

September 16, 1981

89-21
COMPLAINT RE
CHEROKEE LANE
OLEANDERS

Sometime ago, Council had received a letter from Bob Zamora, owner, Lodi Honda, 1700 South Cherokee Lane, Lodi, asking that the City of Lodi remove or at least trim down to a 3 foot height the Oleander bushes in the median on Cherokee Lane. Mr. Zamora stated that the present height of these oleander bushes obstructs vision and creates an extreme traffic hazard.

City Clerk Reimche presented similar letters that had been received from Ben's Electric, Inc., 1535 S. Cherokee Lane, Lodi, Henry Gunsch, Leon Croce, and W.W. "Bill" Canepa, 131 S. Orange Ave., Lodi, California.

22

Continued September 16, 1981

A report was received from Staff indicating that it appeared that the Oleanders would require at least two trimmings per year and that the initial trimming with one additional trimming would cost \$2400.. and that in future years, two trimmings of the Oleanders would cost \$1200.00.

The following persons addressed the Council regarding the matter:

- a) Mr. Bob Zamora, 1700 S. Cherokee Lane, Lodi
- b) Mr. Dick Sanborn, 1210 S. Cherokee Lane, Lodi
- c) Mr. Ben Osburn, 300 LaVida Drive, Lodi

Following discussion with questions being directed to staff and to those persons who had given testimony, Council on motion of Councilman Hughes, Murphy second, approved the cleanup/trimming of the Cherokee Lane Oleanders and authorized an expenditure of \$2400.00 for this project for this year, which amount is to be charged against the Hotel/Motel Tax Account.

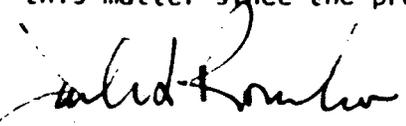
MEMORANDUM, City of Lodi, Public Works Department

TO: City Manager
FROM: Public Works Director
DATE: September 10, 1981
SUBJECT: Cherokee Lane Median Oleanders

The purpose of this memo is to give you additional information with respect to the recent request of Bob Zamora from Lodi Honda asking for the City to trim down the Oleanders on Cherokee Lane.

At the Council meeting of June 3, 1981, as part of Mr. Dick Sanborn's request for a median opening to serve the proposed Golden Corral Restaurant, he indicated to the Council that he would like to see the Oleanders trimmed down even if the property owners had to pay for the trimming. The Council, after some discussion, determined that it was best that the City have control over this trimming and that it all be done by one party under City direction. The City directed me to obtain quotes for the trimming and to forward them to Mr. Sanborn. The attached memo of June 15 from the Street Supervisor summarized the quotation we received from our landscape contractor, Jim's Gardening Service. A copy of the June 5 memo was then forwarded to Mr. Dick Sanborn and Mr. Bob Zamora for their information. I indicated to them that it appeared that the Oleanders would require at least two trimmings per year and that the initial trimming with one additional trimming would cost \$2400 and that in future years two trimmings of the Oleanders would cost \$1200. I also indicated to them that as soon as the money for the trimming was received that Jim's Gardening Service could perform the work within two weeks.

Based on the Council direction, the Public Works Department has not pursued this matter since the property owners have not provided the trimming costs.



Jack L. Ronsko
Public Works Director

Attachment

JLR/eeh



LODI HONDA

1700 SOUTH CHEROKEE LANE, LODI, CALIF. 95240
PHONE: 33-HONDA

August 18, 1981

City of Lodi
P O Box 320
Lodi, Ca. 95240

To the members of the Lodi City Council

Re: The Oleander medium on Cherokee Lane from Almond Dr.
to Popular St.

I have made an extremely large capital investment in the city of Lodi, and being not only a property owner, but the owner of a business that is bringing a lot of money into the city from the surrounding towns I feel that the city of Lodi should solve a problem that exists.

I want the city of Lodi to remove or at least trim down to a 3' height the Oleander bushes in the medium on Cherokee Lane. Their present height obstructs vision and creates an extreme traffic hazard. I have seen drivers coming out of Almond Drive and after turning left finally realize that they are going in the wrong direction. Ben Osborne of Ben's Electric tells me that he has witnessed the same thing on numerous occasions.

The Oleander wall currently creates a freeway atmosphere where traffic coming off the freeway doesn't slow down until it reaches the Kettleman and Cherokee Lane intersection.

