



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider the Appeal Received from Chris Keszler Regarding the Planning Commission's Denial of his Request for a General Plan Amendment to Redesignate a Portion of the Parcel Located at 451 East Turner Road (APN 015-230-28) from P-R, Planned Residential to NCC, Neighborhood/Community Commercial and to Prezone the Parcel C-S, Commercial Shopping.

MEETING DATE: May 19, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a public hearing to consider the appeal of Chris Keszler regarding the Planning Commission's denial of his request for a General Plan amendment to redesignate a portion of the parcel at 451 East Turner Road (APN 015-230-28) from P-R, Planned Residential to NCC, Neighborhood/Community Commercial and to prezone the parcel C-S, Commercial Shopping.

BACKGROUND INFORMATION: The Wine and Roses Country Inn is located adjacent and to the east of the proposed shopping center site. The shopping center developer and the owners of the inn proposed to integrate the two uses into a compatible site plan.

The Commercial zoning at the northwest corner of Turner Road and Woodhaven Lane was originally approved to accommodate the country inn. Shopping center development was not proposed at that time.

On March 1, 1989 the City Council denied a General Plan Amendment and rezoning for a shopping center on a 9.6 acre site at the southwest corner of the Turner Road and Woodhaven Lane-Lower Sacramento Road intersection (i.e. site of MCI building).

Section 17.84.050 of the Lodi Municipal Code provides as follows:

"Disapproval Recommendation - Appeal to Council. If the report of the Planning Commission recommends disapproval of the proposed change or amendment or reclassification, the applicant upon notification of such action may, within twenty days thereafter, appeal to the City Council. After public hearing with due notice as provided in this chapter the City Council may by a four-fifths vote of the entire council grant an appealed application and adopt by the vote an ordinance effecting such proposed changes or portions thereof."

The City Council may approve the General Plan amendment with a simple majority. However, the pre zoning to C-S, Commercial Shopping, requires a four-fifths vote of the entire council.

APPROVED: _____

THOMAS A. PETERSON
City Manager



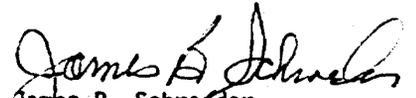
CC-1

Appeal of Chris Keszler re Planning Commission denial of GPA amendment and Rezoning
May 19, 1993
Page two

The section of the Planning Commission Minutes of March 22, 1993 which deals with these requests is attached for the City Council's information.

