



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Conduct Public Hearing to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for the "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane

MEETING DATE: August 4, 2004

PREPARED BY: Associate Planner, Mark Meissner

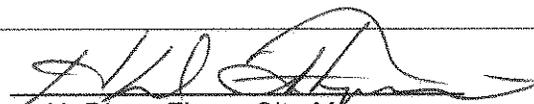
RECOMMENDED ACTION: That the City Council approve the Planning Commission's recommendation to approve the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for the "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane.

BACKGROUND INFORMATION: The Villas development will be constructed on 10.28 acres on the northwest corner of Harney and Cherokee Lanes near Hwy. 99. The land area was recently annexed to the City and a General Plan Land Use Designation of MDR, Medium Density Residential, and a zoning designation of R-MD, residential medium density were established. These designations allow residential development in the density range of 7.1 to 20 dwelling units per acre; the "Villas" has a density of 8.8 dwelling units per acre. In order to design a single-family residential product in the medium density range, the homes have to be a little closer, the lots need to be a little smaller, and the roads need to be a little narrower. The change in zoning to Planned Development is not for the density of the project, but to establish reduced lot sizes, reduced setbacks, and the use of narrow public lanes to take the place of full size cul-de-sacs. The Planning Commission found these non-conventional development standards to be adequate and appropriate, and to not compromise the function or safety of the development.

The Planning Commission reviewed the project site on a few occasions. The first was during the annexation, General Plan Amendment, and Rezoning process at which time the land was brought into the City and established for medium density residential development. The second was during the 2003 Growth Management review process at which time the land was awarded medium density building permit allocations. The third was the review and approval of the Villas' Development Plan, which prompted the proposed change in zoning. The most recent review was at the Planning Commission's Public Hearing of June 9, 2004 where they conditionally approved the tentative subdivision map finding that it was in substantial compliance with its development plan, and recommended approval of this rezone. The Planning Commission's recommendation of approval for the rezone is based on findings that the project is in compliance with the California Environmental Quality Act, that it is consistent with the City's General Plan, and that the land is physically suitable for the proposed development.

FUNDING: None

APPROVED:


H. Dixon Flynn, City Manager



Konradt Baftlam
Community Development Director

Attachments



MEMORANDUM, City of Lodi, Community Development Department

To: Planning Commission
From: Mark Meissner, Associate Planner
Date: January 14, 2004
Subject: The request of KB Home for approval of "The Villas", an 87-lot, medium density, residential Development Plan located at 449 East Harney Lane.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the request of KB Home for "The Villas", an 87-lot, medium density, residential Development Plan located at 449 East Harney Lane, subject to the conditions listed in the attached resolution.

SUMMARY

The Villas Development Plan is an 87-lot, medium density, residential Development Plan located near the southeast corner of Lodi on the northwest corner of Harney and Cherokee Lanes. The Development Plan provides for approximately 9.2 dwelling units per acre, which is in the medium density range of 7.1 to 20. The project site is accessed from Harney Lane on the south and Tradewind Drive on the north. In order to provide for the proposed density, the Development Plan uses several unconventional design elements including reduced lot sizes, reduced setbacks, and several short 24-foot-wide public lanes instead of full size cul-de-sacs.

BACKGROUND

The project site was originally introduced to the Planning Commission as the Neuschaffer Development during the Growth Management review period in September of last year. The Villas Development Plan is the applicant's response to condition number 29 of the Planning Commission's Resolution 03-37 approving the Neuschaffer Development and recommending 154 medium density allocations. Condition 29 stated, "Prior to Tentative Map submittal, the applicant shall submit a conceptual site plan for review and approval by the Planning Commission."

The Neuschaffer Development was brought to the Planning Commission without a Development Plan because at the time, the owner was searching for a buyer and there was not much point in approving a plan that a buyer was not interested in developing. The Community Development Director also found that because the Growth Management system only allows for allocations once a year, we would only be setting the project back a year. Staff recommended 154 medium density allocations, which was 15 units per acre, to give the designer of a Development Plan the ability to provide for a wide range of product types.

ANALYSIS

Given the location bordering State Route 99, Cherokee Lane and Harney Lane, it was determined by staff at the time of annexation that the ambient noise level at this location made medium density housing the highest and best use of the land. Staff has worked with the applicant's project engineer for the past few months to help design a product that was in the best interest of the City. While we would

have liked a product with more than 9.2 units per acre, the proposed Development Plan is within the medium density range of development and allows for individual ownership and a more affordable lot size.

As stated in the Summary of this memo, the proposed Development Plan utilizes some unconventional design elements including reduced lot sizes, reduced setbacks, and several short 24-foot-wide public lanes in place of full size cul-de-sacs.

While the individual lots and the lanes accessing the groupings of homes may have modified standards, the streets providing circulation throughout the site including the connections to Harney and Tradewind are designed using the City's standard residential street cross section. This is the same standard applied to all new residential subdivisions. The street is 50-foot-wide including, street, gutter, curb, tree-lined parkways, and sidewalk. The paved area is 30-foot-wide from face of curb to face of curb allowing two-way travel and on-street parking. The development rears to Harney and Cherokee Lanes, for which reverse frontage improvements are required. Development requires the widening of Harney and Cherokee Lanes including 15-feet for the curb, meandering sidewalk, landscaping, and a decorative masonry block wall.