I understand that there is a significant improvement plans for Hutchins Street. Why is Cherokee Lane being left out? I was required to conform to specific building requirements which included a large amount of grass area, yet no one heading South on Cherokee Lane would even know that my business is here. This is not right and I request that the city of Lodi correct this situation.

I have been told that approval has been given to trim the Oleanders if the property owners would pay the cost of their trimming and then also maintain them in the future. I am sure that you all realize how this ignores the issue of safety and stimulation of local business. The chance of organizing all the affected business owners and coming to a fair assessment for each would be a project from which the city would receive a lot of bad publicity, along with many claims of unfairness. Yet even so, I am now and will be in the future willing to pay a reasonable amount if this is what it will take to create a safer traffic area and a better business climate for South Cherokee Lane.

AUG 19 1981



LODI HONDA

1700 SOUTH CHEROKEE LANE, LODI, CALIF. 95240

PHONE: 33-HONDA

I repeat again that I feel it is the responsibility of the city of Lodi to correct this problem and I request an audience at the next city council meeting to discuss this matter.

I would appreciate hearing from someone within the next two weeks so that this problem can be resolved.

Sincerely,

LODI HONDA

A handwritten signature in black ink, appearing to read "Bob Zamora", written over a circular stamp or seal. The signature is fluid and cursive.

Bob Zamora
Owner

cc: Jim Mc Carty
Mayor

Henry Glaves
City Manager

Jim Schroeder
Director of Community Development

Jack Ronska
Public Works Director

MEMORANDUM, City of Lodi, Public Works Department

TO: Public Works Director
FROM: Street Supervisor
DATE: June 15, 1981
SUBJECT: Cherokee Lane Median Poplar-Almond Drive

Per our verbal discussion on June 5, 1981, I requested and have received a quote from Jim's Gardening Service to perform the following work:

- ° Initial trimming and clean up \$1,800 unit cost
- ° Each additional trimming as required 600 unit cost
- ° Clean up of weeds and debris monthly 150 monthly cost

Utilizing the above quotes and projecting one additional trimming after the initial trim it is estimated to cost \$2,400 for the fiscal year 1981-82. It would be difficult to project costs beyond fiscal year 1981-82 because of our current unstable economy.

Following is a cost estimate by City forces:

- ° Initial clean up \$ 966 (three man crew)
- ° Overhead 49.12% 474
- ° Truck 200
- ° Purchase of 3' commercial hedge trimmer 450
- TOTAL \$2,090

Our current work force is such that it would be difficult to provide a monthly clean up service and if we were able to do so we could not beat Jim's Gardening Service's quote.

I also checked on the availability of Caltrans boom mounted mower to trim the Oleander bushes, and was informed it would involve a lot of red tape to get Caltrans to do it, because of policy not to do work for other agencies and lack of manpower to operate the equipment.


Glen C. Balzer
Street Supervisor

Attachment

GCB:slb

RECEIVED

JUN 12 1981

CITY OF LODI
LANDSCAPE DEPARTMENT

Glenn Bulger,

James R. Cufferspaach
Jim's Gardening Service
6-10-81

Regarding bid on Cherokee Lane
Aleaners from Poplar St to Almond Ave.

① Initial Trimming of Aleaners to
4' high and 6' wide, clear area
of weeds and litter and dispose of
all related debris.

total cost \$1800⁰⁰

② Periodic Trimming of Aleaner to
4' high and 6' wide at ~~6~~ ³ month ~~interval~~ ^{intervals}.

total cost \$600⁰⁰

③ once a month cleanup of weeds
and litter.

total cost \$150⁰⁰ p.m.

JIM'S GARDENING SERVICE
823 DAISY AVENUE
LODI, CALIFORNIA 95240
(209) 369-8180

Thank you

Sincerely,

James R. Cufferspaach

MEMORANDUM, City of Lodi, Public Works Department

TO: Public Works Director
FROM: Street Supervisor
DATE: May 7, 1981
SUBJECT: Oleanders South Cherokee Lane

Reference letter from Lodi Honda dated April 30, 1981, regarding the removal of the Oleander bushes on South Cherokee Lane. The letter is not clear as to boundaries of removal. I would assume they are referring to the bushes fronting their property and not the entire grove from Kettleman Lane to Almond Drive.

I do not feel the Oleander bushes should be removed because of the following reasons:

- They delineate the multi-lane roadway;
- Shield head light glare;
- Provide a noise barrier;
- Prevents U-Turn movements; and
- Adds aesthetics to the area.

