PROFESSIONAL OFFICES
R-CP*- PROFESSIONAL OFFICES (EASTSIDE)
C-1 - NEIGHBORHOOD
C-2 - GENERAL
C-S - SHOPPING CENTER

OTHER ZONES:

U-H - UNCLASSIFIED HOLDING (AGRICULTURAL)
F-P - FLOOD PLAIN
PUB - PUBLIC

PROPOSED ZONING MAP



LEGEND

RESIDENTIAL:

LDR – LOW DENSITY RESIDENTIAL
MDR – MEDIUM DENSITY RESIDENTIAL
HDR – HIGH DENSITY RESIDENTIAL
ER – EASTSIDE RESIDENTIAL
PR – PLANNED RESIDENTIAL

COMMERCIAL:

NCC – NEIGHBORHOOD/COMMUNITY COMMERCIAL
GC – GENERAL COMMERCIAL
DC – DOWNTOWN COMMERCIAL
O – OFFICE

OTHER:

POP – PUBLIC/QUASI PUBLIC
DBP – DETENTION BASINS AND PARKS
A – AGRICULTURE

PROPOSED GENERAL PLAN LAND USE DIAGRAM

interested in, he would have to make an application for the rezone. Mr. Bartlam responded that Mr. Logan's property was located between two pieces of land currently zoned for residential and they would remain unchanged.

Commissioner Heinitz asked what the differences were in the C-S and C-1 zonings. Mr. Bartlam responded that the differences were primarily in the development standards, which regulates setbacks, lot coverage, and the process in which a development gets approved.

Sam Barner, 13475 S. Stockton Street. Mr. Barner owns property located south of the subject parcel. He asked what was planned for the subject parcel. Mr. Bartlam encouraged Mr. Barner to speak with the developer (Mr. Kirst) for more information. He further added that the City would be installing a traffic signal at the intersection of Harney Lane and Stockton Street in the near future.

Hearing Closed to the Public

The Planning Commission on motion of Commissioner Schmidt, Crabtree second, certified Negative Declaration (ND-01-01) as adequate environmental documentation by the following vote:

AYES: Commissioners: Beckman, Crabtree, Heinitz, Schmidt, Mattheis, and Chairman McGladdery

NOES: Commissioners:

ABSENT: Commissioners: Borelli

ABSTAIN: Commissioners

The Planning Commission on motion of Commissioner Schmidt, Crabtree second, approved to recommend to the City Council the rezoning of 255 East Harney Lane from C-S, Commercial Shopping to C-1, Neighborhood Commercial by the following vote:

AYES: Commissioners: Beckman, Crabtree, Heinitz, Schmidt, Mattheis, and Chairman McGladdery

NOES: Commissioners:

ABSENT: Commissioners: Borelli

ABSTAIN: Commissioners

The request of the Luckey Company and the Lodi Unified School District for the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 East Harney Lane. The General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public. The request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project.

Associate Planner Meissner presented the matter to the Commission. The area of annexation consisted of two parcels located in the southwest corner of Lodi. The two parcels currently had irrigated row crops, a vineyard and a house. The proposed development was for an 11.6-acre elementary school on the northern half of the project area and single-family residences on the remainder. The properties had been designated for residential development for the past 10 years in both the General Plan and Growth Management Ordinance.

The project area had many pending projects in the immediate area. Some of those projects being Century Meadows 1-4. Sunnyside Estates located west of property will remain in County with and eventually connect to the project. The school district's facilities master plan had identified this area for an elementary school. The parcel is large enough to accommodate an 11-acre school site and they will be adjacent to a park. The remaining 17 acres will have single-family homes built upon them. Staff felt that the request was a logical extension of the City's boundaries and was recommending approval of the project.

Commissioner Crabtree questioned why the Negative Declaration did not state any impact to transportation and traffic circulation in the area. Mr. Bartlam responded that the subject property would not create an adverse traffic condition for the project. At the Growth Management Allocation level is when the Committee will see the actual lot layout and street designations. He pointed out that the subdivision would have several connecting streets such as Century Boulevard, Harney Lane, and Tehama Drive to help resolve traffic circulation issues.

Commissioner Beckman questioned the section of the Negative Declaration that dealt with impacts to the water supply. He was concerned how new development might impact the City's groundwater supply. He asked how the City would recharge the groundwater that the project would utilize. Mr. Bartlam responded that the development of homes historically did not have a great impact on the groundwater supply. He mentioned that the City does support the North San Joaquin Water Conservation district and any water recharge programs.

Commissioner Schmidt inquired about the impact the project would have to the Fire and Police Departments. Mr. Bartlam responded that mitigation fees would ultimately be paid when the project was developed.

Hearing Opended to the Public

Terry Piazza, 323 W. Elm Street. He noted that this was only Phase 1 of the project and they still needed sewage capacity for the project. A new lift station is needed for this project and new development projects to the west. All utilities will be supplied to the project and Lodi is in need of more schools.

Commissioner Schmidt asked where the new lift station would be located. Mr. Piazza responded it would be located at the end of the future Mills Avenue extension.

Commissioner Crabtree asked if the project was necessary to help fund the lift station? Mr. Piazza replied that developers would fund the lift station, as other properties connect to the lift station, they will pay their portion and money will be refunded to the developers to recoup their money.

Commissioner Heinitz asked if Sunnyside Estates located west of the project were on their own septic system and would they be able to connect to the City sewer in the future. Mr. Bartlam responded that the City could not serve properties outside the City limits with sewer services. He also mentioned that the City was currently working with Sunnyside Estates to supply them with water service.

Maime Starr, Lodi Unified School District, 1305 E. Vine Street. Ms. Starr stated that the proposed elementary school was already being considered for State funds. The district was very much in favor of the annexation.

Commissioner Schmidt asked if black top would be used throughout the school site. Ms. Starr responded that the school would have minimum but adequate black top and 70% of the site would remain uncovered.

Jerry Wisner, 808 Tehama Dr., Lodi. Mr. Wisner was concerned about the loss of revenue to the Woodbridge Fire District and the Woodbridge Irrigation District. He was also concerned that R-2 zoning would allow duplexes to be built on corner lots and how traffic may flow through his neighborhood. Mr. Bartlam responded that lot and street layouts would be addressed at the development plan stage of the project. He further shared that the Woodbridge Fire District had not had any problem with the subject project or past annexations.

Commissioner Heinitz asked staff if a tentative map was available to show the street layout. Mr. Bartlam responded that the project would likely have three points of access (Harney Lane, thru Century Meadows 4, and Tehama Drive).

Commissioner Schmidt asked if the school boundary could be extended more to the east. Mr. Bartlam responded that the school was desirous of only purchasing the land they need for the school site.

Bob Freeburger, 867 Tehema. Mr. Freeberger was not against project; however, he was concerned that traffic would be cutting through Sunnyside Estates to avoid the 4-way stop on Harney Lane and Lower Sacramento Road. He echoed his concern regarding the building of duplexes within the new project.

Gary Hannah, 830 Tehama Dr., Lodi. Mr. Hannah was also concerned the possibility of duplexes being built in the new subdivision. Mr. Bartlam responded that through the Growth Management process, restrictions could be placed upon the project to not allow duplexes.

Terry Piazza stated that the developer had no intention of building duplexes within the subdivision.

Hearing Closed to the Public

Commissioner Beckman made a motion to continue the item until the water loss issue was mitigated. The motion died due to lack of a second.

The Planning Commission on motion of Commissioner Crabtree, Heinitz second, certified Negative Declaration (ND-00-12) as adequate environmental documentation by the following vote:

AYES:	Commissioners:	Crabtree, Heinitz, Schmidt, Mattheis, and McGladdery.
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Borelli
ABSTAIN:	Commissioners	

The Planning Commission on motion of Commissioner Crabtree, Heinitz second, approved the General Plan Amendment to change from PR, Planned Residential to LDR, Low Density Residential for the properties located at 1041 & 1171 E. Harney Lane be approved by the following vote:

AYES:	Commissioners:	Crabtree, Heinitz, Schmidt, Mattheis, and McGladdery.
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Borelli
ABSTAIN:	Commissioners	

The Planning Commission on motion of Commissioner Crabtree, Heinitz second, approved the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public for properties located at 1041 & 1171 E. Harney Lane be approved by the following vote:

AYES:	Commissioners:	Crabtree, Heinitz, Schmidt, Mattheis, and McGladdery.
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Borelli
ABSTAIN:	Commissioners	

PLANNING MATTERS

Review and approval of Redevelopment Project Area No. 1 Preliminary Plan.