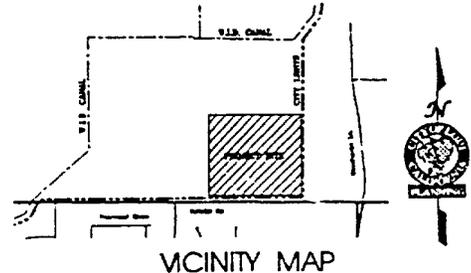
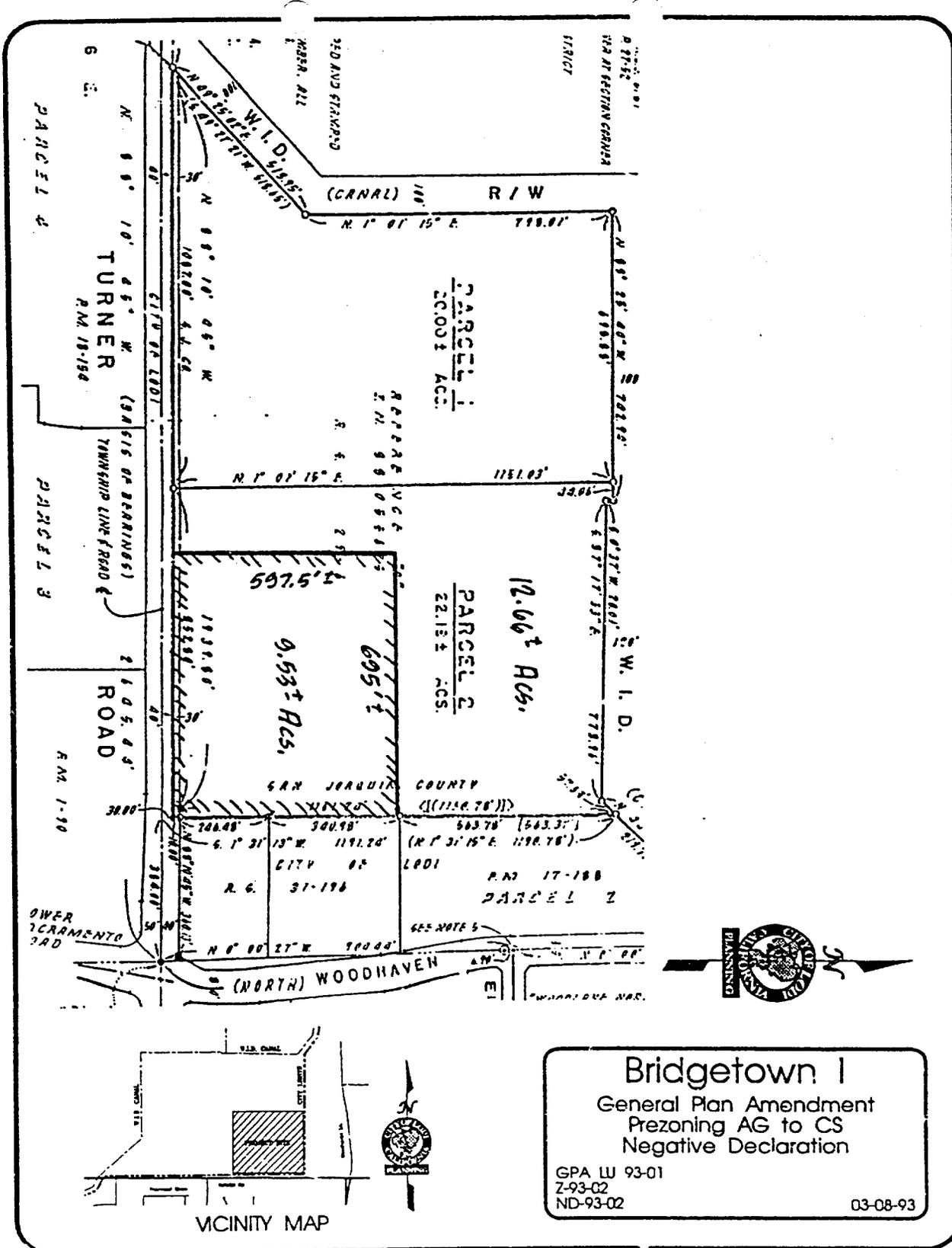
This public hearing was continued from the Regular Session of May 5, 1993 at the request of the applicant's attorney, Ronald M. Stein.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