The grove of Oleander bushes on Cherokee Lane are interplanted with Black Walnut trees and in the area fronting Lodi Honda, there are four healthy trees. I feel that if the Oleander bushes are removed, motorists will use the area to turn around and/or use the area to enter the Lodi Honda establishment since the grade is such that this could be accomplished. We can also assume that cars leaving Lodi Honda south bound would use the opening to get into the south bound lanes. Should such movements occur, we will have a hazardous condition due to sight distance problems.

Driving the area I found that I had good view of the Lodi Honda sign at the opening north of Lodi Honda by Ben's Electric, I also had glimpses of the sign as I passed their area going south.

If they desire more exposure, we could consider an alternate, which would consist of Lodi Honda obtaining a City encroachment permit and hire a firm to cut the bushes to a five foot height and give the City a letter stating they will maintain that height of the bushes at their expense in the future.


Glen C. Baltzer
Street Supervisor

GCB:slb

Oleanders serve as :

1. An Impact Cushion for Vehicles
2. A Screen Against Headlight Glare
3. A Sound Barrier and:
- 4 For Esthetic Purposes.

The State removes them only if they create a sight distance problem

Source for above:
Bill Vieira Traffic Division, CalTrans.

Mark
per GSK



LODI HONDA

1700 SOUTH CHEROKEE LANE, LODI, CALIF. 95240
PHONE: 33-HONDA

April 30, 1981

Mr. Jack L. Ronsko
Public Works Director
221 West Pine Street
Lodi, Ca. 95240

Dear Mr. Ronsko:

RE: Oleanders - South Cherokee Lane

This letter is to confirm our conversation of Friday, April 24, 1981 concerning the oleanders in the center divider strip in South Cherokee Lane. As I mentioned to you on that date, Lodi Honda is desirous of having these shrubs removed so that our automobile agency will be visible to traffic moving south on Cherokee Lane. This visibility is quite important to us because a southbound motorist must turn at the Almond Drive divider opening, which they may not be aware of, and reverse his direction to get to our business. If the shrubbery were removed, motorists would see us well before they had to make this traffic movement. Your assistance in this matter will be greatly appreciated. If you have any alternative ideas, I would be glad to discuss them at anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "S. R. Zamora". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

S. R. Zamora

RECEIVED

MAY 01 1981



CITY OF LODI
PUBLIC WORKS DEPARTMENT

**Nutone
Dealer**

BEN'S ELECTRIC, INC.

1535 So. Cherokee Lane
Lodi, California 95240
(209) 369-4717
or 464-4601

City of Lodi
Lodi, California

To the members of the Lodi City Council

Re: Oleanders on So. Cherokee Lane.

Wondering for starters if it would be possible to clean the weeds and under-growth of the oleanders, also trim them down and between for a nice grooming job hoping this would not be of great cost.

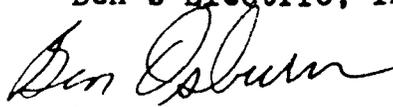
We feel this would give more of a city feeling rather than free-way as it was thirty plus years ago when planted.

This area is building up-also improving. If this trend can continue untill this becomes a beautifull entrance drive way to Lodi, I feel it can be enjoyed by all.

Also we believe there is some what of a safety problem. The oleanders are as large as ten feet to twelve feet wide and tall. They block site from drivers-predestrians-and animals. Maybe if trimmed at this time it will slow traffic and be a better view. Thank you for your time and consideration.

Sincerely,

Ben's Electric, Inc.


Ben Osburn

RECEIVED BY

ALICE M. REIMCHE
CITY CLERK

DATE: 9-15-81

Sept. 16, 1981

City Council
Lodi, Ca.

Dear Sirs:

Re: Oleanders on South Cherokee Lane

I feel that the oleanders have become a problem.

People driving on Cherokee Lane for the first time get confused, thinking (North or South) lanes are for two way traffic.

I also find that someone looking for my trailer park, in the north bound lanes, cannot find my address.

If you gentlemen can help with this problem, I would appreciate it.

Henry Lunck

RECEIVED BY

ALICE M. REIMCHE
CITY CLERK

DATE: 9-15-81

Sept. 15, 1981

Members of the Lodi City Council

As a property and business owner on Cherokee Lane in Lodi, I would like to see the City of Lodi trim down and clean up the medium on Cherokee Lane. I understand that other business owners have asked for some attention and I'm in full support of their request. A good trimming & periodic trimming would help all business on Cherokee Lane and give our visitors a better impression of our city. Any co-operation we could get from the city would be greatly appreciated.