Chairman McGladdery stated that with the vast area that the project encompassed, there was most likely to be a conflict of interest with Commission members. To prevent not having a majority vote, the State had developed a Rule of Necessity method, in the form of drawing straws, to see which members with a conflict of interest would be able to vote. No other body of government can approve the plan, only the

MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission

From: Community Development Department

Date: March 28, 2001

Subject: The request of The Luckey Company and the Lodi Unified School District for the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 East Harney Lane. The General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public. The request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project.

SUMMARY

The request of the applicant for a General Plan Amendment and Prezoning of the subject parcels is the first step in the annexation process. The proposed area of annexation includes two parcels totaling 29.43 acres near the southwest corner of Lodi bounded by the undeveloped DeBenedetti City Park on the north, the Sunnyside Estates single family residential subdivision in the County on the west, agricultural and rural residential land in the County to the east, and a number of rural residences across Harney Lane to the south.

The General Plan Amendment will change the existing General Plan designation of PR, Planned Residential, to the more specific designations of LDR, Low Density Residential and PQP, Public Quasi/Public. The subsequent zoning change will be from AU-20, Agriculture Urban Reserve (County zoning), to R-2, Single-Family Residential and PUB, Public. The R-2 zoning designation is consistent with the Low-Density Residential General Plan land use designation. The proposed development of the properties is single-family residences at approximately 5 units per acre on the southern half and northeast quarter of 1171. Moreover, approximately 11.6-acres of the northern half of 1041 and the northwest quarter of 1171 are being reserved by the Lodi Unified School District for a K-6 elementary school site. (See Vicinity Map)

BACKGROUND

The land in this area has been farmed in the county for many years with 1041 East Harney Lane used for irrigated row crops and 1171 East Harney Lane used as a vineyard with the portion closest to Harney Lane used as a rural residence. When the General Plan was adopted by the City Council in 1991 the subject properties were designated PR, Planned Residential. The City's Growth Management Ordinance, also adopted in 1991, has designated this area for residential development with a "Priority Area 2" status. Priority Area 2 is the middle of three statuses, established based on the projected ability of a land area to connect to existing City utilities.

At this point it may appear that the project site is cut off from the City so we find it is important to note the many pending projects in the immediate area. The Planning Commission recently reviewed and approved the redesign of the Century Meadows 4 single-family residential subdivision, which is adjacent to the project site at the northeast corner. Staff anticipates development of this subdivision within the next two years, which will provide the project site with a street connection to Century Boulevard to the north as well as a connection to City utilities. The approved and developing single-family subdivisions of Century Meadows 1, 2, & 3 are a distance of five parcels or 1,000-feet to the east. The northern halves of Century Meadows are completed while the southern halves are approved as tentative subdivision maps and are expected to develop in the near future. Their development will provide the extension of Mills Avenue to Harney Lane and the widening and frontage improvements at Harney Lane between the WID canal on the east and the extension of Mills Avenue. Generally, the entire area bounded by Lower Sacramento Road, Century Boulevard, Harney Lane and the Woodbridge Irrigation Canal on the east is identified in the General Plan to develop as residences.

The existing Sunnyside Estates development in the County to the west of the project site will eventually connect to the project area via the extension of Tehama Drive. The Sunnyside Estates will remain in the County and is planned to maintain County utility services. At the request of the County, the City is however in the process of providing water service to the Sunnyside Estates. The 5 agricultural and rural residence parcels in the County to the east of the project site are not a part of this project.

The Lodi Unified School District, Facilities Master Plan "Capital Improvements Plan 2000" and the City's General Plan have identified this area for the development of an elementary school before the year 2007. The specific parcels were chosen by the School District because they are large enough to accommodate an 11.6-acre school site and because of their adjacency to the City Park.

ANALYSIS

The General Plan defines PR, Planned Residential as follows: "This designation provides for single family detached and attached homes, secondary residential units, multifamily residential units, parks, open space, public and quasi-public uses, and similar and compatible uses and is applied to largely undeveloped areas in the unincorporated area of the GP." Planned Residential is anticipated to be re-designated during the annexation process. Staff finds that the proposed LDR, Low Density Residential, and PQP, Public Quasi/Public land use designations are consistent with PR as defined. In addition, we find that the proposed zoning designations of R-2, single-family residential and PUB, Public are consistent with the proposed General Plan land use designations.

The City's Growth Management Ordinance requires staff to appropriately time the annexation of new land for residential development; staff finds that this request is appropriate. As stated above, the area of annexation is within "Priority Area 2." Century Meadows 4 and the fully developed northern portions of the Century Meadows 1-3 subdivisions are all within "Priority Area 1," the southern portions that are approved and pending development are within "Priority Area 2." There is no additional "Priority Area 1" land left within the project area that does not already have an approved development on it. The residential portion of this project will consist of approximately 88 homes on about 17.63-acres. The Planning Commission will review the

development of the residentially zoned portion of the project site separately when application is made for growth management development plan review and tentative subdivision map review.

Staff finds that the proposed annexation is a logical extension of the City's boundary. The two properties are contiguous to the existing City limits and the City has anticipated annexing this land from the County as evidenced by the existing PR General Plan land use designation. Furthermore, the City has planned and is prepared to provide services to this area pending the installation of a sewer lift station and routine utility extensions into the project area.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of the request of the Luckey Company and the Lodi Unified School District for a General Plan Amendment and a Prezoning at 1041 & 1171 East Harney Lane, and a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project. The recommendations shall be subject to the conditions listed in the attached resolutions.

ALTERNATIVE PLANNING COMMISSION ACTIONS

- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

Respectfully Submitted,

Mark Meissner
Associate Planner

Reviewed and Concur,

Konradt Bartlam
Community Development Director

MGM

CITY OF LODI
PLANNING COMMISSION
Staff Report

MEETING DATE:	March 28, 2001
APPLICATION NO'S:	Luckey Company Annexation, AX-00-04 Rezone No. Z-00-09 General Plan Amendment, GPA-LU-05.
REQUEST:	The request of the Luckey Company and the Lodi Unified School District for the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and a Prezoning at 1041 & 1171 East Harney Lane. The General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public. The request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project.
LOCATION:	1041 & 1171 East Harney Lane (058-230-11 & 12)
APPLICANT:	Baumbach and Piazza 323 West Elm Street Lodi, CA 95240 Lodi Unified School District 1305 East Vine Street Lodi, CA 95240
OWNERS:	Parcel (058-230-11) Selma Grilli, Revocable Trust c/o Tom Luckey 2495 West March Lane Stockton, CA 95207 Parcel (058-230-12) Guiseppe Nepote 1477 East Harney Lane Lodi, CA 95240
Site Characteristics:	The subject properties sit within San Joaquin County and are generally located north of Harney Lane, south of the existing City Limits, east of Lower Sacramento Road, and west of the future extension of Mills Avenue to Harney Lane. The properties are relatively flat with no unusal or extraordinary topographic features. Parcel 11 is agricultural land prepared for row crops and parcel 12 is a vineyard with the portion closest to Harney Lane used as a rural residence.
General Plan Designation:	PR, Planned Residential
Zoning Designation:	AU-20, Agricultural Urban Reserve (San Joaquin County zoning designation)
Property Size:	Two parcels totaling 29.43 acres.

Adjacent Zoning and Land Use:

North: PUB, Public; DBP, Drainage Basin Park.

South: AG-40, General Agriculture (County). PRR, Planned Residential Reserve.

East: AU-20, Agriculture Urban Reserve (County). PR, Planned Residential.

West: R-VL, Very Low Density Residential (County). LDR, Low Density Residential.

Neighborhood Characteristics:

The project site is south of the existing undeveloped DeBenedetti City Park, east of the Sunnyside Estates single family residential subdivision in the County, west of a vacant 8.4-acre parcel and a 1.4-acre parcel with a single family home in the County, and north of a number of rural residences across Harney Lane.

ENVIRONMENTAL ASSESSMENTS:

Negative Declaration ND-00-12 has been prepared in accordance with CEQA. This document adequately addresses possible adverse environmental effects of this project. No significant impacts are anticipated.

PUBLIC HEARING NOTICE:

Legal Notice for the Annexation and Prezone was published on March 17, 2001. A total of 43 notices were sent to all property owners of record within a 300-foot radius of the subject property.