Each of the homes will front upon either the standard residential street design or a 24-foot-wide public lane, which is the minimum width allowed by the Fire Code. The Fire Code also dictates the depth of the public lanes to no more than 150-feet. If the private lanes were deeper than 150-feet, the Fire Department would require a "turn-around" at the end of the driveway. The lanes will be public, with no parking, or sidewalks, and will be built of interlocking pavers like School Street Downtown. Staff finds that the use of pavers will visually set the dead-end lanes apart from the regular streets eliminating confusion as to their destination, and will provide an enhanced aesthetic quality. We find that fronting groups of homes on these narrow public lanes of interlocking pavers creates a courtyard appearance and a more closely-knit environment. To make up for the lack of on-street parking, the driveway depth of each of the dwellings will be no less than 18-feet at the ends of the public lanes and 20-feet everywhere else to provide for parking in the driveway if necessary. Each house will have the potential to park four vehicles, two in the garage and two on the driveway.

The average lot size is approximately 3,100 square-feet with the smallest being 2,800 square-feet and with lot sizes increasing as they get closer to Highway 99. The increase in lot size allows for a greater rear yard setback and greater distance from the highway in an attempt to reduce ambient noise levels within the homes.

The proposed building setbacks for the Development Plan are 12-feet minimum for front yards on the main streets, which is 8-feet less than normal, and 7.5-foot minimum for front yards on the public lanes. The rear yard setback is 8-foot minimum, which is 2-feet less than normal. The side yard setback is 4-feet, which is 1-foot less than normal, but one foot greater than the minimum clearance for Building Code. Finally, the side yard setback on a street is 10-feet, which meets the normal requirement.

In such a compact development, the only areas to take from without reducing the size of the home itself is from the setbacks and streets. The applicant has provided the City with the proposed footprint of the homes on each of the lots within the Development Plan. From this illustration we find that in most cases, the only portion of the front of the home that will have a reduced front setback is the

covered porch or front door; all garages will be setback the standard 20-feet to provide parking on the driveway. Placing the front of the house closer to the street than the garage should enhance the appearance of the streetscape. We also find that the proposed 8-foot rear yard setback is rare and when it does occur it is not across the entire rear yard. In most cases, the 8-foot setback involves a small portion of the rear elevation. Staff finds that each of the proposed setbacks is adequate for the proposed development and does not compromise the function or safety of the development.

The reduced lot size and setbacks of this Development Plan are, however, not consistent with the existing R-MD, residential medium density zoning. R-MD zoning requires 4,000 sq. ft. lots, 20-foot front yards, 10-foot rear yards, but no side yards. Given that staff did not have a Development Plan to work with at the time the zoning was established, we did not anticipate that the eventual product type would not allow for its development. The density of the proposed Development Plan is consistent with the zoning and general plan; however, the setbacks and lot sizes are not. Planned Development (PD) zoning is the only zone that allows for the proposed lot sizes and setbacks. If this Development Plan is approved by the Planning Commission, the project is required to return for review as a PD. We do not find this to be a detriment to the project and merely a step in the process that could occur with the Tentative Subdivision Map submittal.

In conclusion, staff finds that the proposed Development Plan is a solid first step in the process of bringing this project to development. We find that the Development Plan provides the streets and driveways necessary to allow efficient traffic flow throughout this, future, and existing developments. We also find that the Development Plan will provide an alternative product type that will help the City remain compact, will provide for a portion of the City's share of the regional housing needs, and a measure of affordability not otherwise found in Lodi's traditional housing market.

Respectfully Submitted,



Mark Meissner
Associate Planner

Reviewed & Concur,



Konradt Bartlam
Community Development Director

KB/MM

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: January 14, 2004
APPLICATION No.: Residential Growth Management GM 03-004
REQUEST: The request of KB Home for approval of "The Villas", an 87-lot, medium density, residential Development Plan located at 449 East Harney Lane.
LOCATION: 449 East Harney Lane
APPLICANTS: KB Home North Bay, Inc.
611 Orange Drive
Vacaville, CA 95687
OWNERS: Rich Neuschaffer
1024 De Anza Boulevard
San Jose, CA 95129

Site Characteristics: The subject property was annexed into Lodi 2003 along with the adjacent Miller property to the west. The major physical characteristic of the site is the noise generated from State Route 99, Harney Lane and Cherokee Lane. The site is south of the Richards Ranch subdivision, with Tradewind Drive terminating at the project site's northern boundary. The site has generally flat topography and is not considered prime habitat area.

General Plan Designation: MDR, Medium Density Residential
Zoning Designation: R-MD, Residential Medium Density
Property Size: 0.28 acres

Adjacent Zoning and Land Use:

North: R-2, Low Density Residential; single family dwellings
South: AG40, Agricultural 40 acre minimum lot size; agricultural
East: PUB, State Route 99
West: MDR, Medium Density Residential; residential and greenhouse operations.

Neighborhood Characteristics:

The neighborhood is presently on the fringe of urban activity as Harney Lane acts as a buffer between urban/suburban development to the north and agricultural activity to the south. Along the north side of Harney Lane, this parcel along with the Miller property to the west, represents the last sizable vacant land north of Harney Lane between State Route 99 and Lower Sacramento Road. The project is adjacent to low density single family homes with a new elementary school being the focal point of attention in this area of town.

ENVIRONMENTAL ASSESSMENTS:

Negative Declaration ND-03-08 has been prepared in accordance with CEQA. This document adequately addresses possible adverse environmental effects of this project. No significant impacts are anticipated.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the request of KB Home for "The Villas", an 87-lot, medium density, residential Development Plan located at 449 East Harney Lane, subject to the conditions listed in the attached resolution.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

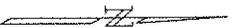
- Approve the Development Plan with Alternate Conditions.
- Deny the Development Plan.
- Continue the Development Plan.