Thank you



Leon Croce

Croce's Dinner

RECEIVED BY

ALICE M. REIMCHE
CITY CLERK

DATE: 9-15-81

USED
FORDS
MERCURYS
LINCOLNS

**CHEROKEE
MOTORS**

821 South Cherokee Lane Lodi, Calif. 95240

Sept. 14, '81

Lodi City Council

Gentlemen:

I believe it would be much better if the Oleander bushes on South Cherokee Lane were removed. Since Cherokee Lane is no longer highway "99" they are not needed and all they do is catch trash, and confuse drivers.

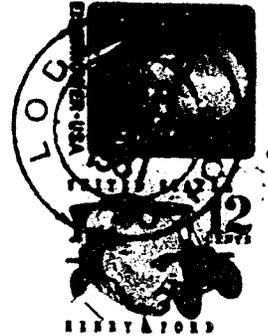
Sincerely yours,

W. W. "Bill" Conner
131 So. Orange Ave.
Lodi, Ca. 95240

SEP 13 1981

USED FORDS MERCURYS LINCOLNS	CHEROKEE MOTORS
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821 South Cherokee Lane Lodi, Calif. 95240



Lodi City Council
City Hall
221 W. Pine St.
Lodi, Ca 95240

agreement would be with the City of Lodi. This agreement should specify the City's willingness to participate in the placement of curb and gutter and a strip of pavement along the westerly side of Cluff Avenue on the Anagnos frontage. Ron made it quite clear that if the City did not enter into this last agreement, then the Willow Oaks Industrial Park would withdraw from the project.

TURNER ROAD AND CLUFF AVENUE
ASSESSMENT DISTRICT NO. 1

810035
March 5, 1981

The following estimated costs are for construction of curb, gutter and roadway surfacing for that southerly portion of the proposed Turner Road that lies on the Anagnos property, not including that portion opposite Snell and Jerome properties.

Item 1.

Description - Clear & Grub (Remove
100⁺ Grape Vines)

Quantity - 1 job

Unit Price - L.S.

Amount - \$2,500.00

Item 2.

Description - Roadway Excavation

Quantity - 600 C.Y.

Unit Price - 3.50

Amount - \$2,100.00

Item 3.

Description - Compact Subgrade

Quantity - 15,500 sq. ft.

Unit Price - 0.10

Amount - \$1,550.00

Item 4.

Description - Aggregate Base & Paving

Quantity - 15,500 sq. ft.

Unit Price - 1.50

Amount - \$23,250.00

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Continued March 18, 1981

Item 5.

Description - Concrete Curb & Gutter

Quantity - 745 L.F.

Unit Price - 7.00

Amount - \$5,215.00

TOTAL ESTIMATED COST - \$34,615.00

A lengthy discussion followed with questions being directed to Staff and to Mr. Judson.

Councilman Murphy moved to accept the proposal regarding Willow Oaks Industrial Park as presented by Mr. Ron Judson. The motion was seconded by Councilman Pinkerton, but failed to pass by the following vote:

Ayes: Councilmen - McCarty, Murphy

Noes: Councilmen - Hughes, Pinkerton, and
Katnich

Absent: Councilmen - None

alice
March 5, 1981
810035



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J Tribute Rd. Sacramento, Ca 95815
916/920-2411

City of Lodi
City Clerk
221 West Pine Street
Lodi, CA 95240

SUBJECT: TURNER ROAD AND CLUFF AVENUE ASSESSMENT DISTRICT NO. 1

Dear Alice:

Please agendaize the above for your regular meeting of March 18 and more particularly the following:

- City of Lodi Bond Act preference (i.e., 1911 or 1915 Act Bonds).
- Westerly one-half of Cluff Avenue:
Construct full width paving?
Construct curb and gutter?
City contributions for the above?
- Agreement between City and Anagnos for Turner Road and Cluff Avenue.

This information is necessary to allow our office to proceed with the plans and formation of the assessment district.

Please call if there are any questions.

Very truly yours,

MORTON & PITALO, INC.

Steve Weddell

SW/rc

cc: Mr. Ron Judson

MAR 06 1981



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1757 J Tribute Rd., Sacramento, Ca 95815
916/920-2411

March 6, 1981
810035

**SUBJECT: ANAGNOS AND WILLOW OAKS INDUSTRIAL PARK MEETING FOR
NEGOTIATIONS FOR RIGHT-OF-WAY AND EASEMENTS ALONG TURNER ROAD**

In attendance: Glenn Robison (City of Lodi), Ron Judson, Spiro Anagnos, Leo Anagnos, a right-of-way agent for the City of Lodi named Joe, and myself.