RECOMMENDATION:

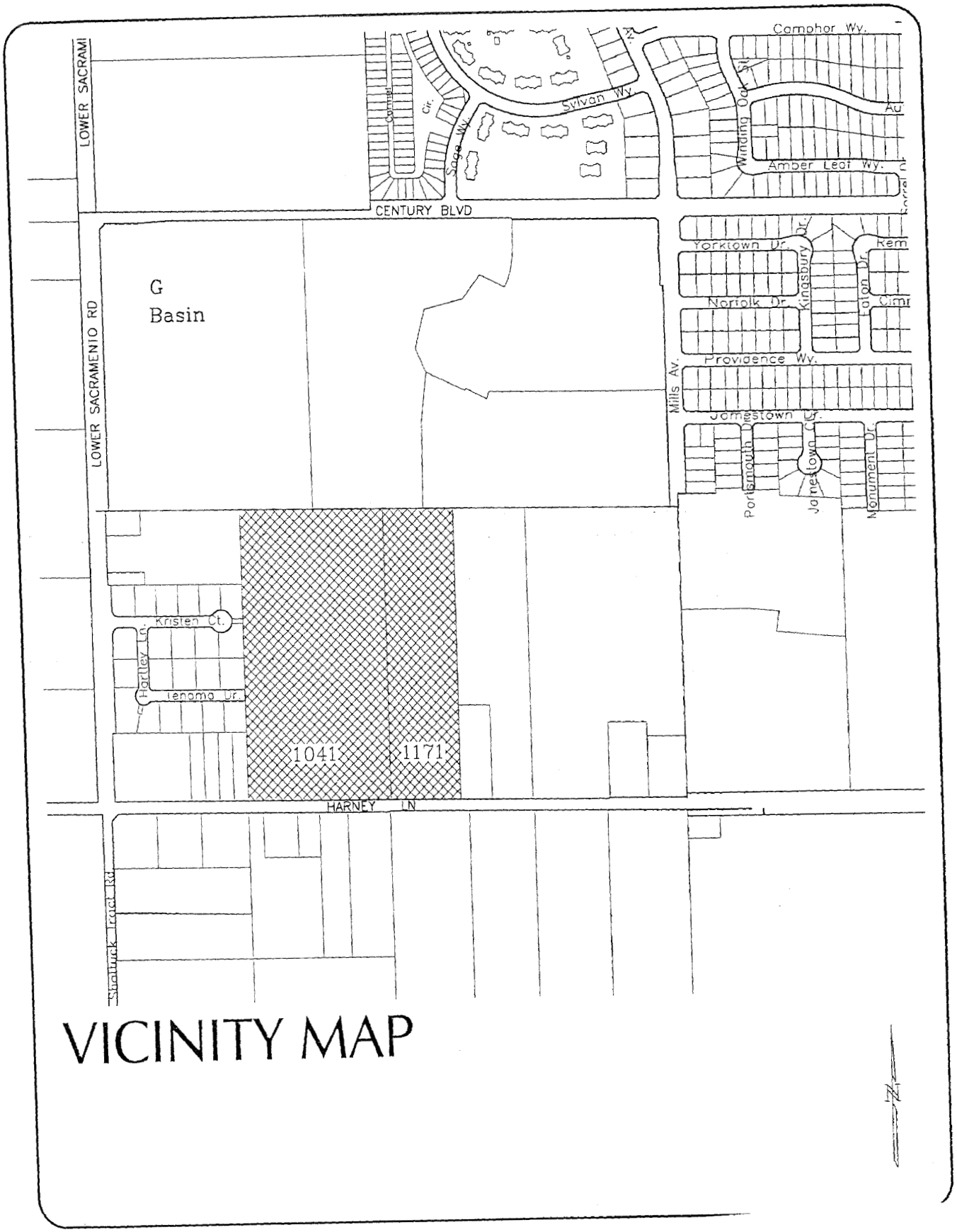
Staff recommends that the Planning Commission recommend approval to the City Council of the request of the Luckey Company and the Lodi Unified School District for a General Plan Amendment and a prezoning at 1041 & 1171 East Harney Lane, and a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project. The recommendations shall be subject to the conditions listed in the attached resolutions.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the Requests with Alternate Conditions
- Deny the Requests
- Continue the Requests

ATTACHMENTS:

1. Vicinity Map
2. Negative Declaration
3. Draft Resolutions



VICINITY MAP

RESOLUTION NO. P.C. 01-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI RECOMMENDING APPROVAL OF THE REQUEST OF THE LUCKEY COMPANY AND THE LODI UNIFIED SCHOOL DISTRICT FOR APPROVAL OF PREZONING Z-00-09 TO THE LODI CITY COUNCIL.

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Prezoning in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments;

WHEREAS, the properties are located at 1041 and 1171 East Harney Lane, Lodi, CA 95242, Assessor's Parcel No's: 058-230-11 & 12;

WHEREAS, the project proponents are Baumbach and Piazza, 323 West Elm Street, Lodi, CA 95240, and the Lodi Unified School District, 1305 East Vine Street, Lodi CA 95240;

WHEREAS, the property has a Zoning designation of AU-20, Agricultural Urban Reserve (San Joaquin County);

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-00-12 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided there under. Further, the Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in this Resolution.

2. It is found that the parcels to be prezoned are the parcels located at 1041 and 1171 East Harney Lane, Lodi, CA 95242, Assessor's Parcel No's: 058-230-11 & 12.

3. It is found that the requested prezoning of R-2, Residential Single Family and PUB, Public is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.

4. It is further found that the land of the proposed rezone is physically suitable for the development of an elementary school and single-family residences.

5. The Planning Commission of the City of Lodi hereby recommends approval of Rezone Z-00-09 to the City Council of the City of Lodi.

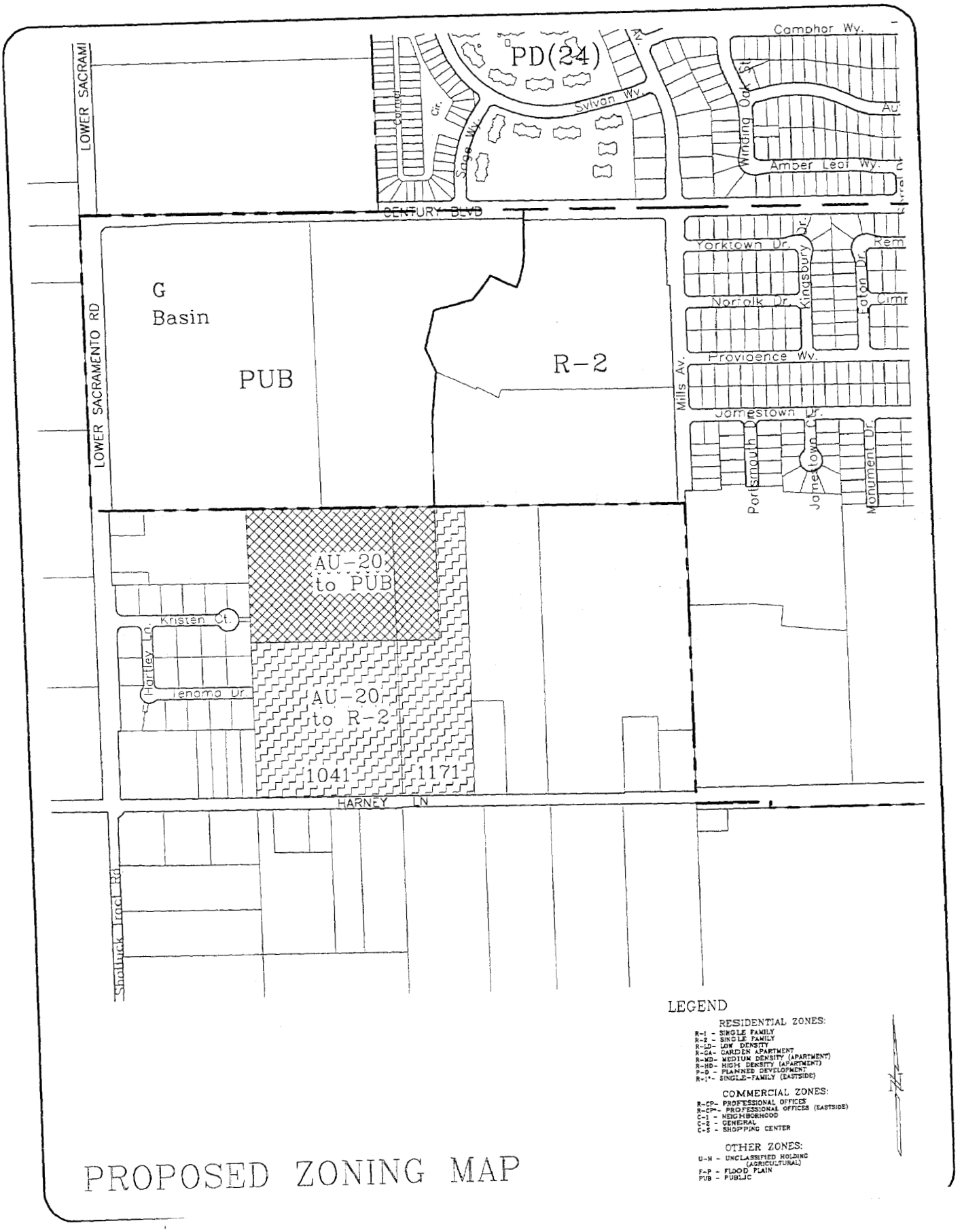
Dated: March 28, 2001

I hereby certify that Resolution No. 01-06 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on March 28, 2001, by the following vote:

AYES:	Commissioners:	Crabtree, Heinitz, Schmidt, Mattheis, and McGladdery
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Borelli
ABSTAIN:	Commissioners:	

ATTEST: _____

Secretary, Planning Commission



LEGEND

RESIDENTIAL ZONES:

R-1 - SINGLE FAMILY
R-2 - SINGLE FAMILY
R-LD- LOW DENSITY
R-GA- GARDEN APARTMENT
R-MD- MEDIUM DENSITY (APARTMENT)
R-HD- HIGH DENSITY (APARTMENT)
P-D - PLANNED DEVELOPMENT
R-1*- SINGLE-FAMILY (EASTSIDE)

COMMERCIAL ZONES:

R-CP- PROFESSIONAL OFFICES
R-CP*- PROFESSIONAL OFFICES (EASTSIDE)
C-1 - NEIGHBORHOOD
C-2 - GENERAL
C-S - SHOPPING CENTER

OTHER ZONES:

U-H - UNCLASSIFIED HOLDING (AGRICULTURAL)
F-P - FLOOD PLAIN
PUB - PUBLIC

PROPOSED ZONING MAP

RESOLUTION NO. P.C. 01-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI RECOMMENDING APPROVAL OF THE REQUEST OF THE LUCKEY COMPANY AND THE LODI UNIFIED SCHOOL DISTRICT FOR APPROVAL OF GENERAL PLAN LAND USE AMENDMENT 00-05 TO THE LODI CITY COUNCIL.

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested General Plan Land Use Amendment in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments;

WHEREAS, the properties are located at 1041 and 1171 East Harney Lane, Lodi, CA 95242, Assessor's Parcel No's: 058-230-11 & 12;

WHEREAS, the project proponents are Baumbach and Piazza, 323 West Elm Street, Lodi, CA 95240, and the Lodi Unified School District, 1305 East Vine Street, Lodi CA 95240;

WHEREAS, the properties have a General Plan designation of PR, Planned Residential;

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi as follows:

1. Negative Declaration File No. ND-00-12 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided there under. Further, the Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in this Resolution.

2. It is found that the parcels to be re-designated are the parcels located at 1041 and 1171 East Harney Lane, Lodi, CA 95242, Assessor's Parcel No's: 058-230-11 & 12.

3. It is found that the requested General Plan Land Use Amendment from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public is not in conflict with adopted plans or policies of the General Plan of the City and will serve sound Planning practice.

4. It is hereby found that the project site is physically suitable for the proposed type of development.

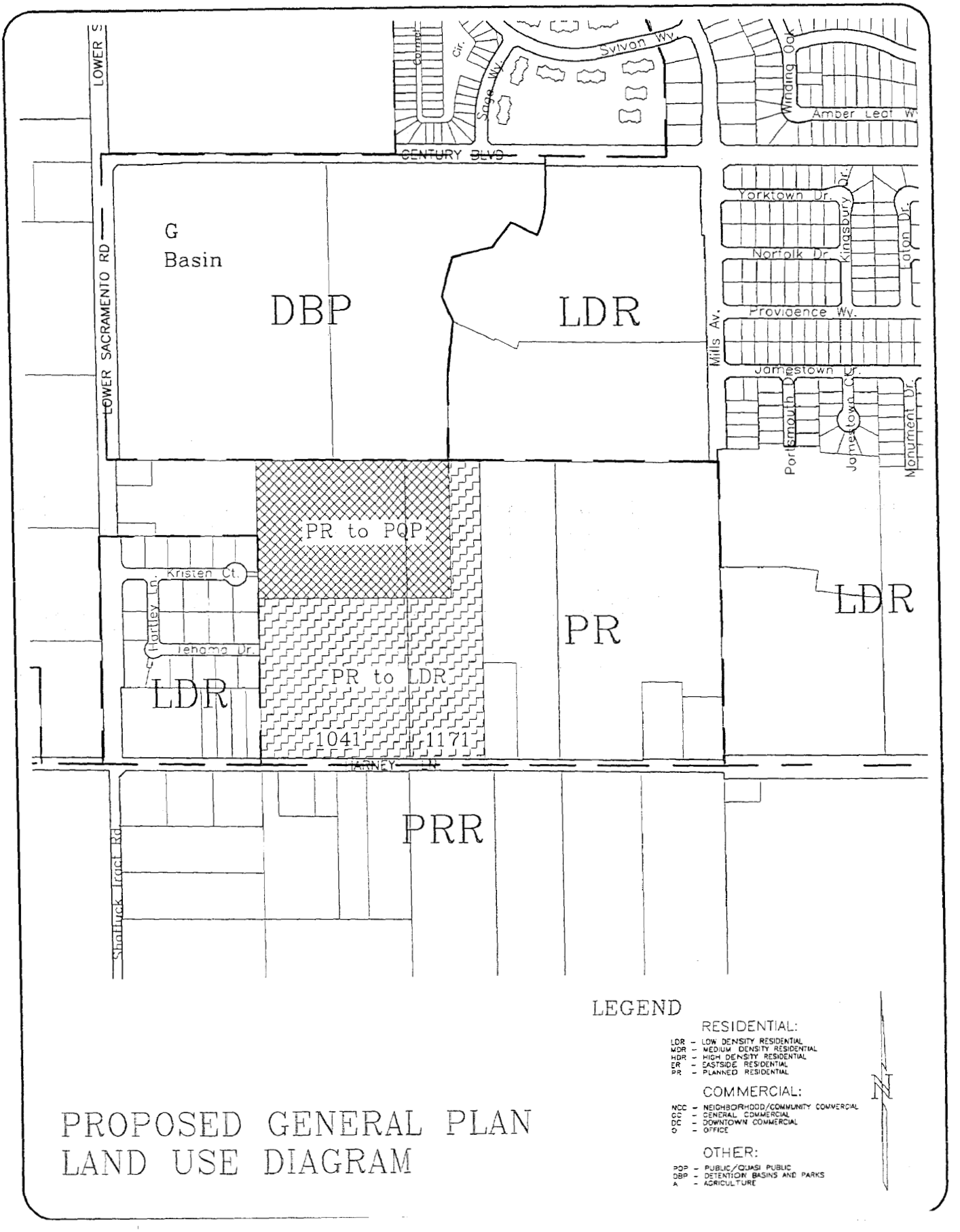
5. The Planning Commission of the City of Lodi hereby recommends approval of General Plan Land Use Amendment 00-05 to the City Council of the City of Lodi.

Dated: March 28, 2001

I hereby certify that Resolution No. 01-05 was passed and adopted by the Planning Commission of the City of Lodi at a meeting held on March 28, 2001, by the following vote:

AYES:	Commissioners:	Crabtree, Heinitz, Schmidt, Mattheis, and McGladdery
NOES:	Commissioners:	Beckman
ABSENT:	Commissioners:	Borelli
ABSTAIN:	Commissioners:	

ATTEST: _____
Secretary, Planning Commission



LEGEND

RESIDENTIAL:

LDR - LOW DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
HDR - HIGH DENSITY RESIDENTIAL
ER - EASTSIDE RESIDENTIAL
PR - PLANNED RESIDENTIAL

COMMERCIAL:

NCC - NEIGHBORHOOD/COMMUNITY COMMERCIAL
GC - GENERAL COMMERCIAL
DC - DOWNTOWN COMMERCIAL
O - OFFICE

OTHER:

POP - PUBLIC/QUASI PUBLIC
DBP - DETENTION BASINS AND PARKS
A - AGRICULTURE

N

PROPOSED GENERAL PLAN LAND USE DIAGRAM

ORDINANCE NO. ____

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY PREZONING THE PARCELS LOCATED AT 1041 & 1171 EAST HARNEY LANE (APN #058-230-11 & 12) FROM SAN JOAQUIN COUNTY AU-20 TO R-2, SINGLE FAMILY RESIDENTIAL AND PUB, PUBLIC

==========

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 1041 & 1171 East Harney Lane (APN #058-230-11 & 12) is hereby prezoned as follows:

> 29.43-acres – R-2, Single Family Residential and PUB, Public, as shown on the Vicinity Map, on file in the office of the City Clerk.

