CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Appeal of Edie Houston of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach and Piazza, Inc. Consulting Engineers on behalf of Bruce Towne for approval of the Tentative Subdivision Map of Towne Ranch Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 East Turner Road (APN 029-030-42).

MEETING DATE: August 19, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider the appeal of Edie Houston of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach and Piazza, Inc. Consulting Engineers on behalf of Bruce Towne for approval of the Tentative Subdivision Map of Towne Ranch, Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 East Turner Road (APN 029-030-42).

BACKGROUND INFORMATION: Edie Houston is appealing the Planning Commission's approval of the Tentative Parcel Map of Towne Ranch, Unit No. 1 because she believes that all lots abutting the Park West Subdivision should have a minimum of 6500 square feet which is the minimum lot size in Lodi's R-1, Single-Family Residential District. She backs her argument by referring to Ordinance 1629 which states:

> "The parcels at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (proposed Towne Ranch development) are hereby prezoned R-1, Single-Family Residential and R-2, Single-Family Residential."

The text does not designate what lots or areas are to be zoned either R-1 or R-2.

The staff report for the November 6, 1991 Council meeting also states R-1 and R-2, again without any lot or area designation.

However, the Planning Commission's recommendation indicates R-2 zoning for the entire site. In fact, the Planning Commission's approval of the Tentative Subdivision Map was made with the conclusion that the entire area was zoned R-2.

At the Planning Commission hearing on the prezoning, Terry Piazza indicated that his clients wanted R-2 zoning throughout Towne Ranch and were dropping any request for R-1 designation.

APPROVED: Thos. A. Peterson

THOMAS A. PETERSON
City Manager

recycled paper

CCCD92.20/TXTD.01C

Ms. Houston feels the area adjacent to Park West should be R-1 to conform to that subdivision and there should be no duplexes on corner lots as permitted by R-2 zoning.

The staff suggests that the City Council accept the appeal of Ms. Houston and approve the appealed Tentative Subdivision Map with the conditions required by the Planning Commission plus the following requirements:

1. that the lots abuttfng Park West Subdivision in Town2 Rahch, Unit No. 1 and subsequent units contain a minimum of 6500 square feet which is the lot size requirement in the R-1, Single-Family District;

2. that no duplexes be permitted on corner lots; and

3. that the Ordinance zoning/rezoning the Towne Ranch project decomes law.

FUNDING: None required.

