

CITY COUNCIL MEETING
OCTOBER 16, 1985

CC 532
Pg 71
FRAME AND GREVER
PREZONING

ORD. NO. 1367
INTRO.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area and responded to questions as were posed by members of the Council.

There were no persons in the audience wishing to speak on the matter, and the public portion of the hearing was closed.

On motion of Council Member Olson, Reid second, Council certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of owners of those parcels known as Frame and Grever to prezone the Frame parcel (.65 acres located at 14752 North Lower Sacramento Road) and the Grever parcel (1.03 acres located at 777 Olive Court) to R-1, Single-Family Residential.

Mayor Pro Tempore Reid then moved for introduction of Ordinance No. 1367 - An Ordinance pre zoning the Frame parcel (.65 acres located at 14752 North Lower Sacramento Road) and the Grever parcel (1.03 acres located at 777 Olive Court) to R-1, Single-Family Residential. The motion was seconded by Council Member Olson and carried by unanimous vote.

LEGAL NOTICE

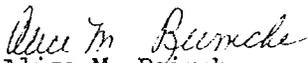
NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE PLANNING COMMISSION'S
RECOMMENDATION THAT THE LODI CITY COUNCIL CERTIFY THE
FILING OF A NEGATIVE DECLARATION BY THE COMMUNITY DEVELOPMENT
DIRECTOR AS ADEQUATE ENVIRONMENTAL DOCUMENTATION ON THE
REQUEST OF DEAN AND DENNIS FRAME AND ZANE GREVER TO
PREZONE 14752 N. LOWER SACRAMENTO ROAD AND 777 OLIVE
COURT TO R-1, SINGLE-FAMILY RESIDENTIAL

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Information regarding this item may be obtained in the office of the
City Clerk at 221 West Pine Street, Lodi, California. All interested persons
are invited to present their views either for or against the above proposal.
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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: October 2, 1985

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CITY OF LODI

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CALL BOX 3006
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(209) 334-5634

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

September 25, 1985

Mr. Dean Frame, et al
212 Rutledge Drive
Lodi, CA 95240

Dear Mr. Frame:

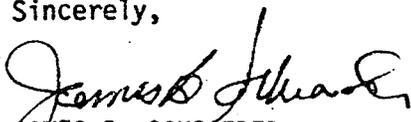
RE: Rezoning Frame and Grever Parcels

At its meeting of Monday, September 23, 1985 the Lodi City Planning Commission recommended the following actions to the Lodi City Council:

1. that the Frame and Grever parcels located at 14752 N. Lower Sacramento Road and 777 Olive court be rezoned to R-1, Single-Family Residential; and
2. that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation of the rezoning.

These actions are taken as part of the Measure "A" election procedure and only become effective by an affirmative vote of the electorate on November 5, 1985.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk

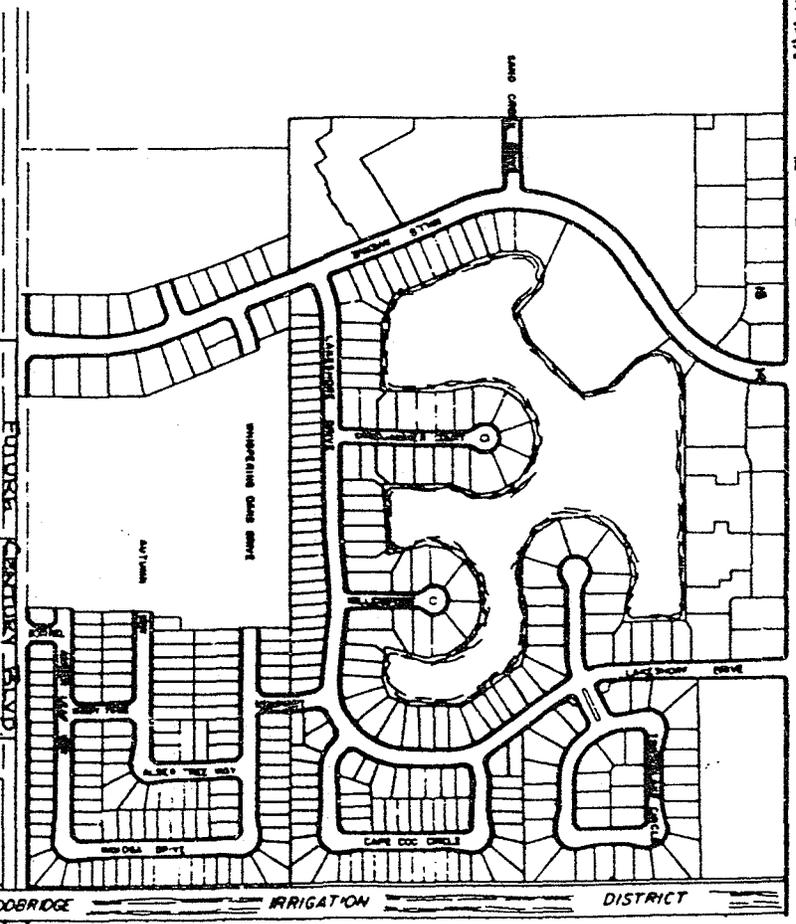
FRAME & GREVER
PREZONING
Z-85-15 9-23-85

14752 N. LWR. SACRAMENTO
777 OLIVE

LOWER SACRAMENTO

TAVES PARK

KETTLEMAN LANE



WOODBRIDGE IRRIGATION DISTRICT

EXHIBIT B

FRAME AND GREVER PARCELS

Shall the Land Use Element of the Lodi General Plan be amended to include (1) the Frame property, a developed .65 acre parcel located at 14752 North Lower Sacramento Road, and (2) the Grever property, a developed 1.03 acre parcel located at 777 Olive Court?