Section 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 2001

_____
ALAN S. NAKANISHI
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 regular meeting of the City Council of the City of Lodi held May 2, 2001 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 2001 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

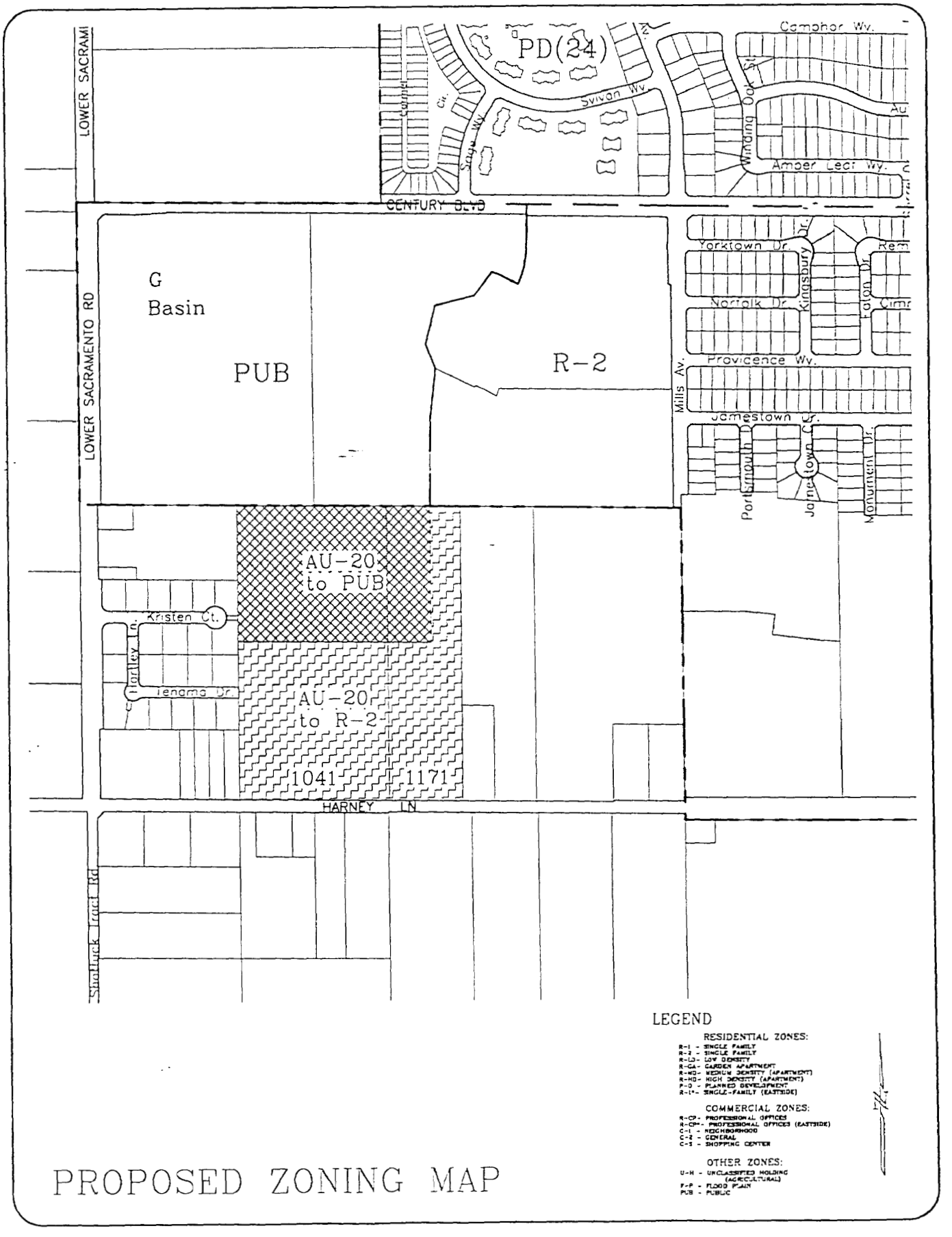
I further certify that Ordinance No. ____ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

SUSAN J. BLACKSTON
City Clerk

Approved as to Form:

Randall A. Hays

RANDALL A. HAYS
City Attorney



PROPOSED ZONING MAP

DRAFT

RESOLUTION NO. 2001-____

A RESOLUTION OF THE LODI CITY COUNCIL AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY REDESIGNATING THE 29.43 ACRES LOCATED AT 1041 & 1171 E. HARNEY LANE (APN 058-230-11 & 12) FROM PR, PLANNED RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL AND PQP, PUBLIC QUASI/PUBLIC

==========

BE IT RESOLVED, by the City Council of the City of Lodi, that the Land Use Element of the Lodi General Plan is hereby amended by redesignating 29.43 acres located at 1041 & 1171 E. Harney Lane (APN 058-230-11 & 12) from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, as shown on Exhibit "A" attached, which is on file in the office of the Lodi City Clerk; and

BE IT FURTHER RESOLVED that a Negative Declaration ND-00-12 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. P.C. 00-14 through 00-16.

Dated: May 2, 2001

==========

I hereby certify that Resolution No. 2001-____ was passed and adopted by the Lodi City Council in a regular meeting held May 2, 2001 by the following vote:

AYES: COUNCIL MEMBERS –

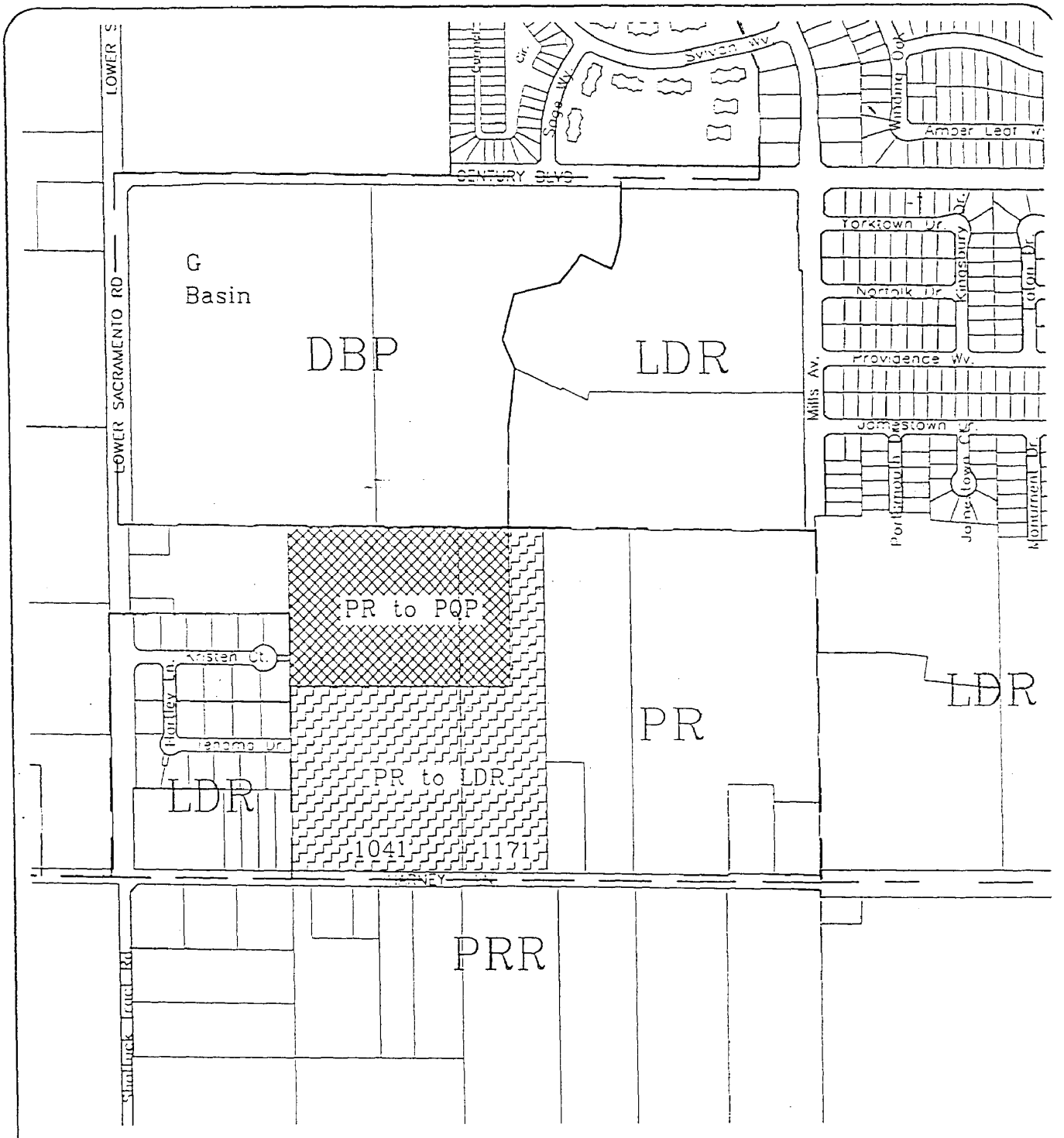
NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

