



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing to consider Planning Commission's recommendation to approve the following requests of Terry Piazza, Baumbach and Piazza, Inc. on behalf of River Pointe Partners, (1) for a General Plan amendment to redesignate the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from HI, Heavy Industrial to LDR, Low Density Residential; (2) to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial to P-D, Planned Development District, and (3) to certify the River Pointe Environmental Impact Report as adequate environmental documentation

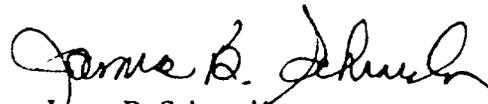
MEETING DATE: August 17, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: The City Council set a Public Hearing for 7:00 p.m., Wednesday, September 21, 1994 to consider Planning Commission's recommendation to approve the following request of Terry Piazza, Baumbach and Piazza, Inc. on behalf of River Pointe Partners:

1. for a General Plan Amendment to redesignated the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from HI, Heavy Industrial, to LDR, Low Density Residential;
2. to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial, to P-D, Planned Development District; and;
3. to recommend certification of the River Pointe Environmental Impact Report as adequate environmental documentation.

FUNDING: Required Application Fees


 James B. Schroeder
 Community Development Director

JBS/lw

APPROVED



THOMAS A. PETERSON
 City Manager



recycled paper



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COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing to consider Planning Commission's recommendation to approve the following requests of Terry Piazza, Baumbach and Piazza, Inc. on behalf of River Pointe Partners, (1) for a General Plan amendment to redesignate the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from H1, Heavy Industrial to LDR, Low Density Residential; (2) to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial to P-D, Planned Development District, and (3) to certify the River Pointe Environmental Impact Report as adequate environmental documentation.

MEETING DATE: August 17, 1994

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for 7:00 p.m., Wednesday, October 5, 1994 to consider the Planning Commission's recommendation to approve the following request of Terry Piazza, Baumbach & Piazza, Inc. on behalf of River Pointe Partners:

1. for a General Plan Amendment to redesignated the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from III, Heavy Industrial, to LDR, Low Density Residential;
2. to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial, to P-D, Planned Development District; and;
3. to recommend certification of the River Pointe Environmental Impact Report as adequate environmental documentation.