Ron proposed to the Anagnos brothers that he would front the cost to improve the southerly half of Turner Road along their property. These improvements would include curb and gutter and pavement. In exchange for these improvements, the necessary right-of-way for Turner Road and the westerly half of Cluff Avenue along their frontage, in addition to the easements required for construction of the master storm drain line, would be dedicated and granted to the City. In addition, Ron insisted that curb and gutter should also be constructed along the westerly side of Cluff Avenue. These improvements should be funded by the City of Lodi.

Glenn stated that the City Council may not opt to include curb and gutter on the westerly side of Cluff Avenue. He also pointed out that the City power company would like to place their power lines just inside the right-of-way on Turner on the south side and would request an addition to the right-of-way five-foot-wide overhang easement for the power lines. Finally, Glenn mentioned that the City would continue, during the March 18 meeting, the condemnation procedures to procure the necessary easements for the storm drain line. This is being done just in case the subject negotiations fall through.

Three separate agreements are required with the Anagnos people. The first would be with the Willow Oaks Industrial Park. This agreement should outline the above-mentioned proposal made by Ron Judson. The second agreement should be with the assessment district that is now currently being formed. The assessment district would pay for and install the water and sewer lines, valves, etc., along Cluff Avenue and Turner Road at no cost to the Anagnos people at this time. However, when the Anagnos property is developed, then that development would have to absorb the costs of the appropriate share of those improvements. The third agreement would be with the City of Lodi. This agreement should specify the City's willingness to participate in the placement of curb and gutter and a strip of pavement along the westerly side of Cluff Avenue on the Anagnos frontage. Ron made it quite clear that if the City did not enter into this last agreement, then the Willow Oaks Industrial Park would withdraw from the project.