SUSAN J. BLACKSTON
City Clerk

EXHIBIT A



LEGEND

RESIDENTIAL:

LDR - LOW DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
HDR - HIGH DENSITY RESIDENTIAL
ER - EASTSIDE RESIDENTIAL
PR - PLANNED RESIDENTIAL

COMMERCIAL:

NCO - NEIGHBORHOOD/COMMUNITY COMMERCIAL
GC - GENERAL COMMERCIAL
DC - DOWNTOWN COMMERCIAL
O - OFFICE

OTHER:

PQP - PUBLIC/QUASI PUBLIC
DBP - DETENTION BASINS AND PARKS
A - AGRICULTURE

N

PROPOSED GENERAL PLAN
LAND USE DIAGRAM

RESOLUTION NO. 2001-____ **DRAFT**

A RESOLUTION OF THE LODI CITY COUNCIL CERTIFYING THE NEGATIVE DECLARATION ND-00-12 AS ADEQUATE ENVIRONMENTAL DOCUMENTATION FOR THE GENERAL PLAN AMENDMENT, PREZONE AND INITATION OF ANNEXATION OF PROPERTY LOCATED AT 1041 & 1171 E. HARNEY LANE, LODI, CA

==========

WHEREAS, public hearings were held by the Planning Commission and City Council on March 28, 2001 and May 2, 2001 respectively, on the following described project:

General Plan Amendment, Prezoning and Initiation of Annexation of 29.43 acres located at 1041 & 1171 E. Harney Lane (APN 058-230-11 & 12). General Plan Amendment from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public. Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public.

A Negative Declaration (ND-00-12) has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines provided thereunder. Further, the Planning Commission has reviewed and considered the information contained in said Negative Declaration with respect to the project identified in their Resolution No. P.C. 01-05.

WHEREAS, it is the Planning Commission recommendation that City Council approve their finding that the Negative Declaration is adequate environmental documentation; and

WHEREAS, the City Council has reviewed all documentation and hereby certifies the Negative Declaration as adequate environmental documentation for this project located at 1041 and 1171 E. Harney Lane.

Dated: May 2, 2001

==========

I hereby certify that Resolution No. 2001-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 2, 2001, by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS -

ABSENT: COUNCIL MEMBERS -

ABSTAIN: COUNCIL MEMBERS -

SUSAN J. BLACKSTON
City Clerk

RESOLUTION NO. 2001-____

A RESOLUTION OF THE LODI CITY COUNCIL FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION IN THE MATTER OF THE LUCKEY ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

==========

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of an area comprising of 29.43 acres more or less adjacent to the City limits located at 1041 & 1171 East Harney Lane; and withdrawal of said 29.43 acres from the Woodbridge Fire District and the San Joaquin County Resource Conservation District, located within the area to be annexed to the City of Lodi, (APN's 058-230-11 & 12), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Fire District and the San Joaquin County Resource Conservation District is uninhabited; and

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

WHEREAS, the reasons for this proposal are as follows:

(1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;

(2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;

(3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

(4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;

(5) The subject area is within the Lodi Sphere of Influence; and

(6) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service,

street lighting service, a modern sewer system, other municipal services, and improvement of property values.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Luckey Reorganization" which includes annexation of 29.43 acres more or less, and detachment from the Woodbridge Fire District and the San Joaquin County Resource Conservation District as described in Exhibit A attached hereto. This is all subject to the aforementioned terms and conditions.

Dated: May 2, 2001

==========

I hereby certify that Resolution No. 2001-____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 2, 2001 by the following vote:

AYES: COUNCIL MEMBERS –

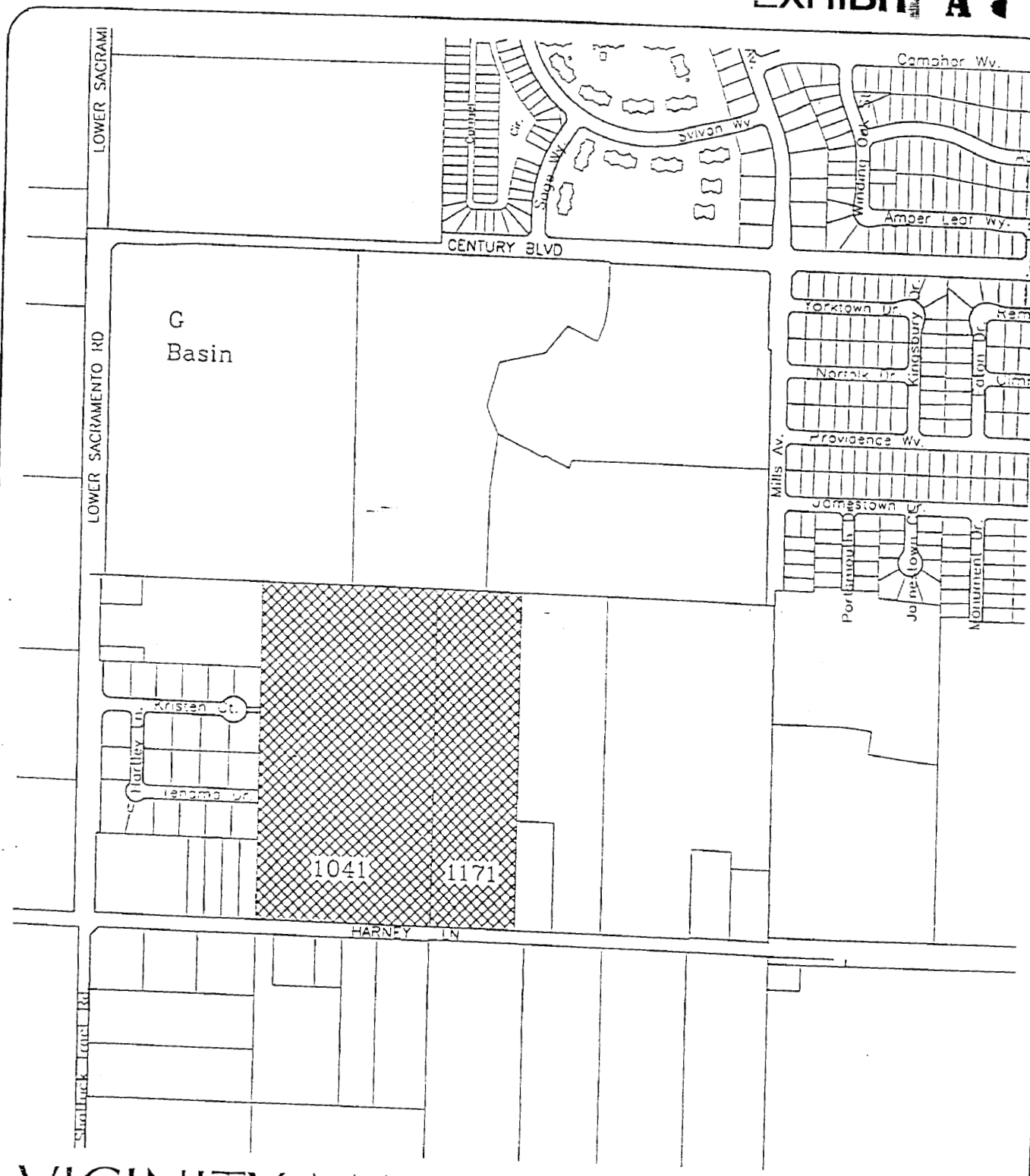
NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