James B. Schroeder
James B. Schroeder
Community Development Director

JBS/cg

Attachments

PREPARED FOR:
DENNIS BENNETT
C/O BENNETT & COMPTON
P.O. BOX 1697
LODI, CALIF. 95241-1697
PH. (209) 334-6385

OWNER:
BRUCE TOWNE
P.O. BOX 186
WALNUT GROVE, CA
95690
PH (916) 776-1624

PREPARED BY:
BAUMBACH & PIAZZA
323 W. ELM STREET
LODI, CALIF. 95240
PH (209) 368-6618

TENTATIVE MAP

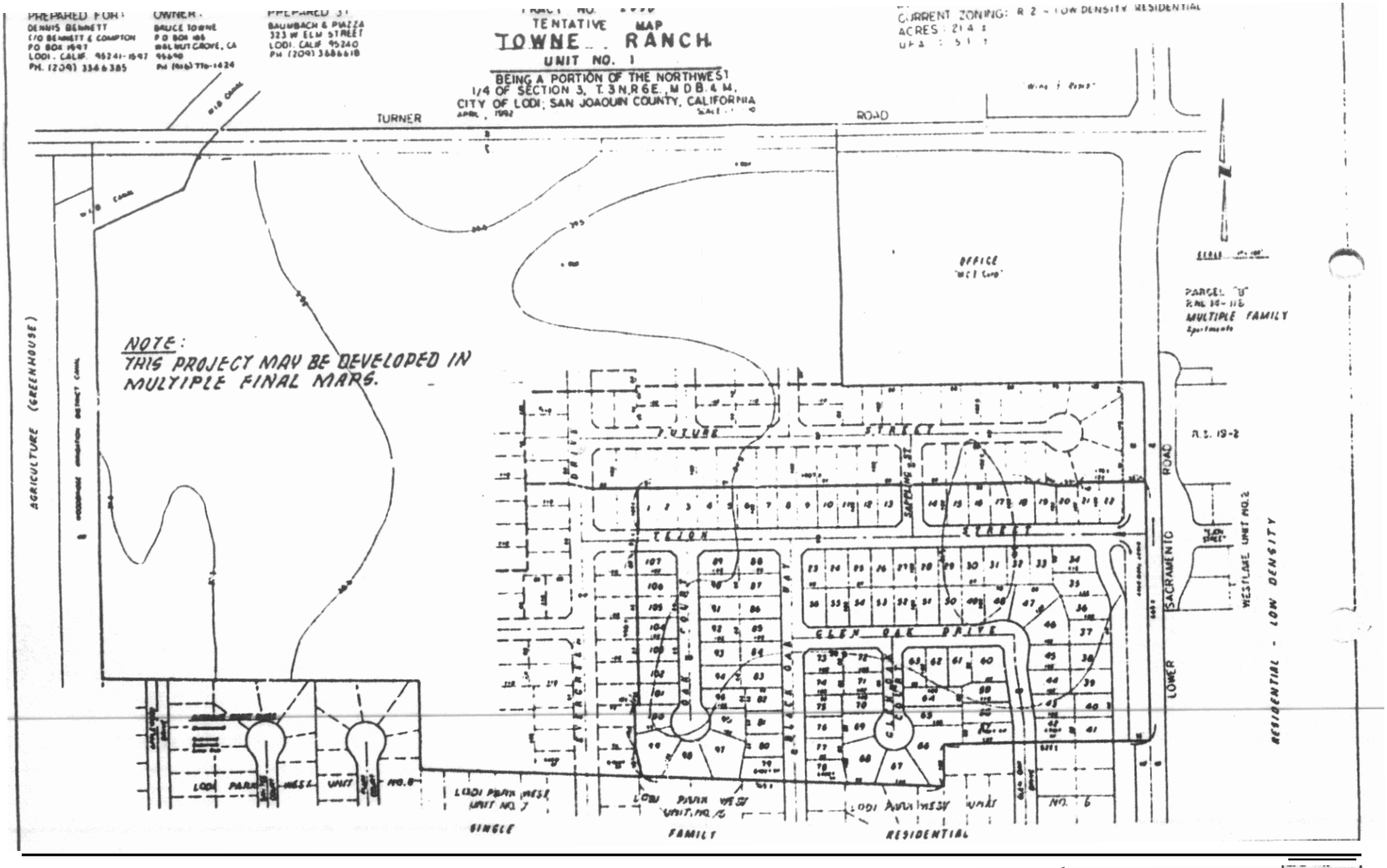
TOWNE RANCH

UNIT NO. 1

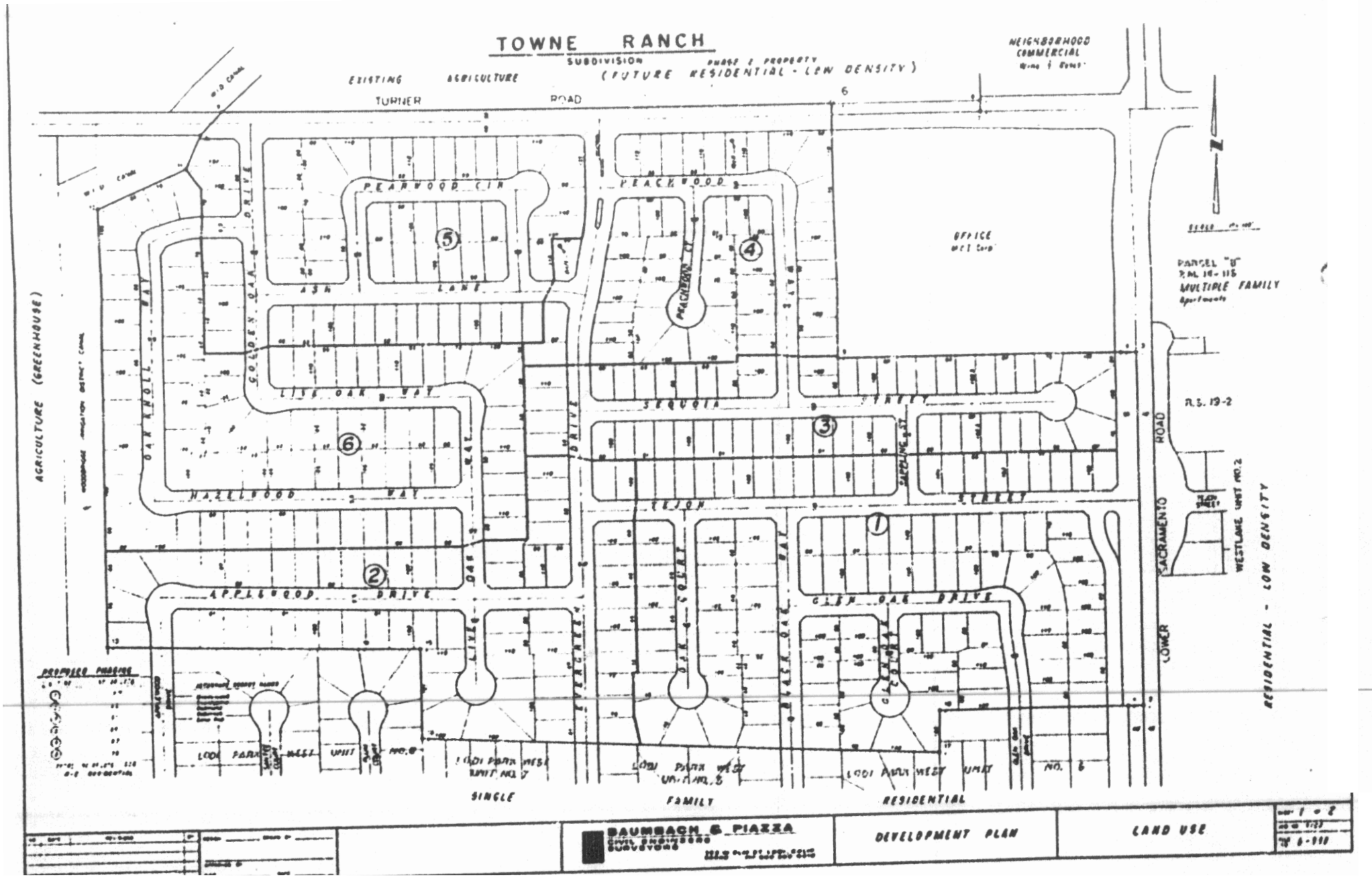
BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, T.3N, R.6E., M.D.B.&M.
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL, 1992

CURRENT ZONING: R-2 - LOW DENSITY RESIDENTIAL
ACRES: 21.4 ±
U.P.A.: 5.1 ±



CIVIL ENGINEERS
SURVEYORS


TOWNE RANCH
SUBDIVISION
PHASE 2 PROPERTY
(FUTURE RESIDENTIAL - LOW DENSITY)
EXISTING AGRICULTURE
TURNER ROAD
NEIGHBORHOOD COMMERCIAL
OFFICE
PARCEL "B"
MULTIPLE FAMILY
Apartments
R.S. 19-2
WESTLAKE UNIT NO. 2
RESIDENTIAL - LOW DENSITY
LOWER SACRAMENTO ROAD
AGRICULTURE (GREENHOUSE)
PEARWOOD CIR
PEACHWOOD
ASH LANE
GOLDEN OAK DRIVE
OAKKNOLL WAY
LIVE OAK WAY
HAZELWOOD WAY
SEQUOIA STREET
TEJON STREET
APPLEWOOD DRIVE
GLEN OAK DRIVE
EVERGREEN DRIVE
OAK COURT
BLACK OAK WAY
SAPPLING ST
PEACHWOOD CT
LODI PARK WEST UNIT NO. 8
LODI PARK WEST UNIT NO. 7
LODI PARK WEST UNIT NO. 6
LODI PARK WEST UNIT NO. 5
SINGLE FAMILY RESIDENTIAL
PROPOSED PHASING
BAUMBACH & PIAZZA
CIVIL ENGINEERS
SURVEYORS
DEVELOPMENT PLAN
LAND USE

Jim Schroeder

EXHIBIT A

RECEIVED

92 JUN -4 AM 10:10

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

611 Glen Oak Drive
Lodi, CA 95242
June 3, 1992

Alice Reimche. City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95240

Dear Ms. Reimche:

I am filing a notice of appeal on the Planning Commission's determination of R-2 zoning of the proposed Towne Ranch Development at their May 26 meeting. Ordinance 01529 states the City Council voted that parcel of land to be zoned R-1 and R-2 at their November 1991 meeting. Please contact me at 333-3500, x517 ab to your findings.

Sincerely.

Edie Houston

Edie Eouston

RECEIVED
92 JUN -3 AM 9:19
ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

611 Glen Oak Drive
Lodi, CA 95242
June 2, 1992

Alice Reimche. City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95240

Dear Ms. Reimche:

After attending the City of' Lodi Planning Commission on Tuesday, May 26 to request that the proposed Towne Ranch Development include R-1 zoning. I am filing a formal objection to the passing of the Planning Commission's R-2 zoning and not including an R-1 buffer zone between Parkwest and the proposed new development.

According to Ordinance #1529 dated November 1991, the City Council voted that property be prezoned R-1, single-family residential, and R-2. single-family residential. The Community Development Director's response on May 26 was that it was all R-2. I nor the 150+ Parkwest residents. that signed a petition asking for and receiving the R-1 zoning in November. have not been notified of this change.

I would appreciate a review of Ordinance #1529 and notification as soon as possible as to your findings. Please contact me at 333-3500, x517.

Sincerely,

Edie Houston

Edie Houston

7a

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

BOB McNATT
City Attorney

May 29, 1992

Baumbach - Piazza
Attn: Steve Pechin
323 West Elm Street
Lodi, CA 95240

SUBJECT: Tentative Subdivision Map, Towne Ranch, Unit No. 1
398 East Turner Rod (APN 029-030-01 and 029-030-42)
File #92S008

The Lodi Community Development Department has completed its review of your request on behalf of Bennett and Compton/Bruce Towne for the approval of the tentative subdivision map of Towne Ranch, Unit no. 1, a 21.4-acre, 107-unit residential project located on the west side of Lower Sacramento Road, north of Lodi Park West Subdivision Units 5 and 6.