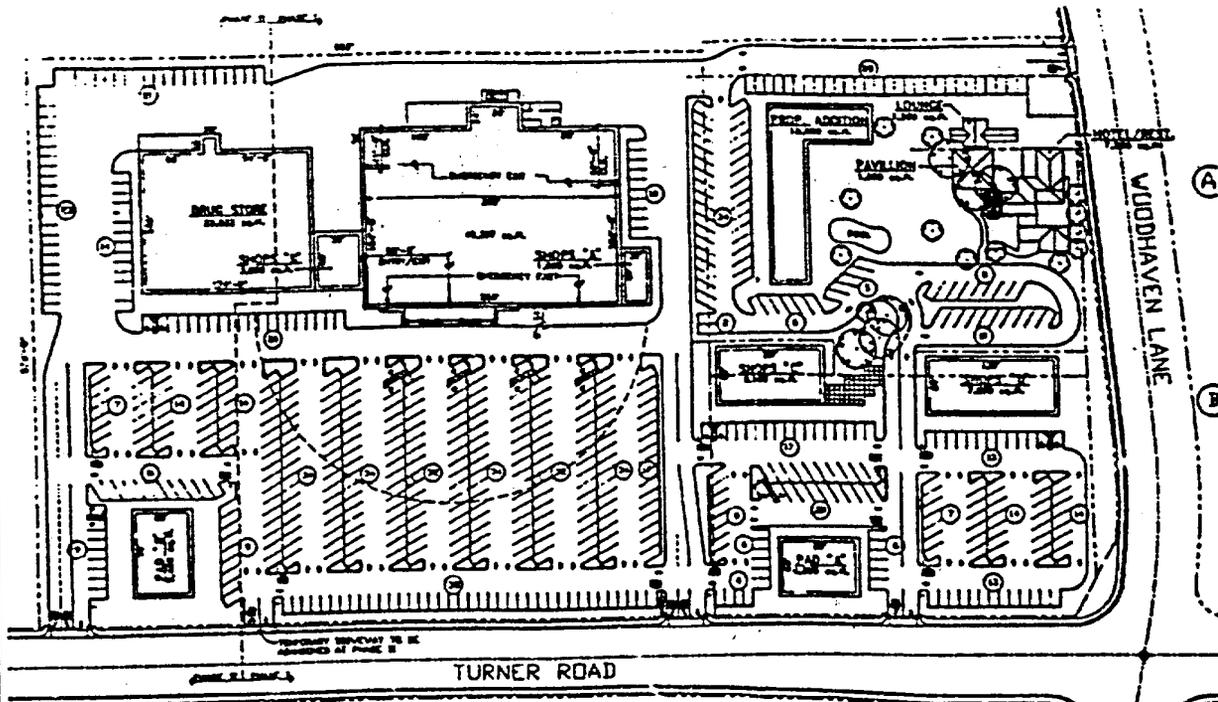
Attachments



Bridgetown I
 General Plan Amendment
 Rezoning AG to CS
 Negative Declaration

GPA LU 93-01
 Z-93-02
 ND-93-02

03-08-93



SITE PLAN	PHASE I	PHASE II
BLDG.	49,387 S.F.	49,387 S.F.
MAJOR TENANT (DRUG STORE)	"	25,832 S.F.
SHOPS BUILDINGS	19,298 S.F.	19,298 S.F.
PAD BUILDINGS	1,800 S.F.	18,000 S.F.
TOTAL GROSS BUILDING AREA	72,157 S.F.	104,379 S.F.
TOTAL CARPARKS REQUIRED	266	322
(1 STALL PER 200 S.F.)		
TOTAL CARPARKS PROVIDED	294 (+27)	533 (+11)
TOTAL CARPARKS V/ON 200' R.	14	114
TOTAL SITE AREA	8.9 AC +/- (378,326 S.F. +/-)	11.83 AC +/- (506,573 S.F. +/-)



Bridgetown I
 General Plan Amendment
 Rezoning AG to CS
 Negative Declaration
 GPA-LU-93-01
 Z-93-02
 ND-93-02

PAGE 2 OF 2 03-08-92

EXCERPTS FROM PLANNING COMMISSION MINUTES

March 22, 1993

The first public hearing was the request of Chris R. Kessler and A. Fred Baker:

1. For a General Plan Amendment to redesignate the parcel at 451 East Turner Road (APN 015-230-28) from PR, Planned Residential to NCC, Neighborhood/Community Commercial;
2. To prezone the parcel at 451 East Turner Road (APN 015-230-28) C-S, Commercial Shopping Center; and
3. To certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Senior Planner David Morimoto introduced this matter for the Planning Commission and explained that the applicants have requested an amendment to the General Plan from a designation of Planned Residential to Neighborhood Community Commercial to accommodate a commercial shopping center proposed for a 9.55 acre parcel at 451 East Turner Road (APN 015-230-28) at the northwest corner of Turner Road and Woodhaven Lane. The area would be prezoned C-S, Commercial Shopping Center. The project would include a 49,000 square foot supermarket, a 26,000 square foot drug store and several free-standing pads for smaller stores. The applicants wish to tie into the existing Wine & Roses Bed and Breakfast complex to the west. Mr. Morimoto read a letter from A. Fred Baker in support of the project.

Vice Chairman Rasmussen asked if there was a staff recommendation. Mr. Morimoto read a memorandum from the Public Works Department which dealt with possible impacts, drainage and trips generated.