ATTACHMENTS:

1. Vicinity Map
2. Development Plan
3. Draft Resolution

VICINITY MAP

The Villas
 Growth Mngmt. Dev. Plan
 449 East Harney Lane
 CM-03-004



Salas
 Park

Neuharth Dr.

STOCKTON ST.

STOCKTON ST.

Stockton St

HWY 99

CHEROKEE LN

HWY 99

PROPOSED SITE PLAN THE VILLAS

A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 13, T.3N., R.6E., M.D.B. & M.,
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER, 2003 NOT TO SCALE

OWNERS:

RICHARD and ROBERT NEUSCHAEFER
1024 S. DeANZA BLVD.
SAN JOSE, CA. 95129
PH. (408) 504-2427

SITUS ADDRESS and APN:

13669 N. CHEROKEE LANE
LODI, CA 95240
APN: 062-290-17
THIS SITE CONTAINS 10.28± AC. -GROSS.

PROPOSED DENSITY:

87 MEDIUM DENSITY UNITS OVER
9.5± AC.(NET) = 9.2 UPA.

PROPOSED BUILDING SETBACKS:

FRONT YARD (PRIVATE STREET) - 12'min.
FRONT YARD (PRIVATE LANE) - 7.5'min.
REAR YARD - 8'min.
SIDE YARD - 4'min.
SIDE YARD (STREET SIDE) - 10'min.



PREPARED IN THE OFFICE OF:

BAUMBACH & PIAZZA, INC.



CIVIL ENGINEERS
323 WEST ELM STREET
LODI, CALIFORNIA 95240

RESOLUTION NO. PC. 04-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF KB HOME FOR "THE VILLAS", AN 87-LOT, MEDIUM DENSITY, RESIDENTIAL DEVELOPMENT PLAN LOCATED AT 449 EAST HARNEY LANE PURSUANT TO CHAPTER 15.34 OF THE CITY OF LODI MUNICIPAL CODE

WHEREAS, the applicant, KB Home, in response to condition 29 of Planning Commission Resolution 03-37 has filed the Villas Development Plan with the City of Lodi. The Development Plan is 10.28 acres in size and is located at 449 East Harney Lane, which is designated for medium density residential development. The parcel is more particularly described as:

A portion of the southwest quarter of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian,

Assessor Parcel Number 062-290-17.

WHEREAS, the Community Development Department did study and recommend approval of said request; and

WHEREAS, the Planning Commission did consider a Negative Declaration pursuant to CEQA; and

WHEREAS, a copy of the Negative Declaration is kept on file for public review within the Community Development Department by the Community Development Director at 221 West Pine Street, Lodi, CA; and

WHEREAS, the required public hearing preceding this planning matter was held on September 24, 2003 and was duly advertised and held in a manner prescribed by law; and

WHEREAS, the Planning Commission's approval is based upon the following findings and determinations:

1. The standard proposed design and improvement of the site is consistent with all applicable standards adopted by the City in that the Development Plan, as conditioned, will conform to the standards and improvements mandated by the adopted City of Lodi Public Works Department Standards and Specifications, Zoning Ordinance as well as all other applicable standards.
2. The standard size, shape and topography of the site is physically suitable for residential development proposed in that the site is generally flat and is not within an identified natural hazard area.

3. The site is suitable for the density proposed by the Development Plan in that the site can be served by all public utilities and creates design solutions for storm water, traffic and air quality issues.
4. The standard design of the proposed Development Plan and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat in that the site has been previously disturbed by agricultural activities and no significant environmental issues or concerns were identified through the environmental Initial Study prepared for this development.
5. The design of the proposed Development Plan and type of improvements are not likely to cause serious public health problems in that all public improvements will be built per City standards and all private improvements will be built per the Uniform Building Code.
6. The design of the proposed Development Plan and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision in that as conditioned the Development Plan will provide dedication of adequate right-of-way for Harney Lane, Cherokee Lane and State Route 99 ingress/egress and said improvements will be illustrated on the Tentative Map for the project.
7. The Development Plan is conditioned to construct improvements to Harney Lane, Cherokee Lane and their interchange with State Route 99 thereby insuring that an adequate Level of Service is maintained on the roadways within the area.
8. The loss of soil classified as Prime Farmland is not considered significant under the California Department of Conservation Land Evaluation and Site Assessment model
9. The project allows for the orderly development of Lodi in that the Land Use and Growth Management Element calls for the development of the site at a maximum density of 20.0 dwelling units per acre and the Development Plan proposes a density of 9.2 dwelling units per acre.
10. The project complies with Chapter 15.34 of the City of Lodi Municipal Code in that the proposed Development Plan is within Priority Area 1.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED, as follows:

1. The foregoing recitals are true and correct.
2. Said Development Plan complies with the requirements of the Section 15.34.070 of the Growth Management Plan for Residential Development Ordinance.

