



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE REQUEST OF JAMES J. VERSEPUT ON BEHALF OF HI HOPES VENTURE AND BARBARA ANN CRAIG TO PREZONE THE PARCELS AT 5279 EAST KETTLEMAN LANE (APN 049-070-15) and 15514 AND 15602 BCKMAN ROAD (APNS 049-070-66 and 67) FROM GA 20, GENERAL AGRICULTURE (COUNTY DESIGNATION) TO M-1, LIGHT INDUSTRIAL

MEETING DATE: AUGUST 7, 1991

PREPARED BY: Community Development Director

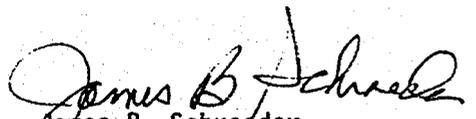
RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the requests of James J. Verseput on behalf of Hi Hopes Venture and Barbara Ann Craig to prezone the parcels at 5279 East Kettleman Lane (APN 049-070-15) and 15514 and 15602 Beckman Road (APN's 049-070-66 and 67) from GA 20, General Agriculture (County designation) to M-1, Light Industrial.

BACKGROUND INFORMATION: On June 12, 1991 when the City Council adopted the updated General Plan, the City Council eliminated the Industrial Reserve category and indicated that industrial, commercial and office projects as well as senior citizens housing projects were not subject to the 2% growth limitation. Those decisions opened doors for industrial and commercial properties to seek annexations.

The San Joaquin County Local Agency Formation Commission has a policy of requiring a City Council to prezone an area before the City and/or property owner may request annexation. Mr. Verseput is requesting the pre zoning so that approximately 75 acres of industrial land can be annexed to the City.

The Hi Hopes property, which contains 40 acres and is adjacent to the Central California Traction Company main line, would be the largest vacant industrial parcel in the City.

FUNDING: None required.