At a special session of the Lodi City Planning Commission, called for 7:30 p.m., Tuesday, May 26, 1992, the Planning Commission approved the tentative map with the following conditions:

1. That sanitary sewer, domestic water, storm drainage, and electricity be connected to existing City of Lodi systems.

2. That the air quality mitigation measures outlined on the enclosed Community Development Department memorandum be met.

3. Engineering and preparation of improvement plans and estimate per City Public Improvement Design Standards for all public improvements prior to final map filing. Plans to include:
   - Approved tentative map, signed by the Community Development Director;
   - Detailed utility master plan for all phases of the development;
   - Soils report;
   - Grading, drainage and erosion control plan.

4. Abandonment/removal of wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes prior to approval of public improvement plans.

5. Installation of all public utilities and street improvements within the limits of the map, including installation of conduit from the water meter box to the electric meter location on each lot per Public Works Department requirements, plus the following "off-site" improvements:

- Extend water, sewer and storm drain lines west through future extension of Tejon Street and south through future extension of Evergreen Drive;
- Drainage capacity is not currently available for this project in the existing basin (E-Basin), nor are funds available in the Storm Drainage Fund to purchase the basin area required. An agreement must be reached between the owner and the City regarding the construction and maintenance of a temporary basin to accommodate the project until such time as capacity becomes available in E-Basin.

All public improvements to be installed within one year of final map filing under the terms of an improvement agreement to be approved by the City Council prior to final map filing.

6. Design and installation of public improvements to be in accordance with City master plans and include drainage and wastewater capacity for all that property bounded by the WID Canal on the west and north and a line parallel to and 400 feet east of the existing east line of the Lower Sacramento Road right-of-way and its extension north of Turner Road to the WID Canal on the east.

   The developer shall construct the frontage road, the median between the frontage road (including landscaping), and Lower Sacramento Road.

   The right-turn-only channelizing island at Tejon Street shall be constructed to City requirements and include hardscaping similar to the island on Fairmont Avenue at Kettleman Lane.

   Note that the developer may be eligible for reimbursement from others for the cost of certain improvements. It is the developer's responsibility to request reimbursement and submit the appropriate information per the Lodi Municipal Code §16.40.

7. Dedication of street right-of-way as shown on the tentative map except as follows:
   - The right-of-way width for the frontage road is not shown. The width and alignment at Tejon Street shall match that used in Park West.
   - Oak Court should be 50-foot right-of-way

8. Dedication of public utility easements as required by the various utility companies and the City of Lodi.

9. Acquisition of the following easements outside the limits of the map:
   - Obtain sufficient right-of-way or public utility easement on the adjacent property west of Unit No. 1 to allow proper location of utilities within the street right-of-way when Tejon Street and Evergreen Drive are extended to the west and north, respectively.

10. Submit final map per City and County requirements including the following:
    - Waiver of access rights on Lower Sacramento Road north of Tejon Street.

11. Payment of the following:
    - Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule;
    - Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of map filing (fees for Police, Fire, Parks and Recreation and General City Facilities may be deferred until acceptance of public improvements);
    - Wastewater connection fee at building permit issuance;
    - Reimbursement fees per existing agreements (approximate) at the time of map filing:
      1) 86S02 $766/AC Sanitary sewer lift station fee for acreage parallel to and 400 feet west of the existing east line of the Lower Sacramento Road right-of-way.

    The above fees are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.

12. Obtain the following permits:
    - San Joaquin County well/septic abandonment permit.

13. The City will participate in the cost of the following improvements:
    - Street paving on Lower Sacramento Road in excess of 34 feet measured from 55 feet west of the centerline;
    - Master plan sanitary sewer lines 12 inches and larger;
    - Master plan storm drains 30 inches and larger.

14. A specific plan was adopted for Lower Sacramento Road (Ordinance #847) which includes a frontage road parallel to Lower Sacramento Road from Lodi Avenue to Turner Road. The tentative map, as submitted, does not comply with the specific plan north of Tejon Street; however, upon Planning Commission approval of the map, the Public Works Department will draft a new ordinance to amend the specific plan and present it to the City Council for approval.

15. The reverse frontage fence along Lower Sacramento Road shall be constructed by the developer to the approval of the Public Works Department and the Site Plan and Architectural Review Committee. The ownership of the reverse frontage fence has not been determined. Policies concerning ownership and maintenance of fences along reverse frontage or restricted access lots are currently being developed by City staff. These policies will be presented to the City Council for action in the very near future. Ownership and maintenance of the proposed fence along Lower Sacramento Road and Turner Road should be required to conform to the policies as adopted by the City Council. Unless otherwise determined by the City Council, the fence will be privately owned and maintained.

16. A 10-foot wide landscape easement along the rear of the lots at the reverse frontage fence shall be provided. The developer shall install irrigation and trees (a minimum of one per lot) along the fence construction to the approval of the Public Works Department or arrange for installation by the City at a later date.

JAMES B. SCHROEDER
Community Development Director

JBS/RCP/lm

cc: Bennett and Compton
Bruce Towne
Associate Civil Engineer - Development Services

July 14, 1992

The City Council
P.O. Box 3006
Lodi, CA 95441-1910

RE: Appeal of Edie Houston/Towne Ranch Tentative Hap

Host appraisers agree that neighborhoods are the basis of property valuation and that the purpose of zoning is to protect property values.

The Park West neighborhood is presently defined by Lover Sacramento Road on the East, the W.I.D. Canal on the West, and agriculture on the North and South. The Town Ranch proposal vould extend five of the existing Park West streets northvard into units 1 and 2 of Town Ranch and four of those streets vould terminate in units 1 and 2. Town Ranch as proposed will redefine the north boundary of,Park West so the new north boundary will be Tejon Street, Live Oak Way. and Applewood Drive. To see my point please take another look at the proposed map and in particular the north terminal of frontage road.

Park West has only one zoning now but if par: of town ranch is brought in. Park West will have two zones, R1 and R2. The tvo zones vould tend to homogenize bringing down the values of the existing R1 homes because R2 homes are generally less expensive than R1 homes.

We object to the proposed R2 zoning of units 1 and 2 of the Towne Ranch for two reasons:

As a Real Estate Professional. I feel that the notion of having tvo different zoning types within the same neighborhood is inconsistent vith good planning practices.

As owner/residents of an adjoining lot. Mrs. Ferriera and I feel that our property value vould be substantlolly reduced by bringing smaller lots and possibly duplexes into our neighborhood.

In the way of solutions I suggest that units 1 and 2 of Town ranch should be zoned R1 and lot sizec be adjusted to the specifications of that zoning. Having done that much we should go one step further and rename the proposed Tejon Street to something that is compatible vith the woody street names now indicative of Park West.

Sincerely yours,

Cress Ferriera

Cress Ferriera. Realtor

June Ferriera

June Ferriera

615 N. Lower Sacramento Rd. Lodi. CA 95242 (209) 336-6858

Lodi City Council and Planning Commission:

Why don't you get your act together. All we need is more duplexes next to nice custom homes. Take a look at Lower Sacramento where some duplexes already exist. There are six cars in every driveway, some jacked up, some half apart. Garbage cans setting around, trailers, tires, etc. I have written about these several times:. and nothinp was done to clean it up. Now you want them next to our homes. Why don't you put some over by SUNWEST next to the hospital? Is that neighborhood too ritzy for duplexes or is it because some of the Council lives out there? Parkwest is the only reasonably priced nen homes in this area. We want to keep the value up, and you know what dunlexes will do, unless you are completely blind when you drive thru town. I think you better take a good look at this idea and zoning before its too late and you have another ghetto on ycur hands.