3. A Negative Declaration for this Development Plan was certified by the City Council pursuant to the California Environmental Quality Act and all mitigation measures for the Development Plan identified in the initial study and accompanying studies are hereby incorporated into this recommendation of approval.
4. Said Development Plan is hereby approved pursuant to the City Ordinances and no waiver of any requirement of said Ordinances are intended or implied except as specifically set forth in this Resolution.
5. Prior to or concurrent with the filing of a tentative subdivision map for this Development Plan, the developer shall apply for a change in zoning from R-MD, residential medium density to PD, planned development.
 - a. A master fencing plan illustrating how each of the dwellings will be fenced shall be provided with the zone change application.
6. Prior to the filing of a tentative subdivision map for this Development Plan, the applicant shall comply with the following conditions:
 - a. All existing and proposed property lines shall be illustrated on the Tentative Map.
 - b. The existing right-of-way on both Cherokee Lane and Harney Lane shall be illustrated on the Tentative Map.
 - c. Future right-of-way for the Harney Lane/State Route 99 interchange and any dedication required and/or approved by Caltrans shall appear on the Tentative Map.
 - d. All street right-of-way dedications shall be illustrated on the Tentative Map, including but not limited to the following:
 - i. Corner cutoffs in conformance with City standards are required at all street intersections.
 - ii. All public right-of-way dedications shall be in conformance with City of Lodi standards and be sufficient to provide 15-feet between the face of curb and right-of-way line for the installation of a meandering sidewalk, landscape and irrigation improvements and a reverse frontage wall.
 - iii. All right-of-way dedications and improvements shall be made in accordance with City of Lodi Plans and Specifications to the satisfaction of the City Engineer.
 - iv. Minor amendments to the Development Plan may be approved by the City Engineer and City Planner, provided that the plan is still in substantial conformance with this *original approval*.

- v. All easements, right-of-way and other public land as shown on the Tentative Map shall be dedicated to City of Lodi. All property or property interest shall be granted to the City free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste.
7. Note that All street improvements shall be to the approval of the Public Works Director. Street improvements to be constructed shall be to the approval of the Public Works Director and may require removal and reconstruction of existing street pavement improvements to the centerline of the street.
8. Note that the alternative street design with parkway (Standard Plan 101) shall be used on all interior streets in this development. Driveways in the cul-de-sacs shall be in conformance with City of Lodi Design Standards and shall be located adjacent to common property lines to maximize the continuity of the landscaped parkway.
9. Note that reverse frontage walls, landscaping and irrigation improvements are required on Harney Lane and Cherokee Lane and shall be constructed by the developer at the developer's expense to the approval of the Public Works Director and Community Development Director. The wall shall have a minimum height of 8 feet measured from the top of curb and 7 feet measured from the highest adjacent pad grade.
10. Note that design and installation of public improvements shall be in accordance with City master plans. Water, wastewater and storm drainage master plans and design calculations for the entire development shall be required with the first phase of development. Note that the map shall reflect dedication based on the following utility requirements:
 - a. Water. Looping of water main throughout the site and provide a continuous connection to waterlines on both Cherokee Lane and Harney Lane. Provide water-sampling stations in locations approved by the City Engineer.
 - b. Storm Drainage. The developer shall be responsible for the planning, implementation and construction of all improvements required to adequately provide storm drainage for the site in accordance with the City of Lodi Master Storm Drainage Plan to the Satisfaction of the City Engineer.
 - c. Sanitary Sewer. The developer shall install all necessary facilities to handle anticipated flows to the satisfaction of the City Engineer.
11. Note that all utilities shall be placed underground. The developer shall make necessary arrangements with each of the serving utilities, including cable television, for the placement of all utilities fronting, abutting or

within the property. Street crossings for future facilities shall be constructed with this Development Plan.

12. The applicant shall clearly identify public and private streets on the tentative subdivision map.
13. The applicant shall provide street access to the adjacent parcels to the west, APN 062-290-14 and APN 062-290-38.
14. Note that public lanes shall comply with the following standards:
 - a. Minimum unobstructed width (face to face of curb) shall be twenty-four feet (24').
 - b. Public Lane structural section shall be constructed of interlocking pavers over four inches (4") of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the Department of Public Works.
15. Property owner(s) shall agree to preserve and save harmless the City of Lodi and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
16. The developer shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall include any easements and structures required by the Department of Public Works to properly handle the drainage, and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance.
17. The developer shall provide for the improvement of all drainage easements by culvert or drainage channel of adequate size, whichever is required by the City Engineer. Any required drainage channel shall be lined with the suitable material as specified by the City Engineer. All such drainage easements shall be monumented along property lines at locations approved by the City Engineer. An access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway.
18. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the City Engineer, or verification shall be provided that such calculations are not needed.

19. The developer shall submit grading plans to the City of Lodi, Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
20. The developer shall install or agree to install a sewer system as a subdivision improvement to the satisfaction of the City Engineer. Sewer and water lines shall not be laid in the same trench.
21. The developer shall agree to construct the type and location of fire protection improvements that meets the required minimum required water flow in gallons per minute, to the satisfaction of the City of Lodi Fire Marshall.
22. Drainage studies required by the City Engineer shall be submitted and approved and all improvements must comply with the approved studies. Furthermore, street and storm water management dedication and/or improvements recommended by said studies shall be bonded for construction in accordance to City of Lodi policy.
23. All conditions of approval, applicable state statutes, and local ordinances must be satisfied, including all applicable Building and Fire Code requirements for hazardous materials.
24. All utility plans shall conform to adopted master plans and standard plans and specifications. Improvements constructed in accordance with plans shall be inspected and approved to the satisfaction of the City Engineer.
25. The developer shall submit proof of payment of appropriate fees pursuant to the San Joaquin County Multiple Species Habitat Conservation Program to the satisfaction of the City Planner.
26. The Planning Commission hereby conditionally recommends approval of the request of KB Home for "The Villas", an 87-lot medium density residential Development Plan subject to all the above-mentioned conditions.

Dated: January 14, 2004

I hereby certify that Resolution No. 04- _____ was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on January 14, 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RESOLUTION NO. PC. 04-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF KB HOME FOR "THE VILLAS", AN 87-LOT, MEDIUM DENSITY, RESIDENTIAL DEVELOPMENT PLAN LOCATED AT 449 EAST HARNEY LANE PURSUANT TO CHAPTER 15.34 OF THE CITY OF LODI MUNICIPAL CODE

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Assessor Parcel Number 062-290-17.