James B. Schnoeder
Community Development Director

JBS/cg

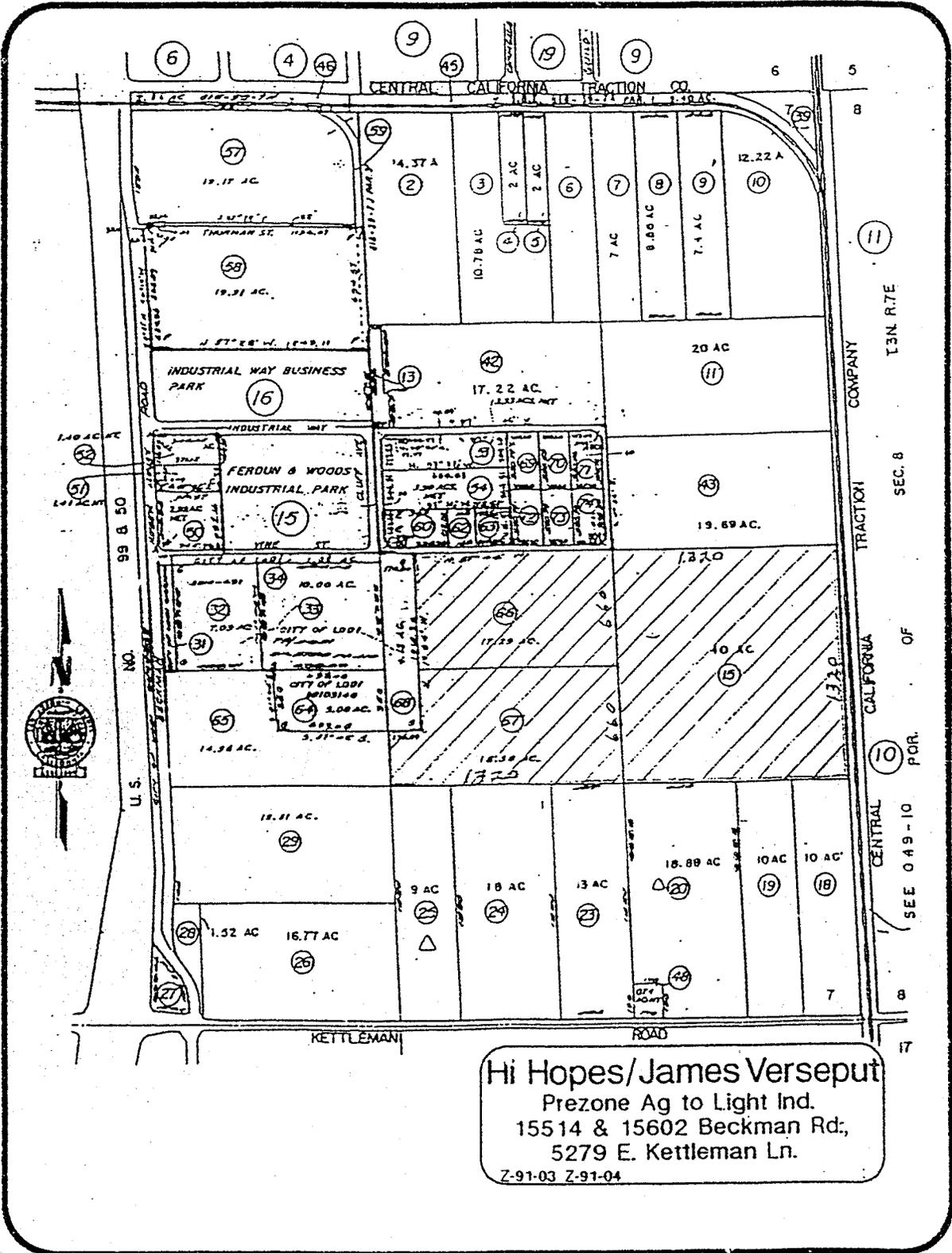
Attachment

APPROVED: 

THOMAS A. PETERSON



recycled paper



Hi Hopes/James Versepup
 Prezone Ag to Light Ind.
 15514 & 15602 Beckman Rd,
 5279 E. Kettleman Ln.
 Z-91-03 Z-91-04

COMPANY TRACTION CALIFORNIA OF
 T3N R7E
 SEC. 8
 10
 SEE 049-10
 POR.

DECLARATION OF MAILING

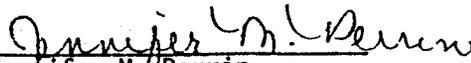
On July 18, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 July 18, 1991, at Lodi, California.

Alice M. Rcimche
City Clerk



Jennifer M. Perrin
Deputy City Clerk

DEC/01
TXTA. FRM



CITY OF LODI
 CARNEGIE FORUM
 305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
 Date: August 7, 1991
 Date: August 7, 1991
 Time:

For information regarding this Public Hearing
 Please Contact:

Alice M. Reimche
 City Clerk
 Telephone: 333-6702

NOTICE OF PUBLIC HEARING

August 7, 1991

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) Recommended approval of the requests of James J. Versept on behalf of Hi Hopes Venture and Barbara Ann Craig to prezone the parcels at 5279 East Kettleman Lane (APN 049-070-15) and 15514 and 15602 Beckman Road (APN's 049-070-66 and 67) from GA 20, General Agriculture to M-1, Light Industrial.
- b) Recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

Information regarding this item may be obtained in the office of the Community Development Director at 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:

Alice M. Reimche
 Alice M. Reimche
 City Clerk

Dated: July 17, 1991

Approved as to form:

Bobby W. McCl...
 Bobby W. McCl...

City Attorney

PUBLIC HEARING LIST

EHIHOPE

MAILING LIST FOR: HI HOPES PREZONE & ANNEXATION				FILE #
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
→ 049-07-66	Mildred K Parker et al	228 W. Pine St	Lodi CA	95240
→ -67	" "	" "	" "	" "
-54	Lodi Unified School District	1300 W. Lodi Ave	Lodi CA	95242
-60	Dennis & C Casagrande	89 St. Andrews Ln.	Alamo CA	94507
-62	Bert J & Linda Castellanelli	33 E. Armstrong Rd	Lodi CA	95242
-63	Lodi Unified School District	1300 W. Lodi Ave	Lodi CA	95242
-69	" "	" "	" "	" "
-70	" "	" "	" "	" "
-71	" "	" "	" "	" "
-72	" "	" "	" "	" "
-73	" "	" "	" "	" "
-74	" "	" "	" "	" "
-43	Melinda S. Barbara et al	P.O. Box 789	" "	95241
-15	Hi Hopes Venture Lte	3120 W. Lodi Ave	" "	95242
-18	City of Lodi	P.O. Box 3006	" "	95241
-64	" "	" "	" "	" "
-33	" "	" "	" "	" "
-34	" "	" "	" "	" "
015-06	049-150-06 Bryant & Evelyn Gannon	1826 Edgewood Dr	" "	95240
049-150-05	Robin M & G Hadley	9511 Worthington Lane	San Rafael	94901
070-18	Rosemary Jungeblut	2379 Hyde Park Ct	Lodi	95242
-19	Duane M & J. Jungeblut	5827 E. Kettleman Ln	" "	95240
-20	Steven Nickel et al	5631 E. Kettleman Ln	" "	" "
-23	Gus & Papi Anagnos	5485 E. Kettleman Ln	" "	" "
-24	Oliver & M Tecklenberg Trs	14860 N. Wells Ln	" "	" "
-25	William T Beckman et al	107 N. Avena	" "	" "
-29	Geweke Family Trust	1045 S. Cherokee Ln	Lodi CA	95240
-65	" "	" "	" "	" "
049-100-59	Hitoshi G. Tuamiya	15661 N. Curry Ave	" "	" "
-58	Leland & Janet Noma	15505 N. Curry Ave.	" "	" "
-56	Richard & Ruth Dickman	15415 N. Curry Ave	" "	" "
-75	Blue Anchor Inc	P.O. Box 15498	Sacramento	95813
-77	Arthur J. Hande Tr & H.	P.O. Box 1109	Lodi CA	95241
-70	Central Calif Traction Co	1645 Cherokee Rd	Stockton CA	95205-2799
049111-03	Hennino, Kioski & J	6250 E. Pine St.	Lodi CA	95240