TURNER ROAD AND CLUFF AVENUE
ASSESSMENT DISTRICT NO 1

B10035

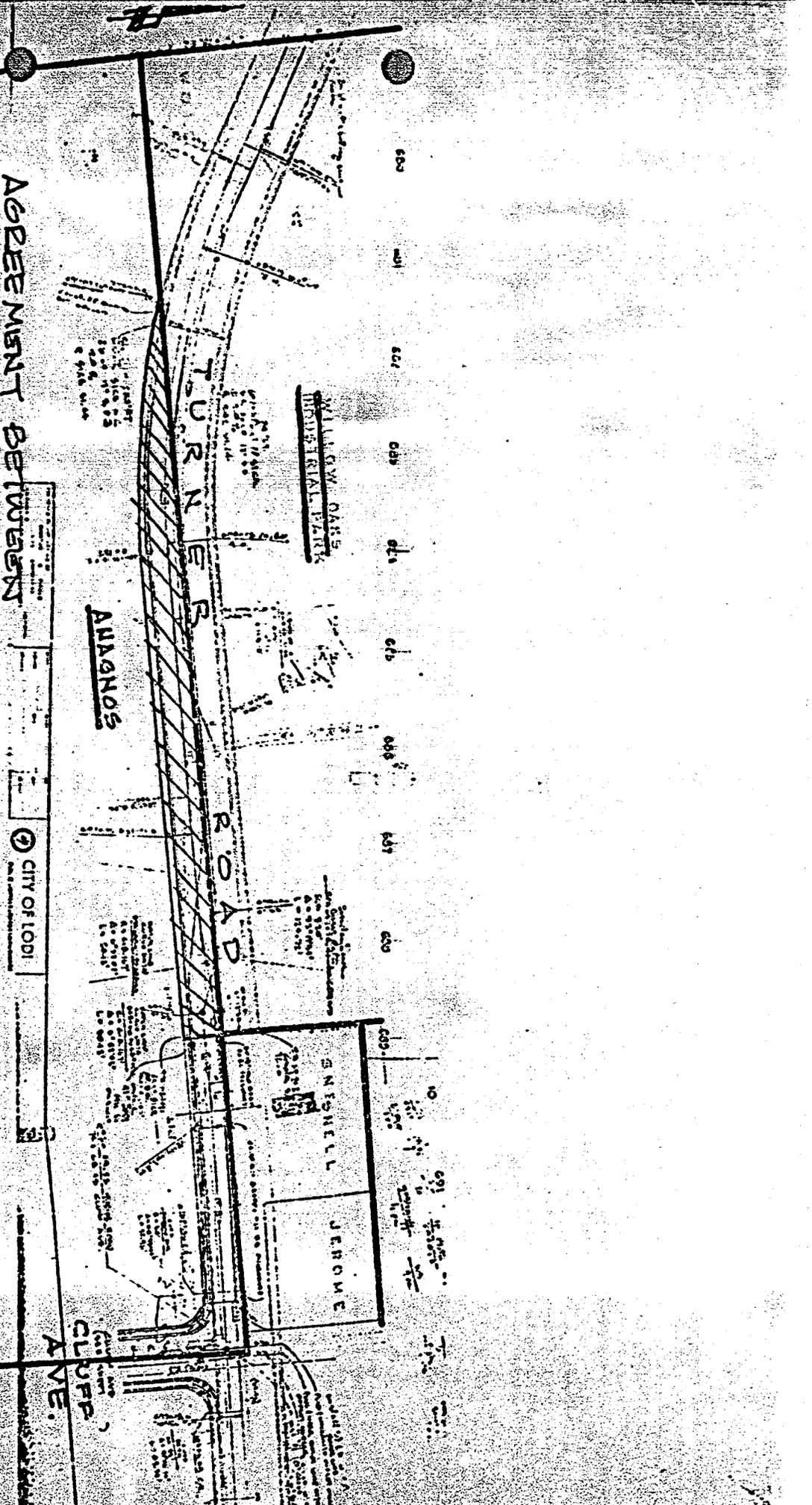
March 5, 1957

THE FOLLOWING ESTIMATED COSTS ARE FOR CONSTRUCTION OF CURB, GUTTER AND ROADWAY SURFACING FOR THAT SOUTHERLY PORTION OF THE PROPOSED TURNER ROAD THAT LIES ON THE AHAGNOS PROPERTY, NOT INCLUDING THAT PORTION OPPOSITE SNELL AND JEROME PROPERTIES.

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1.	CLEAR AND GRUB (REMOVE 1001 GRAPE VINES)	1 JOB	L.S.	\$ 2,500
2.	ROADWAY EXCAVATION	600 C.Y.	3.50	2,100
3.	COMPACT SUBGRADE	15,500 SQ.FT.	0.10	1,550
4.	AGGREGATE BASE AND PAVING	15,500 SQ.FT.	1.50	23,250
5.	CONCRETE CURB AND GUTTER	745 L.F.	7.00	5,215
TOTAL ESTIMATED COST				<u>\$34,615</u>

- AGREEMENT BETWEEN
WILLOW OAKS AND ANAGNOS
- 1) WILLOW OAKS WILL:
- a) PAVE TO CITY STDS CROSS HATCHED AREA OF TURNER ROAD
 - b) PLACE CURB & GUTTER TO CITY STDS IN CROSS HATCHED AREA OF TURNER ROAD.
 - c) REQUIRE NO REIMBURSEMENT FOR ABOVE WORK.

- 2) ANAGNOS WILL:
- a) DEDICATE TO CITY ALL NECESSARY RIGHTS-OF-WAY FOR TURNER ROAD AND CLUFF AVS.
 - b) DEDICATE AND/OR GRANT ALL NECESSARY TEMPORARY AND PERMANENT EASEMENTS FOR STORM DRAIN LINE CONSTRUCTION AND UTILITY PLACEMENT.
 - c) ENTER INTO REIMBURSEMENT AGREEMENT WITH CITY OF LODI FOR THE AREA OF TURNER ROAD AND CLUFF AVS.



CITY COUNCIL

WALTER KATNICH, Mayor
JAMES A. McCARTY, Mayor Pro Tem
RICHARD L. HUGHES
ROBERT G. MURPHY
JAMES W. PINKERTON, Jr.

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
LODI, CALIFORNIA 95240
(209) 334-5634

HENRY A. GLAVES, Jr.
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

March 27, 1981

Morton & Pitalo, Inc.
Civil Engineering, Planning,
Surveying
1767J Tribute Road
Sacramento, CA 95815

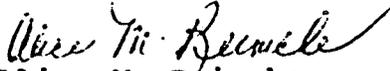
Attention: Mr. Steve Weddell

Gentlemen:

This letter will serve as your formal notification of the Council's rejection of the proposal regarding Willow Oaks Industrial Park as presented by Mr. Ron Judson at the regular City Council Meeting of March 18, 1981.

Should you have any questions regarding this action, please do not hesitate to call this office.

Very truly yours,


Alice M. Reimche
City Clerk

AR:dg

cc: Ron Judson