WHEREAS, the Community Development Department did study and recommend approval of said request; and

WHEREAS, the Planning Commission did consider a Negative Declaration pursuant to CEQA; and

WHEREAS, a copy of the Negative Declaration is kept on file for public review within the Community Development Department by the Community Development Director at 221 West Pine Street, Lodi, CA; and

WHEREAS, the required public hearing preceding this planning matter was held on September 24, 2003 and was duly advertised and held in a manner prescribed by law; and

WHEREAS, the Planning Commission's approval is based upon the following findings and determinations:

1. The standard proposed design and improvement of the site is consistent with all applicable standards adopted by the City in that the Development Plan, as conditioned, will conform to the standards and improvements mandated by the adopted City of Lodi Public Works Department Standards and Specifications, Zoning Ordinance as well as all other applicable standards.
2. The standard size, shape and topography of the site is physically suitable for residential development proposed in that the site is generally flat and is not within an identified natural hazard area.
3. The site is suitable for the density proposed by the Development Plan in that the site can be served by all public utilities and creates design solutions for storm water, traffic and air quality issues.

4. The standard design of the proposed Development Plan and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat in that the site has been previously disturbed by agricultural activities and no significant environmental issues or concerns were identified through the environmental Initial Study prepared for this development.
5. The design of the proposed Development Plan and type of improvements are not likely to cause serious public health problems in that all public improvements will be built per City standards and all private improvements will be built per the Uniform Building Code.
6. The design of the proposed Development Plan and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision in that as conditioned the Development Plan will provide dedication of adequate right-of-way for Harney Lane, Cherokee Lane and State Route 99 ingress/egress and said improvements will be illustrated on the Tentative Map for the project.
7. The Development Plan is conditioned to construct improvements to Harney Lane, Cherokee Lane and their interchange with State Route 99 thereby insuring that an adequate Level of Service is maintained on the roadways within the area.
8. The loss of soil classified as Prime Farmland is not considered significant under the California Department of Conservation Land Evaluation and Site Assessment model
9. The project allows for the orderly development of Lodi in that the Land Use and Growth Management Element calls for the development of the site at a maximum density of 20.0 dwelling units per acre and the Development Plan proposes a density of 9.2 dwelling units per acre.
10. The project complies with Chapter 15.34 of the City of Lodi Municipal Code in that the proposed Development Plan is within Priority Area 1.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED, as follows:

1. The foregoing recitals are true and correct.
2. Said Development Plan complies with the requirements of the Section 15.34.070 of the Growth Management Plan for Residential Development Ordinance.
3. A Negative Declaration for this Development Plan was certified by the City Council pursuant to the California Environmental Quality Act and all mitigation measures for the Development Plan identified in the initial study and accompanying studies are hereby incorporated into this recommendation of approval.

4. Said Development Plan is hereby approved pursuant to the City Ordinances and no waiver of any requirement of said Ordinances are intended or implied except as specifically set forth in this Resolution.
5. Prior to or concurrent with the filing of a tentative subdivision map for this Development Plan, the developer shall apply for a change in zoning from R-MD, residential medium density to PD, planned development.
 - a. A master fencing plan illustrating how each of the dwellings will be fenced shall be provided with the zone change application.
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 - c. Future right-of-way for the Harney Lane/State Route 99 interchange and any dedication required and/or approved by Caltrans shall appear on the Tentative Map.
 - d. All street right-of-way dedications shall be illustrated on the Tentative Map, including but not limited to the following:
 - i. Corner cutoffs in conformance with City standards are required at all street intersections.
 - ii. All public right-of-way dedications shall be in conformance with City of Lodi standards and be sufficient to provide 15-feet between the face of curb and right-of-way line for the installation of a meandering sidewalk, landscape and irrigation improvements and a reverse frontage wall.
 - iii. All right-of-way dedications and improvements shall be made in accordance with City of Lodi Plans and Specifications to the satisfaction of the City Engineer.
 - iv. Minor amendments to the Development Plan may be approved by the City Engineer and City Planner, provided that the plan is still in substantial conformance with this original approval.
 - v. All easements, right-of-way and other public land as shown on the Tentative Map shall be dedicated to City of Lodi. All property or property interest shall be granted to the City free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste.

7. Note that All street improvements shall be to the approval of the Public Works Director. Street improvements to be constructed shall be to the approval of the Public Works Director and may require removal and reconstruction of existing street pavement improvements to the centerline of the street.
8. Note that the alternative street design with parkway (Standard Plan 101) shall be used on all interior streets in this development. Driveways in the cul-de-sacs shall be in conformance with City of Lodi Design Standards and shall be located adjacent to common property lines to maximize the continuity of the landscaped parkway.
9. Note that reverse frontage walls, landscaping and irrigation improvements are required on Harney Lane and Cherokee Lane and shall be constructed by the developer at the developer's expense to the approval of the Public Works Director and Community Development Director. The wall shall have a minimum height of 8 feet measured from the top of curb and 7 feet measured from the highest adjacent pad grade.
10. Note that design and installation of public improvements shall be in accordance with City master plans. Water, wastewater and storm drainage master plans and design calculations for the entire development shall be required with the first phase of development. Note that the map shall reflect dedication based on the following utility requirements:
 - a. Water. Looping of water main throughout the site and provide a continuous connection to waterlines on both Cherokee Lane and Harney Lane. Provide water-sampling stations in locations approved by the City Engineer.
 - b. Storm Drainage. The developer shall be responsible for the planning, implementation and construction of all improvements required to adequately provide storm drainage for the site in accordance with the City of Lodi Master Storm Drainage Plan to the Satisfaction of the City Engineer.
 - c. Sanitary Sewer. The developer shall install all necessary facilities to handle anticipated flows to the satisfaction of the City Engineer.
11. Note that all utilities shall be placed underground. The developer shall make necessary arrangements with each of the serving utilities, including cable television, for the placement of all utilities fronting, abutting or within the property. Street crossings for future facilities shall be constructed with this Development Plan.
12. The applicant shall clearly identify public and private streets on the tentative subdivision map.
13. The applicant shall provide street access to the adjacent parcels to the west, APN 062-290-14 and APN 062-290-38.
14. Note that public lanes shall comply with the following standards:

- a. Minimum unobstructed width (face to face of curb) shall be twenty-four feet (24').
 - b. Public Lane structural section shall be constructed of interlocking pavers over four inches (4") of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the Department of Public Works.
15. Property owner(s) shall agree to preserve and save harmless the City of Lodi and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.
 16. The developer shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall include any easements and structures required by the Department of Public Works to properly handle the drainage, and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance.
 17. The developer shall provide for the improvement of all drainage easements by culvert or drainage channel of adequate size, whichever is required by the City Engineer. Any required drainage channel shall be lined with the suitable material as specified by the City Engineer. All such drainage easements shall be monumented along property lines at locations approved by the City Engineer. An access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway.
 18. Hydrology and hydraulic calculations for determining the storm system design, with water surface profile and adequate field survey cross section data, shall be provided satisfactory to the City Engineer, or verification shall be provided that such calculations are not needed.
 19. The developer shall submit grading plans to the City of Lodi, Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
 20. The developer shall install or agree to install a sewer system as a subdivision improvement to the satisfaction of the City Engineer. Sewer and water lines shall not be laid in the same trench.
 21. The developer shall agree to construct the type and location of fire protection improvements that meets the required minimum required water flow in gallons per minute, to the satisfaction of the City of Lodi Fire Marshall.

22. Drainage studies required by the City Engineer shall be submitted and approved and all improvements must comply with the approved studies. Furthermore, street and storm water management dedication and/or improvements recommended by said studies shall be bonded for construction in accordance to City of Lodi policy.
23. All conditions of approval, applicable state statutes, and local ordinances must be satisfied, including all applicable Building and Fire Code requirements for hazardous materials.
24. All utility plans shall conform to adopted master plans and standard plans and specifications. Improvements constructed in accordance with plans shall be inspected and approved to the satisfaction of the City Engineer.
25. The developer shall submit proof of payment of appropriate fees pursuant to the San Joaquin County Multiple Species Habitat Conservation Program to the satisfaction of the City Planner.
26. The Planning Commission hereby conditionally recommends approval of the request of KB Home for "The Villas", an 87-lot medium density residential Development Plan subject to all the above-mentioned conditions.

Dated: January 14, 2004

I hereby certify that Resolution No. 04- 22 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on January 14, 2004 by the following vote:

AYES: Commissioners: Aguirre, Haugan, Heinritz, Moran, Phillips, White, and Mattheis

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners

ATTEST:



Secretary, Planning Commission

ORDINANCE NO. _____

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING 449 EAST HARNEY LANE (APN 062-290-17) FROM R-MD, RESIDENTIAL MEDIUM DENSITY TO PD(36), PLANNED DEVELOPMENT NUMBER 36 FOR THE "VILLAS"

=====

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:

10.28 acres located at 449 East Harney Lane (APN 062-290-17) are hereby rezoned from R-MD, Residential Medium Density to PD(36), Planned Development Number 36, as shown on Exhibit "A" attached, which is on file in the office of the City Clerk.

Section 2. The Planning Commission adopted Resolution No. P.C. 04-31 recommending approval of this request for a rezone at its meeting of June 9, 2004.

Section 3. A Negative Declaration (ND-03-08) 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. 04-31.

Section 4 - 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 5 - 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 6. 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 7. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 8. 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 _____, 2004.

LARRY D. HANSEN
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 August 4, 2004, and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 2004, by the following vote:

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

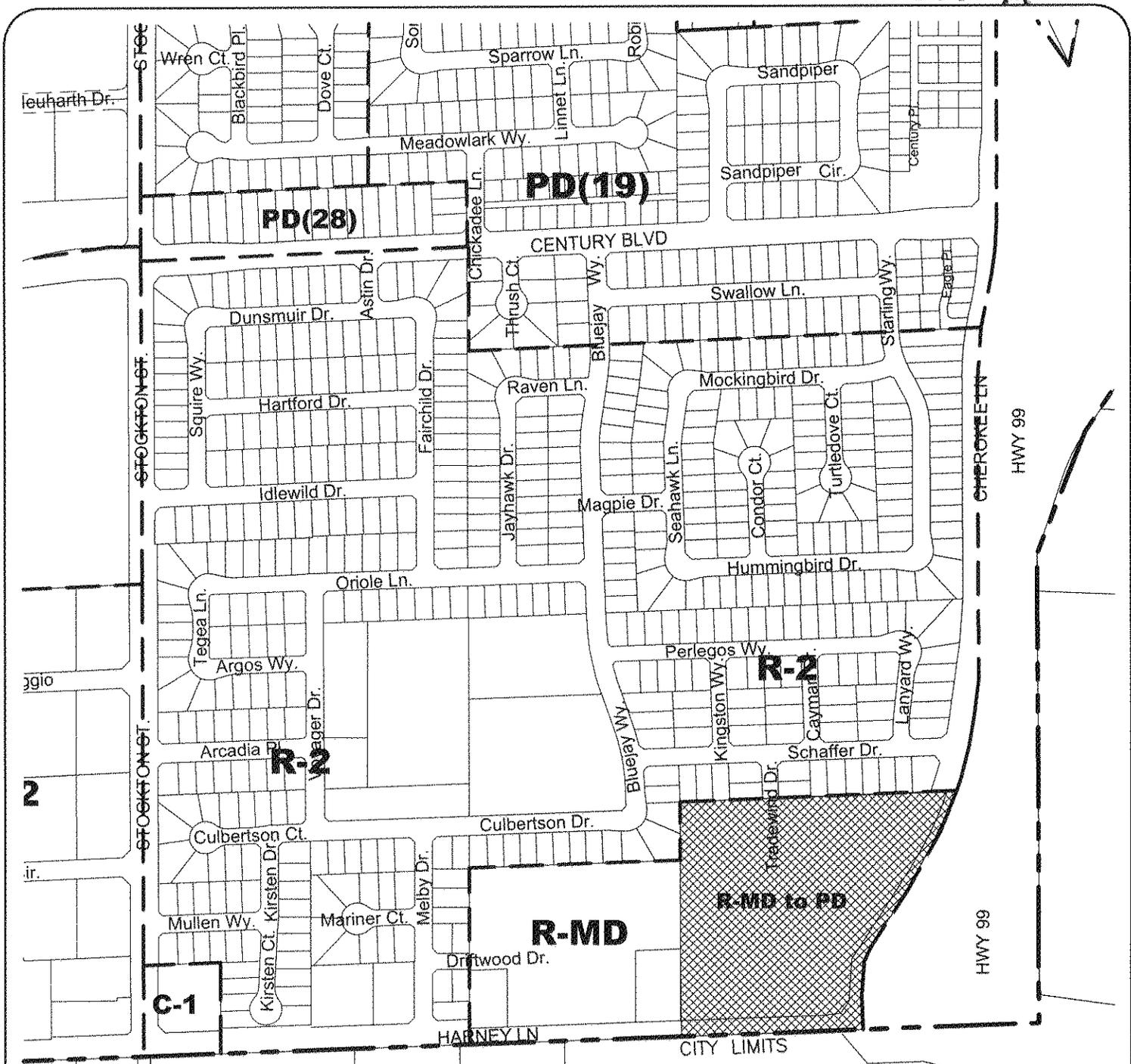
I further certify that Ordinance No. ____ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

SUSAN J. BLACKSTON
City Clerk

Approved as to Form:

D. STEPHEN SCHWABAUER
City Attorney

EXHIBIT A



PROPOSED ZONING MAP

The Villas

LEGEND

- RESIDENTIAL ZONES:**
- R-1 - SINGLE FAMILY
 - R-2 - SINGLE FAMILY (EASTSIDE)
 - 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
 - C-1 - NEIGHBORHOOD
 - C-2 - GENERAL
 - C-S - SHOPPING CENTER
- OTHER ZONES:**
- U-H - UNCLASSIFIED HOLDING (CULTURAL)
 - F-P - FLOOD PLAIN
 - PUB - PUBLIC



DECLARATION OF POSTING

NOTICE OF PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL OF THE REQUEST OF KB HOME FOR A REZONE FROM R-MD, RESIDENTIAL MEDIUM DENSITY TO PD(36), PLANNED DEVELOPMENT NUMBER 36 FOR "VILLAS," AN 80-LOT MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED AT 449 EAST HARNEY LANE

On Thursday, July 22, 2004, in the City of Lodi, San Joaquin County, California, a copy of a Notice of Public Hearing to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane (attached hereto, marked Exhibit "A"), was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

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

Executed on July 22, 2004, at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON
CITY CLERK**

A handwritten signature in cursive script, appearing to read "Patricia Ochoa".

Patricia Ochoa
Administrative Clerk

Jacqueline L. Taylor, CMC
Deputy City Clerk

Jennifer M. Perrin, CMC
Deputy City Clerk



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 4, 2004

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 4, 2004** 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) to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for "The Villas" an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane

Information regarding this item may be obtained in the office of the Community Development Department, 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: July 22, 2004

Approved as to form:

D. Stephen Schwabauer
City Attorney



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: NOTICE OF PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL OF THE REQUEST OF KB HOME FOR A REZONE FROM R-MD, RESIDENTIAL MEDIUM DENSITY TO PD(36), PLANNED DEVELOPMENT NUMBER 36 FOR "VILLAS," AN 80-LOT MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED AT 449 EAST HARNEY LANE

LEGAL AD

PUBLISH DATES: SATURDAY, JULY 24, 2004

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: THURSDAY, JULY 22, 2004

ORDERED BY: 
PATRICIA OCHOA
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK

JENNIFER M. PERRIN, CMC
DEPUTY CITY CLERK

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

PLEASE SEND PROOF OF ADVERTISEMENT. THANK YOU!!

LNS DORA Faxed to the Sentinel at 369-1084 at 3:17 PM (time) on 7-23-04 (date) 2 (pages)
Phoned to confirm receipt of all pages at 3:50 (time) Jac PO Tricia Jen (initials)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 4, 2004** 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) to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential medium Density to PD(36), Planned Development Number 36 for "The Villas" an 80-lot Medium density single-family residential subdivision located at 449 East Harney Lane.