CITY OF LODI

COUNCIL COMMUNICATION COL

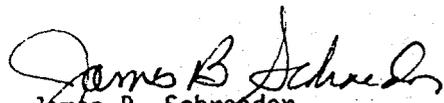
AGENDA TITLE: PLANNING COMMISSION'S RECOMMENDATION THAT THE CITY COUNCIL CERTIFY THE FILING OF A NEGATIVE DECLARATION BY THE COMMUNITY DEVELOPMENT DIRECTOR AS ADEQUATE ENVIRONMENTAL DOCUMENTATION ON THE REQUEST OF JAMES 3. VERSEPUT ON BEHALF OF HI HOPES VENTURE AND BARBARA ANN CRAIG TO PREZONE THE PARCELS AT 5279 EAST KETTLEMAN LANE (APN 049-070-15) and 15514 AND 15602 BECKMAN ROAD (APN'S 049-070-66 and 67) FROM GA 20, GENERAL AGRICULTURE (COUNTY DESIGNATION) TO M-1, LIGHT INDUSTRIAL

MEETING DATE: AUGUST 7, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the requests of James J. Verseput on behalf of Hi Hopes Venture and Barbara Ann Craig to prezone the parcels at 5279 East Kettleman Lane (APN 049-070-15) and 15514 and 15602 Beckman Road (APN's 049-070-66 and 67) from GA 20, General Agriculture (County designation) to M-1, Light Industrial.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

APPROVED: _____



THOMAS A. PETERSON



recycled paper

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last Date to Appeal".

Date June 18, 1991 Project Title: HIGH HOPES ADDITION

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

James J. Verseput

Address: 2120 W. Lodi Avenue City: Lodi County: San Joaquin

Area Code: 209 Phone: 369-7335

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annexation & rezoning of 75.87 acres of existing vineyard to the city.

The land will be used for industrial purposes as designated in the Lodi

General Plan. The properties to be annexed are located at 5279 East

Kettleman Lane (APN 049-07-15), 15514 and 15602 Beckman Road (APN 049-07-66, 67),

Project Location City
LODI

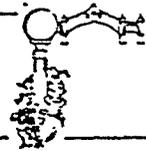
Project Location County
SAN JOAQUIN COUNTY

Last Date to Appeal:

Address Where Preliminary Environment
Assessment is Available:

July 8, 1991

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634



City of Lodi
**COMMUNITY DEVELOPMENT
 DEPARTMENT**

**ENVIRONMENTAL
 ASSESSMENT
 INITIAL STUDY**

1. PROJECT TITLE HI HOPES ADDITION & PREZONING
2. LOCATION 5279 E. Kettleman Lane, 15514 & 15602 Beckman Rd.
3. PROJECT DESCRIPTION APN 049-070-15, 049-070-66 & 67
Annex to the City of Lodi 3 parcels of land totaling 75.87 acres.
Prezone the property to M-1, light industrial and M-2, heavy industrial.
(See attached)
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Heavy
Industrial (B) No Change
5. Site description and surrounding land use The properties are currently
planted in vineyards. The surrounding area is a mixture of agricultural,
industrial and commercial uses.
6. Zoning (A) Existing, (B) Proposed (A) GA-20 (S.J. Co.)
(B) M-1, light industrial & M-2, heavy industrial