FUNDING: Required Application Fees

James B. Schroeder
Community Development Director

JBS/lw

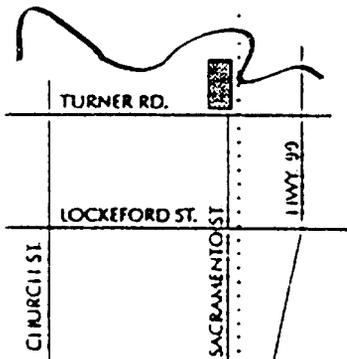
APPROVED _____

THOMAS A. PETERSON
City Manager

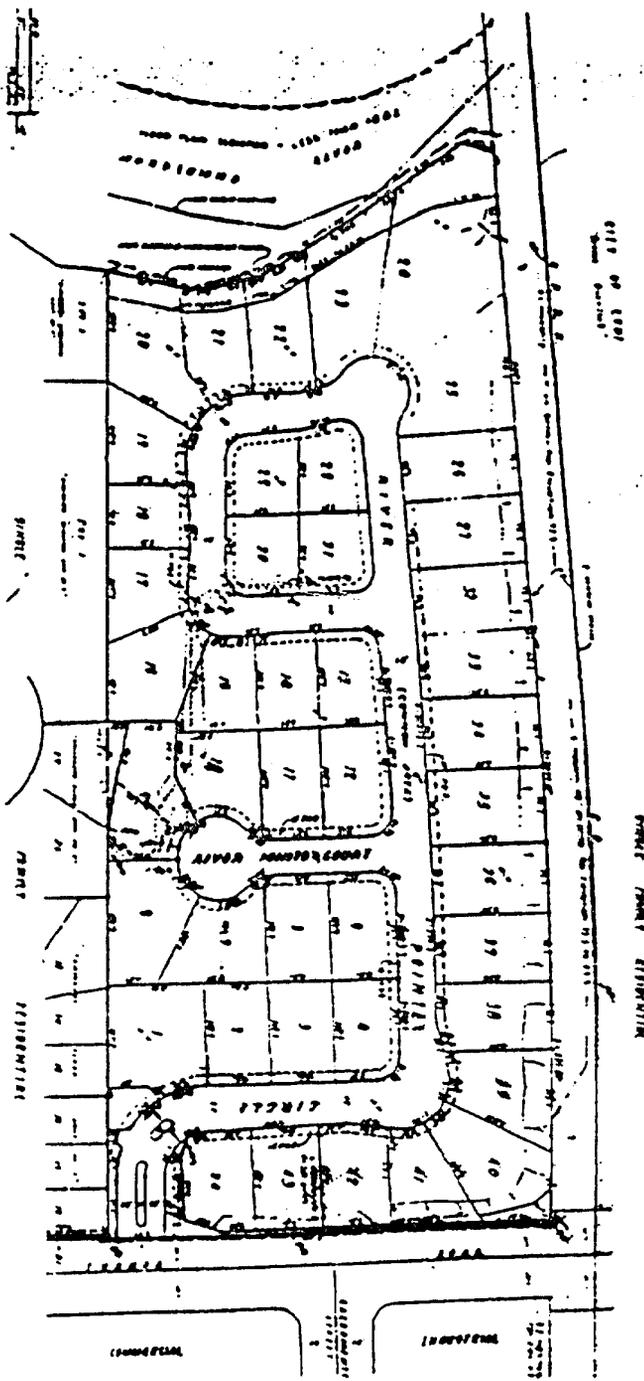


recycled paper

CCCD9414.DOC



VICINITY MAP



Riverpoint
 General Plan Amendment,
 Rezone, and Certify EIR
 GPALU-94-2
 Z-91-22
 EIR-92-1

DECLARATION OF MAILING

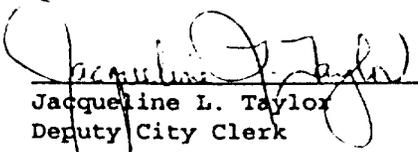
On August 18, 1994 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 18, 1994, at Lodi, California.

Jennifer M. Perrin
City Clerk


Jacqueline L. Taylor
Deputy City Clerk



CITY OF LODI
Carnegie Forum
 305 West Pine Street, Lodi

NOTICE PUBLIC HEARING
Date: October 5, 1994
Time: 7:00 p.m.

For information regarding this notice please contact:
Jennifer M. Perrin
City Clerk
Telephone: (209) 333-8702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, October 5, 1994** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) The Planning Commission's recommendation to approve the following requests of Terry Piazza, Baumbach & Piazza, Inc. on behalf of River Pointe Partners:
 - 1) for a General Plan amendment to redesignate the parcels at 1 and 11 West Turner Road (APN 041-250-10 and 26) from HI, Heavy Industrial, to LDR, Low Density Residential;
 - 2) to rezone the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial, to P-D, Planned Development District; and
 - 3) to certify the River Pointe Environmental Impact Report as adequate environmental documentation

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:

Jennifer M. Perrin
 Jennifer M. Perrin
 City Clerk

Dated: August 17, 1994

Approved as to form:

Bobby W. McNatt
 Bobby W. McNatt
 City Attorney

PUBLIC HEARING LIST

ERL RPNTE

MAILING LIST FOR		River Pointe GPA Rezone, EIR		FILE #
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
041-250-10	Jim Thorne Oil Trg et al	639 E Lockeford St.	Lodi	
-26	Southern Pacific Railroad Co			
-25	"			
-27	"			
-38	City of Lodi			
410-21	"			
320-15	San Joaquin Delta College	5151 Pacific Ave	Stockton CA	95207
-36	Kevin W. & Wendy Felkins	105 Otta Dr.	Lodi CA	95340
-37	Mariene S. Gutterer et al	541 S Ham Lane	"	95340
-38	Byron & L. Sanderson et al	1243 Devine Dr.	"	95340
-41	Ray P. & Alvin Marrs	102 Makelumme River Dr.	"	"
-40	Shigeru & S. Kana Trs	1062 S Awani	"	"
-42	Eugene A. Surprenant	1052 Awani	"	"
-310-07	Michael C. & M. M. Lair	104 Otta Dr.	"	"
-00	Charles T. Hakomb	102 Otta Dr.	"	"
-09	Louis R. Sarawinetti	1001 Awani	"	"
-10	Michael & Floy Landau	40 Apple Ridge Rd	Danbury CT	06810
-11	Eugene Marsili	3212 E. Woodson Rd	Alhambra CA	95230
-12	Marcia J. Fathust	1013 Awani Dr.	Lodi	
-13	Elsy K. Sasaki	1021 "	"	
-14	William Marsili	1033 "	"	
-15	Frank & Martha Flores	1031 Awani Dr.	"	
-16	Diane H. Hendergraft	1033 "	"	
-17	Eugene P. & CB. Tupper	1041 Awani	"	
-18	Estimote Mendon et al	1043 Awani	"	
-19	Jean E. Hinson	1051 Awani	"	
-20	Hanula S. Klaus Tr.	PO Box 2945	Oceanside CA	92051
-21	Patricia & Gail Velasquez	1061 Awani	Lodi CA	953
-22	Michele Allen	1063 Awani	"	
-23	Carmen C. Puckett	1071 Awani	"	
-24	Howard & V.H. Jaekel	1073 Awani	"	
-25	Georgia T. Sengersen	1105 Awani		
-26	John Seaman	1107 Awani		
-27	Janice N. Hansen	1115 Awani		
-28	John F. Schuck et al	1117 Awani		
-33	Michael Lair et al	104 Otta Dr.		
-33	Louis R. Sarawinetti et al	1001 Awani		