Information regarding this item may be obtained in the office of the Community Development Department, 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:
s: SUSAN J. BLACKSTON
City Clerk

Approved as to form:
D. Stephen Schwabauer
City Attorney
July 24, 2004



DECLARATION OF MAILING

**NOTICE OF PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S
RECOMMENDATION OF APPROVAL OF THE REQUEST OF KB HOME FOR A
REZONE FROM R-MD, RESIDENTIAL MEDIUM DENSITY TO PD(36), PLANNED
DEVELOPMENT NUMBER 36 FOR "VILLAS," AN 80-LOT MEDIUM DENSITY
SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED AT 449 EAST HARNEY
LANE**

On July 22, 2004, 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 letter of Public Hearing to consider the Planning Commission's recommendation of approval of the request of KB Home for a Rezone from R-MD, Residential Medium Density to PD(36), Planned Development Number 36 for "Villas," an 80-lot medium density single-family residential subdivision located at 449 East Harney Lane, 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 July 22, 2004, 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


PATRICIA OCHOA
ADMINISTRATIVE CLERK

EXHIBIT B

- 1) 06229014;MILLER, DONALD W & NANCY C TR ;4071 E HARNEY LN ;LODI ;CA;95240
- 2) 06229017;NEUSCHAEFER, ROBERT W ETAL ;1024 SARATOGA ;SAN JOSE ;CA;95129
- 3) 06256001;AYON, RAMON S & CAROL ;2392 LANYARD WAY ;LODI ;CA;95240
- 4) 06256002;LOPEZ, VALDEMAR & DELMI P ;2386 LANYARD WAY ;LODI ;CA;95240
- 5) 06256005;GARCIA, JOSE J & MARILU ;2387 LANYARD WAY ;LODI ;CA;95240
- 6) 06256006;VELAZQUEZ, JESUS & EVA ;2393 LANYARD WAY ;LODI ;CA;95240
- 7) 06256007;FRANZONE, RICHARD & TERRY ;2394 CAYMAN DR ;LODI ;CA;95240
- 8) 06256008;FLEMMER, BRUCE & MICHELE ;2817 APPLEWOOD DR ;LODI ;CA;95242
- 9) 06256011;OCHOA, FERNANDO & ANA M ;2389 CAYMAN DR ;LODI ;CA;95240
- 10) 06256012;CAREY, PATRICK J & MARY M ;2395 CAYMAN DR ;LODI ;CA;95240
- 11) 06256013;NAVARRO, ROSALIO & MARIA ;2396 KINGSTON WAY ;LODI ;CA;95240
- 12) 06256014;EMMETT, ANDREA ;2390 KINGSTON WAY ;LODI ;CA;95240
- 13) 06256017;CRAWFORD, DAVID M & YANG SU ;2391 KINGSTON WAY ;LODI ;CA;95240
- 14) 06256018;CASTLE, LISA E ;2397 KINGSTON WAY ;LODI ;CA;95242
- 15) 06256019;MCQUEEN, TROY MELVIN & PATRICI;2398 BLUEJAY WAY ;LODI ;CA;95240
- 16) 06256020;KAMAKEEAINA, YUSEF K & KIMBERL;2392 BLUEJAY WAY ;LODI ;CA;95240
- 17) 06256023;CRYSTAL ENTERPRISES L P ;PO BOX 1259 ;WOODBIDGE ;CA;95258
- 18) 06256024;PADILLA, RODOLFO D & CARMEN L ;534 SCHAFFER DR ;LODI ;CA;95240
- 19) 06256025;BLAKELY CAHILL, JOAN TR ;530 SCHAFFER DR ;LODI ;CA;95240
- 20) 06256026;VALENTE, THOMAS C & CARRIE L ;526 SCHAFFER DR ;LODI ;CA;95240
- 21) 06256027;MACIAS, ABEL & OFELIA ;522 SCHAFFER DR ;LODI ;CA;95240
- 22) 06256028;PENNER, CHARLES L & RUTH ;505 VISTA RIO CT ;WOODBIDGE ;CA;95258
- 23) 06256029;FLEMMER, BRUCE & MICHELE ;2817 APPLEWOOD DR ;LODI ;CA;95242
- 24) 06256031;FLEMMER, LOWELL B & VIOLET ;2031 BERN WAY ;LODI ;CA;95242
- 25) 06256032;SILVA, TONY III ;2409 TRADEWIND WAY ;LODI ;CA;95240
- 26) 06256033;HALFORD, ROSALIE ;424 SCHAFFER DR ;LODI ;CA;95240
- 27) 06256034;PLINSKI, JOHN P ;420 SCHAFFER DR ;LODI ;CA;95240
- 28) 06256035;RIVAS, PHILLIP & JOSEPHINE L T;416 SCHAFFER DR ;LODI ;CA;95240
- 29) 06256036;BARNETT, JESSE W & TRACI C ;2410 BLUEJAY WAY ;LODI ;CA;95240

- 30) 06256037; SHERMAN, PATRICK H & JANET R T; 808 WESTWIND DR ; LODI ; CA; 95242
- 31) 06256038; SEXTON, KEVIN J & STACY R ; 2428 BLUEJAY WAY ; LODI ; CA; 95240
- 32) 06256039; JONES, BRAD H & TERI S ; 388 CULBERTSON DR ; LODI ; CA; 95240
- 33) 06256040; GUTIERREZ, JESUS ; 380 CULBERTSON DR ; LODI ; CA; 95240
- 34) 06256041; MCKNIGHT, MICHAEL E ; 370 CULBERTSON DR ; LODI ; CA; 95240
- 35) 06256042; SINGH, GURMEL & PARSIN ; 2415 MEADOW DR ; LODI ; CA; 95242
- 36) 05813010; STOCKAR, PATRICK F & SANDRA H ; PO BOX 673 ; VICTOR ; CA; 95253