SUSAN J. BLACKSTON
City Clerk

EXHIBIT A



VICINITY MAP

Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: SET PUBLIC HEARING FOR MAY 2, 2001 TO CONSIDER PLANNING COMMISSION'S RECOMMENDATION FOR A GENERAL PLAN AMENDMENT AND PREZONING FOR **1041 & 1171 E. HARNEY LANE**

PUBLISH DATE(s): **SATURDAY, APRIL 21, 2001**

TEAR SHEETS WANTED: **Three (3) please**

SEND AFFIDAVIT AND BILL TO:

SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: APRIL 19, 2001

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

Jennifer M. Perrin
JENNIFER M. PERRIN
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper - Copy to File

Hand-delivered
~~Faxed to~~ the Sentinel at 369-1084 at 1:15pm (time) on 4/19/01 (date) _____(pages)
Sharon _____ Phoned to confirm receipt of all pages at _____(time) ____Jac ___Jen (initials)

forms\advins.doc

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: May 2, 2001

Time: 7:00 p.m.

For information regarding this notice please contact:
Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 2, 2001** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 E. Harney Lane; the General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public; the request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project; and to initiate annexation of the properties into the City of Lodi.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: April 18, 2001

Approved as to form:

Randall A. Hays
City Attorney

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:

April 21

all in the year 2001.

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

Dated at Lodi, California, this 21 day of

April, 2001.

Sarah Waterman
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED
MAY 1 2001
City Clerk
City of Lodi

Proof of Publication of

Public Hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, May 2, 2001** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 E. Harney Lane; the General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public; the request also includes a recommendation that the City Council certify Negative Declaration ND-0012 as adequate environmental documentation for the project; and to initiate annexation of the properties into the City of Lodi.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:
Susan J. Blackston
City Clerk

Dated: April 18, 2001

Approved as to form:
Randall A. Hays
City Attorney
April 21, 2001

— 3287

3287

PROOF OF PUBLICATION

DECLARATION OF MAILING

Notice: Public Hearing on May 2, 2001 to Consider Planning Commission's Recommendation for a General Plan Amendment and Prezoning for 1041 & 1171 E. Harney Lane

On April 19, 2001 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

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

Executed on April 19, 2001, at Lodi, California.

ORDERED BY:

SUSAN BLACKSTON
CITY CLERK, CITY OF LODI

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

decmail/forms

EXHIBIT B

1041 & 1171 East Harney Lane

1) 05823019;BATCH, DELMAR D & DORIS TR ;11174 N DAVIS RD ;LODI ;CA;95242
2) 05807008;BELL, LYNDLE A TR ;814 E HARNEY LN ;LODI ;CA;95242
3) 05807009;MARTIN, JOHN A & LINDA L ;880 E HARNEY LN ;LODI ;CA;95242
4) 05807010;PANOS, PETE N & PENNY ;13420 N SHATTUCK TR ;LODI ;CA;95240
5) 05807012;WRIGHT, GREGORY & KAREN ;940 E HARNEY LN ;LODI ;CA;95240
6) 05807013;VALENTE, THOMAS A & L F ;960 E HARNEY LANE ;LODI ;CA;95240
7) 05807014;EVERITT, DANIEL L & S A ;1002 E HARNEY LN ;LODI ;CA;95240
8) 05807016;SCHOLL, JAMES L TR ;1100 E HARNEY LN ;LODI ;CA;95242
9) 05809001;TAMURA, S T & E TRS ETL ;1220 E HARNEY LANE ;LODI ;CA;95242
10) 05809002;TANABE, HELEN C TR ETAL ;1040 W KETTLEMAN LN 1B PMB 308 ;LODI ;CA;95240
11) 05822001;MARTIN, MARILYN ANN ;2150 OXFORD WAY ;LODI ;CA;95242
12) 05822002;VAUGHN, FRED L & KHRISTINA L ;805 KRISTEN CT ;LODI ;CA;95242
13) 05822004;NEUMANN, WILLIAM D & BONNIE ;865 E KRISTEN CT ;LODI ;CA;95242
14) 05822005;NORDWICK, FLOYD H & LACY ;895 KRISTEN CT ;LODI ;CA;95240
15) 05822006;AZEVEDO, STEVEN A & KIM HUTSON;909 KRISTEN CT ;LODI ;CA;95242
16) 05822007;SAN JOAQUIN, COUNTY OF ; ; ; ;00000
17) 05822008;LOUIE, SAM K & LORNA L ;910 KRISTEN CT ;LODI ;CA;95240
18) 05822009;YAMASHITA, KENNETH K & Y ;884 KRISTEN CT ;LODI ;CA;95240
19) 05822010;FAUGHT, MICHAEL & T ;860 E KRISTEN CT ;LODI ;CA;95242
20) 05822011;LANGWORTHY, ELMER D & S M ;13710 HARTLEY LN ;LODI ;CA;95240
21) 05822012;LEAR, WOODBURN L & CLAIRE L TR;13696 N HARTLEY LN ;LODI ;CA;95242
22) 05822013;FRIEDBERGER, ROBERT W & MARY T;867 TEHAMA DR ;LODI ;CA;95240
23) 05822014;STEINGRABER, SHARIE ;889 TEHAMA DR ;LODI ;CA;95242
24) 05822015;JENKINS, LEON & MAE ;909 TEHAMA DR ;LODI ;CA;95240
25) 05822017;HATHAWAY, ROBERT & ROSE MARY T;890 TEHAMA DR ;LODI ;CA;95242
26) 05822018;LUND, GARY & GAIL ;PO BOX 22 ;LODI ;CA;95241
27) 05822019;HANNA, GARY & SHARON ;830 TEHEMA DR ;LODI ;CA;95242
28) 05822020;WISENOR, GERALD L & L M ;808 TEHAMA ;LODI ;CA;95240
29) 05822016;BAHNEAN, DENNISE A ;910 TEHAMA DR ;LODI ;CA;95242
30) 05822022;LUU, NHI & MINH H ;13625 HARTLEY LN ;LODI ;CA;95242
31) 05822023;WRIGHT, RICHARD O & VICTORIA T;13675 N HARTLEY LN ;LODI ;CA;95242
32) 05823003;ROGAN, WILLIAM & A ETL ;12620 N DAVIS RD ;LODI ;CA;95242
33) 05823006;SONTRA, MILDRED I ;871 E HARNEY LN ;LODI ;CA;95242
34) 05823007;STICE, LARRY & GORETI ;893 E HARNEY LN ;LODI ;CA;95242
35) 05823008;SINGH, JARNAIL & RAVENDRA ETA;909 E HARNEY LN ;LODI ;CA;95242
36) 05823009;BOUMA, PATRICIA J ;931 E HARNEY LN ;LODI ;CA;95242
37) 05823010;SCHUMACHER, WELDON D & BONNIE ;1303 RIVERGATE DR ;LODI ;CA;95240
38) 05823011;GRILLI, SELMA M TR ETAL ;% PO BOX 20 ;STOCKTON ;CA;95201
39) 05823012;NEPOTE, GUISEPPE O EST ;1477 E HARNEY LN ;LODI ;CA;95240
40) 05922003;FUJINAKA, STEVE & BARBARA TR E;2016 E ARMSTRONG RD ;LODI ;CA;95242

DECLARATION OF POSTING

On Thursday, April 19, 2001 in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing for May 2, 2001 to consider the Planning Commission's recommendation for a General Plan Amendment and Prezoning for 1041 & 1171 E. Harney Lane, (attached hereto, marked Exhibit "A") was posted at the following three locations:

Lodi Public Library
Lodi Police Public Safety Building
Lodi City Hall Lobby

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

Executed on April 19, 2001, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

_____
Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

forms\decpost.doc

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF CONTINUED PUBLIC HEARING
Date: May 16, 2001
Time: 7:00 p.m.

For information regarding this notice please contact:
Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the public hearing of the City Council of the City of Lodi to consider public comments/testimony regarding the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 E. Harney Lane; the General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public; the request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project; and to initiate annexation of the properties into the City of Lodi, has been continued to Wednesday, May 16, 2001, at the hour of 7:00 p.m. in the Council Chamber, Carnegie Forum, 305 W. Pine Street, Lodi, California..