PUBLIC HEARING LIST

MARKS LIST FOR		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
121-436-26	Sally D Ryan	7120 Woodstock Ln	Los Altos CA	94023
438-45	Richard & Betty Orzalli	1134 Rivergate Dr	Lodi CA	95240
-46	Andrew J & Deborah Frey	1128 Rivergate Dr.	"	
450-61	Patricia & Henry Tr.	3605 Wilmington Way	Stockton CA	95219
-02	H.D. & Ann Spafawne Trs.	1142 Rivergate Dr #3	Lodi CA	952
-43	Robert & Trina Leonard	1142 Rivergate Dr. #3		
-04	Barbara M. Downs	1142 Rivergate Dr. #4		
-45	Ingeburg K. Schweyer	1142 Rivergate Dr. #5		
-16	Jim & Suzanne Tigelman	1142 Rivergate Dr. #6		
-07	Herbert Tr. & Marjorie Buck	2401 W Turner Rd. 36040	Lodi CA	95240
-68	Rlice M. Spack Tr.	244 Via Roma	San Clemente CA	92672
-69	Gerald & Betty Belleville	1142 Rivergate Dr #22	Lodi CA	95240
-10	Donald & B.A. Davis	1142 Rivergate Dr. #21		
-11	John F & Jini L Flvetsch	1142 Rivergate Dr. #20		
-12	Anne Dobitsky	1142 Rivergate Dr. #19		
-13	Milton E. Silvergate.	1142 Rivergate Dr. #18		
-14	Jeffery & C. Sweet	1142 Rivergate Dr. #1		
-15	Weldon T. Moss	1142 Rivergate Dr. #12		
-16	Lenny Carolyn & Elerston	1142 Rivergate Dr. #10		
-17	Edward A Bent	1142 Rivergate Dr. #11		
-18	Delbert & Rita Thomas	1142 Rivergate Dr.		
-19	Albert & Gitana	1142 Rivergate Dr. #13		
-20	Jerald & SA Hackett	1142 Rivergate Dr. #14		
-21	Wells Fargo Bank	401 W 24th St 2nd Floor	National City, CA	92112
-22	Susan B. Bowen	1142 Rivergate #16	Lodi	
-23	V. Tr & P. Nover Trs	1142 Rivergate Dr. #17	"	
-24	Weldon T. Moss et al	4750 Quail Lakes Dr	Stockton CA	95219
390-13	Dele & Seck Yang	1103 Rivergate Dr	Lodi CA	95240
-14	Edward F & C G Yima	1111 Rivergate	"	
-15	Arroyo, Spitzer Tr.	1119 Rivergate Dr.	"	
-16	Eiko Kishida Tr.	1137 Rivergate Dr	"	
-17	James F & Thelma M. Mardaga	1135 Rivergate Dr.	"	
-18	Kirk F & Paul Hunt	1143 Rivergate Dr.	"	
-19	Rivergate Motel/Anne Owners	P.O. Box 491	Lodi CA	95240
280-01	Stanford & P. W. Smith	1201 Rivergate Dr.	"	95240
-32	Charles & S. Clark Trs	465 W Pine St	Lodi	"

CITY COUNCIL

JACK A. SIEGLOCK, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNING
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
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

August 11, 1994

Mr. Terry Piazza
Baumbach & Piazza, Inc.
323 West Elm Street
Lodi, CA 95240

Dear Terry:

RE: River Pointe Subdivision
General Plan Amendment
Rezoning
EIR

At its meeting of Monday, August 8, 1994, the Lodi City Planning Commission recommended that the City Council take the following actions on your requests on behalf of River Pointe Partners:

1. Approve General Plan Amendment to redesignate the Parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from HI, Heavy Industrial to LDR, Low Density Residential;
2. Approve rezoning (2-91-22) the parcels at 1 and 11 West Turner Road (APN's 041-250-10 and 26) from M-2, Heavy Industrial to R-1, Single-Family Residential; and
3. Certify the River Pointe final Environmental Impact Report (EIR 92-1) as adequate environmental documentation on the projects.

These recommendations have been forwarded to the City Council for final hearing action. Ms. Jennifer Perrin, City Clerk, will inform you of the time and place of the City Council's public hearing.

Sincerely,



JAMES B. SCHROEDER
Community Development Director

JBS/lw

Jim Thorpe Oil, Inc.

351 N. Beckman Road -- P.O. Box 357

Lodi, CA 95241-0357

Tel. (209) 368-6175 or (209) 462-4581 ~ CONTRACTOR'S LICENSE # 495699

RECEIVED

94 SEP -6 AM 10:45

JENNIFER P. PERRIN
CITY CLERK

September 1, 1994

Honorable Jack Seiglock, Mayor,
City Council Members
City Hall
221 W. Pine St.
P.O. Box 3006
Lodi, CA 95241-1910

RE: River Pointe Development

Honorable Sirs:

Much concern has been voiced by various entities over the impact our River Pointe project will have on the riparian corridor along the south bank of the Mokelumne River. I would like to take this opportunity to invite the members of the City Council and any Staff you may deem appropriate to join me on a guided walk along the river at the north boundary of our project and across the river on the east side of the Southern Pacific tracks. The purpose of this walk will be a first hand look at what is planned and what steps we have taken to mitigate the loss of any riparian corridor. I will be happy to answer all questions pertaining to these points.

Please call me at your earliest convenience to arrange a date and time for our tour.

Sincerely,

River Pointe Partners



Richard Thorpe, Partner