Will the Project Have a Significant Effect

<u>Through Any of the Following Impacts?</u>		<u>Yes</u>	<u>No</u>	<u>Maybe</u>
7.	a. Substantial alteration of natural topography, soil or subsoil features.....	---	<u>X</u>	---
	b. Substantially degrade surface or groundwater quality..	---	<u>X</u>	---
	c. Substantially deplete surface or groundwater resources.....	---	<u>X</u>	---
	d. Substantially interfere with groundwater flow or recharge.....	---	<u>X</u>	---
	e. Cause a significant affect related to flood, erosion or siltation.....	---	<u>X</u>	---
	f. Substantial interference with the habitat of any species of fish, wildlife or plant.....	---	<u>X</u>	---
	g. Violate ambient air quality standards or create substantial air emissions or objectionable odors.....	---	<u>X</u>	---
	h. Substantially increase ambient noise or glare level for adjoining areas.....	---	<u>X</u>	---
	i. Substantial reduction of existing cropland.....	---	<u>X</u>	---
	j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards.....	---	<u>X</u>	---

	Yes	No	Maybe
k. Have a substantial, demcnstrab e, negative aesthetic effect,	___	<u>X</u>	___
l. Result in the disruption or al eration of an archeological, historical or paleontological site... ..	___	<u>X</u>	___
m. Cause or allow substantial increase in consumption in any natural resources.....	___	<u>X</u>	___
n. Results in the use or waste of substantial amounts of fuel or energy	___	<u>X</u>	___
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads.....	<u>X</u>	___	___
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....	___	<u>X</u>	___
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.. ..	<u>X</u>	___	___
r. Induce substantial growth, concentration or displacement of population.....	___	<u>X</u>	___
s. Result in an alteration or conflict with existing or planned land uses....	___	<u>X</u>	___
t. Conflict with adopted plans, goals or policies of the City of Lodi	___	<u>X</u>	___

Adverse impacts of project and their magnitude: 7-0 . Annexation of the three properties would necessitate major extensions of water, sewer, storm drain, electrical lines and public roads. 7-Q The annexations would also substantially change transportation patterns related to existing traffic loads, street capacity, parking availability or traffic safety.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: See attachment.

RECOMMENDATION

X Negative Declaration ___ EIR ___ Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By [Signature] Date 6-18-91

HIGH HOPES ADDITION AND PREZONING

Project Description

APN 049-070-15, 049-070-66 & 67. At the request of the property owners, the City of Lodi is proposing to annex 3 contiguous parcels of land totaling 75.87 acres. The City will also be rezoning the properties to M-1, light industrial, and M-2, heavy industrial. These zoning designations are consistent with the City's certified General Plan and its existing land use designations.

Site Description and Surrounding Land Uses

The properties are located on the eastern most boundary of the City, approximately one quarter of a mile north of Kettleman Lane and one quarter of a mile east of State Highway 99.

All three parcels are adjacent to the City and are currently planted in vineyards. Parcel 049-070-15 is adjacent to land zoned *rut-2*, heavy industrial on its northern boundary, is adjacent to the Central California Traction Company railroad line on its eastern boundary, is adjacent to a vineyard on its southern boundary, and is adjacent to parcels 049-070-66 & 67 on its western boundary. Parcel 049-070-66 is adjacent to land zoned M-1, light industrial on its northern boundary, is adjacent to a City park³ drainage basin on its western boundary, and is adjacent to parcels 049-070-15 & 67 on its east and south boundaries. Parcel 049-070-67 is adjacent to land zoned M-1, light industrial and a City park³ drainage basin on its western boundary, is adjacent to vineyards on its southern boundary, is adjacent to parcels 049-070-66 & 15 on its northern and eastern boundaries.

Adverse Impacts of the Project

Annexation of the three properties would necessitate major extensions of water, sewer, storm drain, electrical lines and public roads. The annexation would also substantially change transportation patterns related to existing traffic loads, street capacity, parking availability and traffic safety.

Mitigation Measures to Reduce Adverse Impacts

In order to mitigate the impacts from traffic related problems resulting from new development of this annexation and future annexations, the City of Lodi has adopted a general plan policy and implementation program that addresses this issue.

The City shall periodically review a traffic impact fee ordinance that would require all new development to pay a fair share of future transportation improvements. The City shall periodically review the proposed roadway improvements, update cost estimates, and assess the adequacy of the fee schedule to finance proposed improvements.

The traffic impact fee will be used to finance future improvements, such as traffic signals and street widening projects for older intersections and streets recently congested by new development.

All on-site improvements for new development such as streets, curbs, gutters, sidewalks, sewer lines, water lines, storm drainage lines and

electrical lines are currently, and will continue to be, provided by the subdivider/developer prior to construction.