I live in Parkwest but will not give you my name, as nothing I hnve ever snid or written about hns had any impact. The Council does what it wants to and so does the Planning Dept., no different than politics on the higher level.
I wish I could live in SUNWEST, I would never have to write this letter.

Parkwest Resident
and Senior Citizen

RECEIVED

92 JUL 14 AM 10: 11

CITY CLERK
CITY OF LODI

July 13, 1992

LODI CITY COUNCIL,

As a concerned Homeowner in Parkwest we are compelled to write this letter to you. At an earlier meeting The Lodl City Council approved R1 and R2 prezoning for the Towne Ranch Development. but the Planning Commission has totally ignored that fact and has zoned the Development Fi2 only. Can you tell us why?? Where did the R1 zoning go That The Lodl City Council gave to us??

Why can't the lots that front alone the North side of Parkwest from Lower Sacramento Road to Applewdod Drive be Zoned R1?? R1 requires a minimum of 6500 sq ft lots and does not allow for duplexes.

Why not continue with larger lots and nicer houses along the existing Parkwest properties and slowly decrease in size and value as you get to Turner Road??

Yes. Lodl needs affordable Housing but don't just drop It down anywhere. place them with existing values of homes and lot sizes currently in the neighborhood.

Row would Councilman Snider like a decreasing property value Development behind his Sunwest property or Mr. Bennet behind his Rivergate property?? We would rather doubt it.

We don't want a Bennet and Compton Tract Housing Development behind our Custom Homes.

Please give us our R1 Zoning with larger lots and custom homes along all Parkwest Property and let us maintain our Property Values.

THANK-YOU

MRYL and BETTY WEISSER

Daryl Weisser

Betty Weisser

546 [illegible]

[illegible]

PETITION

We, the undersigned residents of Parkwest subdivisian in the City of Lodi, do hereby affix our signatures in opposition *to* the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units trl and *tr2* of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned Rf.

	Name	Address
1.	Rick Lineau	2657 PARK WEST DR.
2.	Nancy Trumpler	2644 Park West Dr.
3.	Lisa M. Campen	2638 Park West Dr.
4.	Annette Schiffely	2608 Park West Dr.
5.	James M. Schiffely	2605 Park West Dr.
6.	Mary S Medeiros	2602 PARK WEST DR
7.	Frances Medeiros	2602 PARK WEST DR
8.	Mare Reynolds	2526 Park West Dr.
9.	Bruce Flaherty	2534 Park West Dr.
10.	Kathl Jay	2620 Park West Dr.
11.	Darla Tunan	2626 Park West Dr.
12.	[illegible]	2663 Park West Dr
13.	[illegible]	2519 Park West Dr
14.	[illegible]	401 N. Dwr Sac Rd
15.		

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi. do hereby affix our signatures in opposition to the May 26. 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Rahch. which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	Esther M Kimmel	2533 Parkwest Dr
2.	Bruce Jenne (Bruce + Christeen)	2539 Parkwest Drive
3.	James R Brien	2605 Park West Dr
4.	Donald L Workman	2621 Park West Dr
5.	Mitsuo Sakai	401 Black Oak Way
6.	Russ Williamson	418 Black Oak Way
7.	Denise Lane	424 Black Oak Way
8.	Monica Malloy	430 Black Oak Way
9.	Ron Malloy	430 Black Oak Way
10.	Lois Scaglione	436 Black Oak Way
11.	Pamela [illegible]	442 Black Oak Way
12.	R. [illegible]	512 Black Oak Way
13.	[illegible]	2651 Park West Dr
14.	Mary [illegible]	2701 Park West Dr
15.	[illegible]	2707 Parkwest Dr

PETITION

We. the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch. which will adjoin the Parkwest subdivision. be zoned Rl.

	Name	Address
1.	[illegible]	509 [illegible]
2.	Bill Hollander	441 Black Oak Way
3.	Cheryl Olson	429 Black Oak Way
4.	Randy Olson	" "
5.	[illegible]	423 " " "
6.	Janelle Luckey	2815 White Oak Way
7.	Faye Myers	432 Cork Oak Way
8.	John Langley	411 CORK OAK WAY 334-2116
9.	Francine Langley	411 Cork Oak Way
10.	[illegible]	2920 ROSEWOOD DR.
11.	Brenda Nicolaus	2926 Rosewood Dr
12.	[illegible]	2938 Rosewood Dr.
13.	Jayce Tamura [illegible]	3000 Rosewood Drive
14.	[illegible]	" " "
15.	Teresa E Culbertson	3008 Rosewood Dr

PETITION

We.. the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned R1.

	Name	Address
1.	[illegible]	2736 MADRONE DR.
2.	[illegible]	2[illegible] Madrone Dr.
3.	[illegible]	2730 Madrone Dr.
4.	Arlena Logan	2718 Madrone Dr.
5.	[illegible]	2706 Madrone Dr
6.	Mr + Mrs [illegible]	2700 Madrone Dr
7.	Mr + Mrs [illegible]	428 Madrone Court
8.	[illegible]	434 Madrone Court
9.	Mr Mrs [illegible]	440 Madrone Ct.
10.	Mr. & Mrs E. [illegible]	450 Madrone Ct.
11.	Mr + Mrs M. [illegible]	451 Madrone Ct.
12.	Mr + Mrs [illegible]	439 Madrone Ct
13.	Mr + Mrs [illegible]	427 MADRONE CT
14.	Mr + Mrs Donald [illegible]	425 [illegible]
15.	Mr + Mrs. [illegible]	2741 Madrone Ct

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch. which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	MR. + MRS. RRY MILLER	430 EVERGREEN DR.
2.	Mr. + Mrs. [illegible]	436 Evergreen Dr.
3.	Ron & Susan Schofield	437 Evergreen Dr.
4.	Mr. & Mrs. [illegible]	431 Evergreen Dr.
5.	Mr. & Mrs. Richard [illegible]	407 Evergreen Dr.
6.	Mr. + Mrs. Ken [illegible]	401 Evergreen Dr.
7.	Mr. & Mrs. Mike [illegible]	317 Evergreen
8.	Mr. & Mrs. Shepard	309 Evergreen Dr
9.	Mr. & Mrs. [illegible]	219 Evergreen Dr
10.	Ed and Pat [illegible]	200 Evergreen Dr
11.	Carolyn Kappmeyer	206 Evergreen Dr.
12.	MR + MRS Drue	300 Evergreen Dr
13.	Mr. & Mrs. Spencer [illegible]	306 Evergreen Dr.
14.	Mr. & Mrs. Ron [illegible]	312 Evergreen Dr.
15.	Mr. + Mrs. Frank Wright	416 Evergreen Dr.