IMPARTIAL ANALYSIS. Measure A (i.e. the Greenbelt Initiative) was passed by the initiative process by the citizens of the City of Lodi on August 25, 1981. Pursuant to said initiative ordinance, any land which was not within the incorporated city limits of the City of Lodi but was in the City's General Plan at the time of the adoption of the Ordinance, was no longer in the Land Use Element of the City's General Plan. Measure A further provided that in order for lands to be brought back into the City's General Plan, there would have to be an affirmative vote of a majority of the electorate casting ballots in an election. Both the Frame and Grever properties are presently developed and the parcels have been rezoned by the City Council to R-1, single-family residential. The subject properties have already received environmental clearance. If this ballot measure is approved by the electorate the proposal will be submitted to the Local Agency Formation Commission and City Council for annexation to the City. If the Measure is defeated all City Council and Planning Commission approvals will be null and void.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	DATE	NO.
FROM: THE CITY MANAGER'S OFFICE	October 4, 1985	
SUBJECT: FRAME AND GREVER PREZONING		

BACKGROUND: The Frame and Grever parcels at 14752 South Lower Sacramento Road and 777 Olive Court are among the four Measure "A" elections set for November 5, 1985.

The rezoning will make the parcels consistent with the General Plan, should the electorate approve the measure.

The Negative Declaration is attached.


James B. Schroeder
Community Development Director

Attachment

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 9/13/85 Project Title: FRAME/GREVER ANNEXATION AND PREZONING

Responsible Agency: Lodi Planning Dept. Contact Person: D. MORIMOTO

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

CITY OF LODI

Address: 221 WEST PINE STREET City: LODI County: SAN JOAQUIN

Area Code: (209) 334-5156 Phone: _____

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicants are requesting annexation of 2 large single-family parcels located at 14752 N. Lower Sacramento Road and 770 Olive Court (1/4 mile south of Kettleman Lane, on Lower Sacramento Road). The applicants wish to annex to the City in order to hook up to City water and sanitary sewer service. The project will require voter approval under Measure A requirements.

Project Location City: LODI Project Location County: SAN JOAQUIN COUNTY

Last Date to Appeal: 9-23-85 Address Where Preliminary Environment Assessment is Available: LODI CITY PLANNING DEPT. 221 W. Pine St., Lodi, CA 95240 Phone: (209) 334-5634

Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE FRAME/GREVER ANNEXATION-REZONING
2. LOCATION 14752 N. Lower Sacramento Rd & 777 Olive Court, Lodi
3. PROJECT DESCRIPTION The applicants own two adjacent residential properties: just west of the City limits. The parcels are 1.03 & 0.65 acres in size and each contain a single-family residence. The applicants would like to annex to the City so they can hook up to City water & sanitary sewer lines.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Agriculture; (B) Low Density Residential.
5. Site description and surrounding land use The parcels are large rural residential lots. Adjacent uses are either rural residential or agricultural.
6. Zoning (A) Existing, (B) Proposed (A) GA-40; (B) R-1, Residential Single-Family.

Will the Project Have a Significant Effect Through Any of the Following Impacts?

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

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

Adverse impacts of project and their magnitude: _____

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: _____

RECOMMENDATION

Negative Declaration EIR Conditional Negative Declaration

JAMES B. SCHROEDER
 Environmental Review Officer

By DAVID MORIMOTO Date 9/17/85

CITY COUNCIL

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City Manager

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City Clerk

RONALD M. STEIN
City Attorney

October 22, 1985

Mr. and Mrs. Dennis Frame
14732 North Lower Sacramento Road
Lodi, CA 95240

Dear Mr. and Mrs. Frame:

This letter will confirm action taken by the Lodi City Council at its Regular Meeting of October 16, 1985 whereby the Council:

- a) Following a Public Hearing on the matter certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the request of owners of those parcels known as Frame and Grever to prezone the Frame parcel (.65 acres located at 14752 North Lower Sacramento Road) and the Grever parcel (1.03 acres located at 777 Olive Court) to R-1, Single Family Residential.
- b) Following a Public Hearing on the matter, introduced Ordinance No. 1367 pre zoning the Frame parcel (.65 acres located at 14752 North Lower Sacramento Road) and the Grever parcel (1.03 acres located at 777 Olive Court) to R-1, Single-Family Residential.

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

Very truly yours,


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City Attorney

October 22, 1985

Mr. and Mrs. Zane Grever
1432 Park Street
Lodi, CA 95240

Dear Mr. and Mrs. Grever:

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