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: May 3, 2001

Approved as to form:

Randall A. Hays
City Attorney

DECLARATION OF MAILING

Continued Public Hearing to May 16, 2001 to Consider Planning Commission's Recommendation for a General Plan Amendment and Prezoning for 1041 & 1171 East Harney Lane

On May 3, 2001 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

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

Executed on May 3, 2001, at Lodi, California.

ORDERED BY:

SUSAN BLACKSTON
CITY CLERK, CITY OF LODI

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

decmail/forms

1041 E. Harney Lane Mailing List

1. 05823019;BATCH, DELMAR D & DORIS TR ;11174 N DAVIS RD ;LODI ;CA;95242
2. 05807008;BELL, LYNDLE A TR ;814 E HARNEY LN ;LODI ;CA;95242
3. 05807009;MARTIN, JOHN A & LINDA L ;880 E HARNEY LN ;LODI ;CA;95242
4. 05807010;PANOS, PETE N & PENNY ;13420 N SHATTUCK TR ;LODI ;CA;95240
5. 05807012;WRIGHT, GREGORY & KAREN ;940 E HARNEY LN ;LODI ;CA;95240
6. 05807013;VALENTE, THOMAS A & L F ;960 E HARNEY LANE ;LODI ;CA;95240
7. 05807014;EVERITT, DANIEL L & S A ;1002 E HARNEY LN ;LODI ;CA;95240
8. 05807016;SCHOLL, JAMES L TR ;1100 E HARNEY LN ;LODI ;CA;95242
9. 05809001;TAMURA, S T & E TRS ETL ;1220 E HARNEY LANE ;LODI ;CA;95242
10. 05809002;TANABE, HELEN C TR ETAL ;1040 W KETTLEMAN LN 1B PMB 308 ;LODI ;CA;95240
11. 05822001;MARTIN, MARILYN ANN ;2150 OXFORD WAY ;LODI ;CA;95242
12. 05822002;VAUGHN, FRED L & KHRISTINA L ;805 KRISTEN CT ;LODI ;CA;95242
13. 05822004;NEUMANN, WILLIAM D & BONNIE ;865 E KRISTEN CT ;LODI ;CA;95242
14. 05822005;NORDWICK, FLOYD H & LACY ;895 KRISTEN CT ;LODI ;CA;95240
15. 05822006;AZEVEDO, STEVEN A & KIM HUTSON;909 KRISTEN CT ;LODI ;CA;95242
16. ~~05822007;SAN JOAQUIN, COUNTY OF ; ; ; ;00000~~
17. 05822008;LOUIE, SAM K & LORNA L ;910 KRISTEN CT ;LODI ;CA;95240
18. 05822009;YAMASHITA, KENNETH K & Y ;884 KRISTEN CT ;LODI ;CA;95240
19. 05822010;FAUGHT, MICHAEL & T ;860 E KRISTEN CT ;LODI ;CA;95242
20. 05822011;LANGWORTHY, ELMER D & S M ;13710 HARTLEY LN ;LODI ;CA;95240
21. 05822012;LEAR, WOODBURN L & CLAIRE L TR;13696 N HARTLEY LN ;LODI ;CA;95242
22. 05822013;FRIEDBERGER, ROBERT W & MARY T;867 TEHAMA DR ;LODI ;CA;95240
23. 05822014;STEINGRABER, SHARIE ;889 TEHAMA DR ;LODI ;CA;95242
24. 05822015;JENKINS, LEON & MAE ;909 TEHAMA DR ;LODI ;CA;95240
25. 05822017;HATHAWAY, ROBERT & ROSE MARY T;890 TEHAMA DR ;LODI ;CA;95242
26. 05822018;LUND, GARY & GAIL ;PO BOX 22 ;LODI ;CA;95241
27. 05822019;HANNA, GARY & SHARON ;830 TEHEMA DR ;LODI ;CA;95242
28. 05822020;WISENOR, GERALD L & L M ;808 TEHAMA ;LODI ;CA;95240
29. 05822016;BAHNEAN, DENNISE A ;910 TEHAMA DR ;LODI ;CA;95242
30. 05822022;LUU, NHI & MINH H ;13625 HARTLEY LN ;LODI ;CA;95242
31. 05822023;WRIGHT, RICHARD O & VICTORIA T;13675 N HARTLEY LN ;LODI ;CA;95242
32. ~~05822024;SAN JOAQUIN, COUNTY OF ; ; ; ;00000~~
33. 05823003;ROGAN, WILLIAM & A ETL ;12620 N DAVIS RD ;LODI ;CA;95242
34. 05823006;SONTRA, MILDRED I ;871 E HARNEY LN ;LODI ;CA;95242
35. 05823007;STICE, LARRY & GORETI ;893 E HARNEY LN ;LODI ;CA;95242
36. 05823008;SINGH, JARNAIL & RAVENDRA ETA;909 E HARNEY LN ;LODI ;CA;95242
37. 05823009;BOUMA, PATRICIA J ;931 E HARNEY LN ;LODI ;CA;95242
38. 05823010;SCHUMACHER, WELDON D & BONNIE ;1303 RIVERGATE DR ;LODI ;CA;95240
39. 05823011;GRILLI, SELMA M TR ETAL ;% PO BOX 20 ;STOCKTON ;CA;95201
40. 05823012;NEPOTE, GUISEPPE O EST ;1477 E HARNEY LN ;LODI ;CA;95240
41. 05922003;FUJINAKA, STEVE & BARBARA TR E;2016 E ARMSTRONG RD ;LODI ;CA;95242
42. Baumbach & Piazza;323 W. Elm Street;Lodi;CA;95240
43. Tom Luckey;2495 West March Lane;Stockton;CA;95207

DECLARATION OF POSTING
NOTICE OF CONTINUED PUBLIC HEARING
OF THE CITY COUNCIL OF THE CITY OF LODI

I, SUSAN J. BLACKSTON, certify that on May 3, 2001 I posted "NOTICE OF CONTINUED PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF LODI" to consider Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 E. Harney Lane; the General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public; the request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project; and to initiate annexation of the properties into the City of Lodi near the Council Chamber door; that said Notice remained posted until after the hour set for said hearing, as shown on said Notice.

A copy of said "NOTICE OF CONTINUED PUBLIC HEARING" as posted near the Council Chamber door, is shown on the attached and is made a part of this Certificate of Posting.

Dated: May 3, 2001
(DATE POSTED – MUST BE WITHIN 24 HOURS)

SUSAN J. BLACKSTON,
CITY CLERK OF THE CITY OF LODI

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF CONTINUED PUBLIC HEARING
Date: May 16, 2001
Time: 7:00 p.m.

For information regarding this notice please contact:
Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the public hearing of the City Council of the City of Lodi to consider public comments/testimony regarding the Planning Commission's recommendation of approval to the City Council for a General Plan Amendment and Prezoning for 1041 & 1171 E. Harney Lane; the General Plan Amendment is from PR, Planned Residential to LDR, Low Density Residential and PQP, Public Quasi/Public, and the Prezoning from San Joaquin County AU-20 to R-2, Single Family Residential and PUB, Public; the request also includes a recommendation that the City Council certify Negative Declaration ND-00-12 as adequate environmental documentation for the project; and to initiate annexation of the properties into the City of Lodi, has been continued to Wednesday, May 16, 2001, at the hour of 7:00 p.m. in the Council Chamber, Carnegie Forum, 305 W. Pine Street, Lodi, California.

Posted May 3, 2001

Susan J. Blackston
SUSAN J. BLACKSTON
CITY CLERK
Of the City of Lodi

DECLARATION OF POSTING

On Thursday, May 3, 2001 in the City of Lodi, San Joaquin County, California, a copy of a Notice of **Continued** Public Hearing for May 16, 2001 to consider Planning Commission's Recommendation For A General Plan Amendment And Prezoning For 1041 & 1171 East Harney Lane, (attached hereto, marked Exhibit "A") was posted at the following three locations:

Lodi Public Library
Lodi Police Public Safety Building
Lodi City Hall Lobby
Lodi Carnegie Forum

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

Executed on April 19, 2001, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON
CITY CLERK

Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk

forms\decpost.doc

CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF CONTINUED PUBLIC HEARING
Date: May 16, 2001
Time: 7:00 p.m.

For information regarding this notice please contact:
Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF CONTINUED PUBLIC HEARING

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Posted May 3, 2001

Susan J. Blackston

SUSAN J. BLACKSTON
CITY CLERK
Of the City of Lodi