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the Mag 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	Ron Johnson	2934 White Oak
2.	Derek S. Lieberman	502 SANTEE COURT
3.	Rachel Lieberman	502 Santee Ct
4.	Robert K. Vieth	534 Santee Ct
5.	Evelyn Sharpe	521 Santee Court
6.	[illegible]	515 SANTEE COURT, LODI
7.	Karen Votaw	508 Santee Ct, Lodi
8.	Richard E Tay	3000 White Oak Way, Lodi
9.	Mary Mikadler	2909 Park Oak Dr. Lodi
10.	[illegible]	2909 Park Oak Dr. Lodi
11.	Linda C Greg Ellers	528 Applewood Dr.
12.	Michael T Cary	534 Applewood Dr.
13.	Lynne R Cary	534 Applewood Dr
14.	William K Schmidt	521 Applewood Dr
15.	[illegible]	[illegible] Applewood

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi. do hereby affix our signatures in opposition to the May 26. 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and 02 of Towne Ranch. which will adjoin the Parkwest subdivision. be zoned R1.

	Name	Address
1.	R.C. Casalegno	509 Santee CT.
2.	Linda Dieckhernd	515 Santee Ct
3.	Robyn L. Darling	3005 White Oak
4.	Michael Kittle	3006 White Oak Way
5.	[illegible]	3012 White Oak Way
6.	Debora J. Hoist	3012 White Oak Way
7.	Preston Olds	3017 White Oak Way
8.	[illegible]	516 Applewood Dr.
9.	Raymond A. Burden	539 Applewood DR.
10.	Gordon E. Moore	540 Applewood
11.	Jarretta Merritt	533 Applewood
12.	Robert Brown	533 Applewood
13.	Rebecca Olmos	527 Applewood
14.	[illegible]	507 Applewood
15.	Trudy Wallace	402 Applewood

PETITION

Ye. the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and 62 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned Rl.

	Name	Address
1.	[illegible]	2916 White Oak
2.	Mr. & Mrs. Robert Rudolph	511 Plum Ct
3.	Dominic Battaglia	517 Plum Ct
4.	Nancy R Wilson	523 Plum Ct.
5.	Brad Hecht	530 Plum Ct.
6.	Victor Schuh	518 Plum Ct.
7.	Ben Saunders	526 Plum Court
8.	Kim Caporali	2940 White Oak
9.	Arlett Howard	502 Santee Court
10.	Dan Vestaw	508 Santee Ct
11.	[illegible]	528 Santee Ct
12.	Daryl Weisser	540 Santee Ct
13.	[illegible]	539 Santee Ct
14.	[illegible]	527 Santee Ct
15.	[illegible]	504 Santee Ct

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Tome Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch. which will adjoin the Parkwest subdivision. be zoned R1.

	Name	Address
1.	Marsha Geisler	317 Applewood Dr.
2.	Geraldine Blank	217 Applewood Dr
3.	Sharon Guerrette	209 N Applewood Dr
4.	Pat Newman	300 Applewood Dr
5.	Hal Newman	300 Applewood Dr
6.	Norma Kohl	3024 Park Oak Drive
7	Jane C. Bellucomini	3030 Park Oak Dr
8.	Christoph J Olsen	421 Applewood DR
9.	Tamara L. Olsen	421 Applewood Dr.
10.	[illegible]	2915 White Oak Way
11.	Mike Godwin	2915 White Oak Way
12.	Florence L Meyers Parker	524 Plum Ct Lodi
13.	[illegible]	524 Plum Ct Lodi
14.	[illegible]	[illegible] White Oak Way
15.	[illegible]	[illegible] White Oak Way

PETITION

We. the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26. 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	Gloria A Hodel	3007 Rosewood Dr
2.	Marcie Gineris	3021 Rosewood Dr
3.	Paul [illegible]	3021 Rosewood Dr
4.	Kathy [illegible]	3015 Rosewood Dr.
5.	[illegible]	3015 Rosewood Dr
6.	[illegible]	2975 Rosewood Dr.
7.	Steve Hall	2935 Rosewood Dr
8.	[illegible]	2929 Rosewood Dr.
9.	Greg Haw	2917 Rosewood Dr.
10.	~~[illegible]~~	~~2911 Rosewood~~
11.	Dennis & Karen Ulmer	2907 Rosewood Dr
12.	Emy J Hodel	3007 Rosewood Dr.
13.	[illegible]	3008 Rosewood Dr.
14.	Ray [illegible]	435 BLACK OAK Way
15.	[illegible]	2805 White Oak Way

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Toune Ranch, which will adjoin the Parkwest subdivision. be zoned Rl.

	Name	Address
1.	Stewart W. Moersch	501 Acorn Way Lodi CA
2.	Bob Estes	2564 Cottonwood Lodi CA
3.	Phyllis A Estes	2564 Cottonwood Dr. Lodi, Ca
4.	[illegible]	2534 Cottonwood Drive Lodi
5.	Betty Gorniak	" " "
6.	Peter Djordjevich	2528 Cottonwood Dr. Lodi, C
7.	Mike Djordjevich	2528 Cottonwood Dr.
8.	Freda Kiss	2522 Cottonwood Dr.
9.	[illegible] Bise	2522 Cottonwood
10.	Jean M Guyton	2516 Cottonwood Dr Lodi 95242
11.	Michael Lee Parson	2504 Cottonwood Dr Lodi 95242
12.	Ron Bettencourt	2510 Cottonwood Dr Lodi 95242
13.	Vicki M Parson	2504 Cottonwood Dr Lodi 95242
14.	[illegible]	2510 Cottonwood Dr Lodi 95242
15.	Denise Schamber	2503 Cottonwood Dr Lodi 95242

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	Gary H Meyers	27 AMBERWOOD DR.
2.	Sandra Kay Meyers	Amberwood Dr.
3.	Willie A Henry	618 Glen Oak Dr.
4.	Sara K. Henry	618 Glen Oak Dr.
5.	Tony Parisi	610 Glen Oak Drive
6.	Mary Parisi	610 Glen Oak Drive
7.	Ruby G Backman	507 N Lwr. Sacramento Rd
8.	Lynda Backman	507 N. Lower Sacramento
9.	Cris Ferrei	615 N. Lower Sacramento Rd.
10.	June M Ferreira	615 N Lower Sacramento Rd
11.	Debra E. Thompson	2508 Amberwood Dr
12.	[illegible] V. Thompson	2508 AMBERWOOD DR
13.	Alice Sharon Morgan	2514 Amberwood Dr.
14.	Richard L. Grenz	2509 AMBERWOOD DR.
15.	Pamela Grenz	2509 Amberwood Dr.

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	Mike Russ	2533 Amberwood Dr
2.	Kathy Russ	2533 Amberwood Dr
3.	Nina Hansen	2545 Amberwood Dr.
4.	Carleton Hansen	2545 AMBERWOOD DR.
5.	Howard K. Meyers	2551 AMBERWOOD DR.
6.	Renée J. Meyers	2551 AMBERWOOD DR.
7.	(Dunny Meyers)	521 Acorn Way)
8.	Nick Meyers	521 ACORN WAY
9.	Sam & Yuriko Kawamura	515 Acorn Way
10.	Chris Loop	511 Acorn way
11.	Wanda Loop	511 Acorn Way
12.	John W. Loop	511 Acorn way.
13.	Chris Loop	511 " "
14.	Charlie Mauch	507 Acorn Way Lodi.
15.	Cheryl Mauch	501 Acorn Way

PETITION

We. the undersigned residents of Parkwest subdivision in the City of Lodi. do hereby affix our signatures in opposition to the **May** 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and **U2** of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned R1.

	Name	Address
1.	David R. Schuster	2505 Cottonwood Drive, Lodi, CA
2.	[illegible]	2511 Cottonwood Dr., Lodi, CA
3.	Marcie K. Jimenez	2517 Cottonwood Dr. Lodi, Ca.
4.	Armando Jimenez	" " " "
5.	[illegible]	2529 Cottonwood Dr Lodi, CA
6.	Connie Mitchell	" " " "
7.	Evelyn R.	2535 Cottonwood Dr.
8.	L Stagnaro	2541 COTTONWEED DR
9.	D. Stagnaro	" " "
10.	[illegible]	2547 Cottonwood DR
11.	[illegible]	2547 Cottonwood Drive
12.	P.E. Rivera Pantaleon RIVERA	2553 cottonwood Dr 95242
13.	Irene Rivera by P.E. Rivera att in fact IRENE Rivera	" " " " 95242
14.	Ron Skadburg	2526 Ambrowood Dr 95242
15.	[illegible] Skadburg	2526 Ambrowood Dr. Lodi, C

PETITION

We, the undersigned residents of Parkuest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Toune Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned R1.

Name	Address
1. Alan Melville	2520 Amberwood
2. Cynthia Melville	2520 Amberwood
3. Rosie Dazze	2552 Cottonwood Dr
4. Joseph Vetica	2559 Cottonwood Dr
5. [illegible]	2546 Cottonwood Dr
6. Edith M. Houston	611 Glen Oak Dr.
7. Roger D. Houston	611 Glen Oak Drive
8. Leticia Salvador	2539 Amberwood Ave.
9. Priscilla A. Emich	2503 Amberwood Dr.
10. J. [illegible]	2532 AMBERWOOD
11. Anise Forest	2544 Amberwood Drive
12. Bill Forest	2544 Amberwood dr.
13.	
14.	
15.	

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition *to* the Hay 26. 1992 Planning Commission's approval of the 32 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and 12 *of* Towne Ranch. which will adjoin the Parkwest subdivision, be zoned R1.

	Name	Address
1.	[illegible]	438 Cork Oak Way
2.	Richard A Haas	420 Cork oak Way
3.	Kathy L Martin	2923 Rosewood Ld
4.	Will & Jean Pitman	3001 Rosewood Dr
5.	Michael Pitt	3014 Rosewood DR
6.	Mary J Pitt	3014 Rosewood Dr
7.	Ronald J Heath	439 Applewood Dr
8.	Joyce L Lamb	500 Evergreen Dr Lodi Ca
9.	Sherry L Flemmer	2904 White Oak Way Lodi CA
10.	Lynton Buell	3027 ROSEWOOD DR. LODI, CA
11.	[illegible]	3016 Rosewood Dr Lodi CA
12.	Wayne H Postonsky	2809 White Oak Way, Lodi, Ca.
13.		
14.		
15.		

PETITION

We, the undersigned residents of Parkuest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit 01.

We further request that Units #1 and 02 of Toune Ranch. which will adjoin the Parkuest subdivision. be zoned R1.

	Name	Address
1.	Mr & Mrs [illegible]	5[illegible] EVERGREEN DR.
2.	Mr & Mrs. W.D. Morrison	400 EVERGREEN DR
3.	Mr & Mrs E. X Tomiz	419 Evergreen Drive
4.	Mr & Mrs John Morita	442 EVERGREEN DR
5.	Mr & Mrs Dennis Lillard	2715 Madrone Dr.
6.	Mr & Mrs Ken May	2712 Madrone Dr
7.	Mr & Mrs Alan J Lodovich	446 Madrone Ct.
8.	MR & MRS Joseph E Solano	
9.	Mr & Mrs Don & Ida DeWitt	
10.	Mr & Mrs Richard Sweat	150 Evergreen Dr.
11.	Barbara Hammond	411 Evergreen Dr.
12.		
13.		
14.		
15.		

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi. do hereby affix our signatures in opposition to the Hay 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision nap of Towne Ranch Unit #1.

We further request that, Units #1 and #2 of Towne Ranch. which will adjoin the Parkwest subdivision. be zoned R1.

Name	Address
1. [illegible]	515 Applewood Dr
2. Sandra Hunter	515 Applewood Dr
3. Steve Bailey	503 Applewood Dr
4.	
5.	
6.	
7.	
8.	
9.	
LO.	
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CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

August 27. 1992

Mrs. Edie Houston
611 Glen Oak Drive
Lodi, CA 95240

Dear Mrs. Houston:

This letter will confirm action taken by the Lodi City Council at its August 13, 1992 meeting following a public hearing to consider your appeal of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach b Piazza, Inc.. Consulting Engineers, on behalf of Bruce Tome for approval of the Tentative Subdivision Map of Towne Ranch, Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 East Turner Road (APN 029-030-42). The City Council granted the subject appeal and approved the appealed Tentative Subdivision Map with the conditions required by the Planning Commission plus the following requirements:

a) that the lots abutting Park West Subdivision in Tome Ranch. Unit No. 1 and subsequent unit contain a minimum of 6.500 square feet which is the lot size requirements in the R-1, Single-Family District;

b) that no duplexes be permitted on corner lots;

c) that the same conditions be placed by the Planning Commission on future phases in Tome Ranch;

d) that all the conditions of the Planning Commission remain in place; and

e) that the map approval is contingent upon Ordinance No. 1556 zoning/rezoning the Tome Ranch becoming law.

Further, following a public hearing regarding the matter, the City Council introduced Ordinance No. 1556 entitled. "An Ordinance of the Lodi City Council Repealing Ordinance No. 1529 in Its Entirety and Amending the Official District Map of the City of Lodi and Thereby Zoning/Rezoning the Parcels Located at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (Proposed Towne Ranch Development) R-2 Single-Family Residential. With a Condition Relating to School Facilities Funding".

Ordinance No. 1556 is on the agenda for the City Council meeting of September 2, 1992 for final reading and adoption. We have enclosed a copy of Ordinance No. 1556 for your information.

Please do not hesitate to call this office, should you have M y questions regarding this matter.

Very truly yours,

Alice M. Reimche
City Clerk

AMR/jmp

cc: James B. Schroeder, Community Development Director
Terry Piazza, Baumbach & Piazza

DECLARATION OF MAILING

On August 6. 1992 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 August 6. 1992, at Lodi, California

Alice M. Reimche
City Clerk

Jennifer M. Perrin
Deputy City Clerk

DEC#01/TXTA.FRM

CARNEGIE FORUM

For information regarding this Public Hearing
Please Contact:
Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING
August 19, 1992

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

a) Zoning/rezoning of the Towne Ranch project (APN's 029-030-01 and 029-030-42) R-2 as recommended by the Planning Commission.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street. Lodl. 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:

Alice M. Reimche
City Clerk

Dated: August 5, 1992

Approved as Io form:

Bobby W. McNatt
City Attorney

CITY OF LODI

CARNEGIE FORUM
305 West Pine Street, Lodi

NO E OF PUBLIC HEARING

Date: August 19, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:
Alice M. Reimche
City Clerk
Telephone: 333.6702

CONTINUED

NOTICE OF PUBLIC HEARING

August 19, 1992

NOTICE IS HEREBY GIVEN that on Wednesday. at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard. the City Council will conduct a continued public hearing to consider the following matter:

a) Appeal of Edie Houston, 611 Glen Oak Drive, Lodi regarding the Planning Commission's approval of the tentative map of the Towne Ranch Development located at the southwest corner of Turner Road and Lower Sacramento

All interested persons are invited to present their views and comments on this matter. Written statements may be tiled 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 Ihe City Clerk, 221 West Pine Street, at or rior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: August 6, 1992

Approved as to form:

Bobby W. McNatt
City Attorney

NEUHARTH NORTH ADDITION
MAILING LIST
EXHIBIT B

James B. Schroeder
Community Development Director

Bobby W. McNatt
City Attorney

(See attached mailing list)

Page 1 of 4

PUBLIC HEARING LIST

MAILING LIST FOR: TOWNE RANCH

FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
049-630-01	Bruce P Towne et al	PO Box 185	Walnut Grove	95690
06	City of Lodi (631 N Sacto)			
08	Ivan M & H J Hayes	PO Box 707	Lodi, CA	95241
10	Gordon C Williams	630 N. Lwr Sacramento	Lodi CA	95240
31	KCA Global Comm Inc	971 N Lwr Sacramento Rd	" "	"
42	Bruce P Towne et al	P.O. Box 185	Walnut Grove	95690
46	Ronald E Berkman	520 N Lwr Sacramento Rd	Lodi CA	95240
049-640-01	Donald & Lois Smith	PO Box 452	" "	95240
02	Mitchell L Swanson	2433 Tejon		95242
03	Myrna Kneelandetal Tr.	9427 Tejon		
37	Marcos C & T Cabalse	707 Tahoe Dr		
39	Donna L. Leake	2432 Tejon		
40	Raymond D & R Navarro	714 N Lwr Sacramento Rd		
41	Lloyd A & V J Hoyd	2440 Tejon		
049-650-01	R Gordon & BS Dean	510 Black Oak Way		
	Max & Simonilla Carney	504 Black Oak Way		
	Gordon Allan Levy	442 " " "		
	Lois Scadlone	436 "		
	Rose Monica Malloy	430 "		
31	Charles A Hauch	507 Acorn Way		
	John & Wanda Lopez	511 "		
	Sam & Yuko Nakamura	515 "		
	Nicolas & T. M Meyers	521 "		
	W.J & Carol E Schneider	1283 W Armstrong		95242
	Howard & Rose Menzes	2551 Amberwood		
	Carlton & Neva Hansen	2545 "		
	Frank & Melissa Salvador	2539 "		
	Michael G & K D Ries	2533 "		
	Gary & Sandra Meyers	2527 "		
	Roger & Edith Houston	611 Glen Oak Dr		
	William & Sara Henry	618 "		
	Tony & Mary Ries	610 "		
47	Richard L & P. C Gretz	2589 Amberwood		
	Lester & L.A Emich	2503 "		
	Sidney & Betty Carrara	1019 Dolores		
	[illegible]	2049 Kennedy		

EXHIBIT 13

Page 2 of 4

PUBLIC HEARING LIST

MAILING LIST FOR: FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
	Dennis & Debbie Marlow	431 Evergreen Dr	Lodi CA	95242
	Ronald & Susan Schofield	437 "		
	Gene E & G Gorman	438 Cork Oak Way		
	James & Faye Myers	432 Cork Oak Way		
	Dennis & Karen Ulmer	2907 Rosewood Dr		
	Diane T. Langston	2901		
	Billie Sassett et al	2450 Peralta Ste 117	Fremont CA	94536
	Robert M & K L Castanon	2803 White Oak		
	Wayne & Roberta Rostomily	2809 "		
	Chris & Janelle Dickey	2815 "		
	Manuel & Mary A Luna	2821 "		
	John & Melissa Teresi	2903 "		
	Alan & Barbara Taylor	P O Box 2586	Lodi	95241
	Kimberly A Thumm	2915 White Oak Way		
	Gregory R & M M Schultz	506 N Plum Ct		
	Douglas E & S M Hensel	512 "		
	Victor E & A Schuh	518 "		
	Lloyd & F L Parker	524 "		
	Bradley C & B F Herrick	530 "		
	Thomas R & B J Saunders	529 "		
	Robert & Nancy Wilson	523 "		
	Dominic V Battaglia	517 "		
	Rudolph, Robert L & M E	511 "		
	George & D Griffith Trs	507 "		
	Christopher & L Faszer	2927 White Oak Way		
	Arlith Scott Howard	502 Santee Ct		
	Daniel & Karen Uptaw	508 "		
	Daryl & Tamara Petrick	514 "		
	Bharti Patel	522 "		
	Orrin R & Nita Dolan	528 "		
	Robert C & M G Vieth	534 "		
	Daryl & Betty Weisser	540 "		
	Larry & Rebecca Riffel	539 "		
	Mohammed & S Mohabbat	533 "		
	Larry & L Mundt et al	P O Box 782		95241
	Richard M & L M Western	521 Santee Ct		

ETOWNE

Page 3 of 4

PUBLIC HEARING LIST

MAILING LIST FOR: FILE #

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
	Ricky G & Linda Backman	507 N. Lwr Sacramento Rd		
	Craig V & Debra Thompson	2508 Amberwood Dr		9524
	Glen & Sharon Morgan	2514 Amberwood Dr.		
	Alan B & Cynda Melville	2520 "		
	Ronald & M S Scadburg	2526 "		
	Albert & B A Foose	2532 "		
	Douglas & Donna Colucci	2538 "		
	Dirk & Bobbyn Kooyman	2544 "		
	Earl & Viola Klapstein	514 Acorn Way		
	Pantaleon & I J Rivera Trs	2553 Cottonwood Dr.		
	Richard J Marks	2547 "		
	Louis J & DA Stagnaro	2541 "		
	Evelyn R Thomas Tr.	2535 Cottonwood		
	Steven & Connie Mitchell	2529 "		
	Stanley D & JM Melcher	509 Black Oak Way		
	Steven E & J G Pechin	501 "		
	John & Susan Hollander	1912 S Mills #3		
	Raymond J Pezzi	435 Black Oak Way		
	Randal & Cheryl Olson	429 "		
	Sum Glen & Wilma C Foo	428 Madrone Ct		
	Theodore W & D Keehnel	434 "		
	Ronald J Heath et al	1174 N Ham Lane		
	Alan J & Lauren Lodwick	446 Madrone Ct		
	Erwin P & MT Kalai	452 "		
	Michael A & BA George	451 "		
	Harry & CA Marzolf	445 Madrone		
	Dennis & Sherry Eckart	439 "		
	Joseph E & DA Solano	433 "		
	David & Teresa Hustin	427 "		
	Terry & Tina Miller	430 Evergreen Dr		
	Norman P & Ann Dean	436 Evergreen Dr	CA	
	John & Carol Morita	442 Evergreen Dr.		
	Ester H Ihde et al	500 Evergreen Dr.		
	Hilmar & D Hatterle	508 "		

ETOLUME

PUBLIC HEARING LIST

MAILING LIST FOR: TOLUME RANCH

FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
[illegible]	Dale A + Linda Dieckbernd	515 Sautee Ct		
	Richard + Susan Andonian	516 Applewood Dr.		
	Robert + Cathy Falligant	520 "		
	Richard A + G Eatzi	2344 Brittany Ln		
	Gregory + Linda Ehlers	528 Applewood Dr.		
	Michael + Lynne Cary	534 "		
	Gordon + Sharon Moore	540 "		
	Raymond + Ella Bender	P.O Box 2053	Lodi	95241
	Robert F Brown et al	533 Applewood Dr.		
	Arturo + R Olmos	527 "		
	William + Vickie Schmierer	521 "		
	Leone J III + S Atwater	515 "		
	Harold L + I F Merrill	140 W Turner Rd		
	AT+T Communications	795 Folsom ST #380	San Francisco	94107
	Mainland Nursery Inc	50 W Turner Rd		95234
	PACTel Mobile Access	c/o 520 Magnolia Blvd	N. Hollywood	91601
	Wine + Roses Country Inn	2505 W Turner Rd		
	Kristen I Cromwell et al	" "		
	Chris + L Keszler et al	312 W Lodi Ave.		
	Joseph + S Mikami	51 E Turner Rd		95234

.E. Mender
18 Black Oak Way
odi, CA 95242

Arlith Howard
502 Santee Court
Lodi, CA 95242

Earl McOmber
2805 Park Oak Drive
Lodi. CA 95242

esident
112 Evergreen Drive
odi, CA 95242

Mike Kaminski
317 Evergreen Drive
Lodi. CA 95242

Don DeWill
301 So. White Oak Way
Lodi, CA 95242

like George,
51 Madrone Court
odi, CA 9526.2

Maureen Karczewski
2933 Park Oak Drive
Lodi, CA 95242

Donald Krum
425 Evergreen Drive
Lodi, CA 95242

ric Hodel
007 Rosewood Drive
odi, CA 95242

Will Peterson
3001 Rosewood Drive
Lodi. CA 95242

Charm Mathis
2656 Parkwest Drive
Lodi. CA 95242

nne Gorman
138 Cork Oak Way
odi, CA 95242

John Loopz
511 Acorn Way
Lodi. CA 95242

George Themoleas
2741 Madrone Drive
Lodi, CA 95242

esident
528 Cottonrood Drive
odi, CA 95242

Evelyn R. Thomas
2535 Cottonwood Drive
Lodi, CA 95242

P.E. Rivera
2553 Cottonwood Drive
Lodi, CA 95242

oseph Velica
558 Cottonwood Drive
odi, CA 95242

Michael Kahl
3006 White Oak Way
Lodi, CA 95242

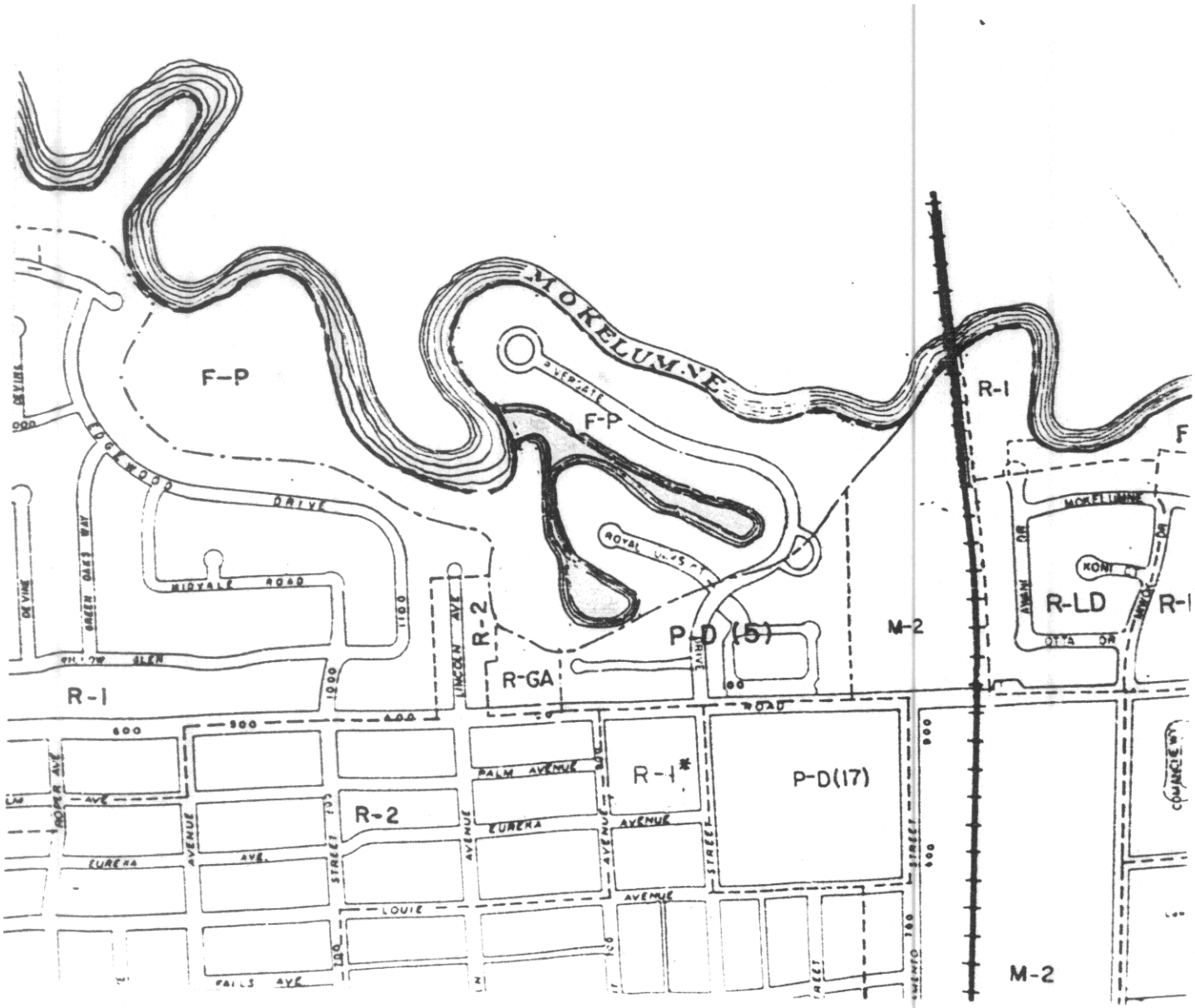
Stan Melcher
509 Black Oak Way
Lodi, CA 95212

die Houston
11 Glen Oak Way
odi, CA 95242

Spencer Poore
306 Evergreen Drive
Lodi, CA 95242

NV#84/TXTA.02J/ENV

ORDIN 1554



MOKELUMNE
F-P
F-P
R-1
R-1
R-2
R-2
R-GA
P-D (5)
M-2
R-LD
R-1*
P-D(17)
M-2
EDGEWOOD DRIVE
MIDVALE ROAD
LINCOLN AVE
PALM AVENUE
EUREKA AVENUE
LOUIE AVENUE
FALLS AVE
ROPER AVE
GREEN OAKS WAY
DEVINE
MOKELUMNE
KONI
OTTA DR
AWANI DR