Commissioner Griffith voiced concern over the need for an EIR since the general plan looked at the project area as residential not commercial, a significant change.

Commissioner Hitchcock felt a negative declaration on the project was not adequate and asked about the need for an environmental impact study. She wondered about the impact on other commercially designated land and if there could be a trade of this approximately 10 acre parcel for 10 acres of residentially designated property elsewhere in the City. Staff indicated that this would be possible if the Planning Commission and City Council felt it is warranted. Both Commissioners Griffith and Hitchcock felt there should be a new traffic and circulation study.

Commissioner Marzolf inquired what development phase the project is in and whether the rezoning would affect the phasing. Mr. Morimoto explained that the parcel currently is in Phase II of the Growth Management Plan. However, that phasing plan only applies to residential land.

Commissioner Griffith cited the time spent considering the General Plan Update and felt the designation should remain residential.

Chairman Rasmussen then opened the discussion to the public and asked if there was anyone in the audience wishing to speak in favor of the project.

The first speaker was Kris Cromwell, 2505 West Turner Road, one of the owners of Wine & Roses Country Inn. She stated she felt the project would be an asset to the community as well as being compatible with her bed and breakfast inn.

The next speaker was Del Smith, 2505 West Turner Road, one of the owners of Wine & Roses Country Inn. He stated the future of Wine & Roses Inn depends on compatible development to the west of their property and requested the Planning Commission's support for the project.

Commissioner Stafford expressed concern that the pads on the south side of the project might be occupied by fast food businesses. Mr. Smith assured him that that type of business would not be desirable.

Ron Bernasconi, 212 Evergreen, representing the applicants, felt a major anchor shopping center will improve local economy by providing 200 to 250 jobs, capturing sales tax dollars and result in reduction of cross-town trips, rather than increasing traffic in the area. Richard Prima, Assistant City Engineer, reiterated that planned improvements will provide adequate traffic handling in the nearby intersection of Turner Road and Woodhaven Lane. Mr. Bernasconi pointed out that changing the residential designation of the property to commercial will relieve overcrowding in local schools.

Commissioner Griffith felt there would only be a slight economic benefit from increased sales tax and doubted it would generate 200 to 250 full time jobs. He said 4 or 5 new shops could draw away business from the downtown area. Mr. Griffith expressed concern about possible vacant pads/stores causing the project to deteriorate. Mr. Bernasconi stressed that this is a quality project by local developers who would not abandon it.

Attorney Ron Stein, 5345 North El Dorado Street, Stockton, representing the applicants, stated the staff study shows little impact and questioned what issues should be addressed that require an EIR.

Steve Pechin, 323 West Elm Street, engineer for the project, agreed that the Initial Study prepared by staff indicates no significant effects and cited the Target shopping center as a comparable project that was covered by a negative declaration. He felt an EIR would be money spent uselessly.

Roger Stafford mentioned a letter that had been received from San Joaquin Partnership supporting efforts to bring jobs to the City.

Vice Chairman Rasmussen then invited those in the audience who wished to speak in opposition to the project to come forward.

Bruce Salsbury, 2501 West Turner Road, owner of the Salsbury Market in Woodlake Plaza, questioned the need for a large supermarket. He was concerned about competing with such a large store and stated he chose his location because it was in a primarily residential neighborhood.

The second speaker was Helen Stevens, 616 West Turner Road. She cited heavy traffic on Turner Road, her concern for school children going to and from school and felt there was no need for more commercial in the area.

The next speaker Buck Lucas, 18196 North Davis Road, said Lodi is losing its farm community character and didn't want to see another supermarket go in.

Victor Goehring, 19353 Del Rio Drive, Woodbridge, stated he thought a shopping center in the area of Turner and Woodhaven would generate too much traffic and urged the City to coordinate future planning with the county.

Tom Gau, 2336 Eilers Lane, felt delivery trucks and other service vehicles would disturb the neighborhood and felt a grocery store of almost 50,000 square feet was too large for the area.

Lance Selkirk, 2323 Eilers Lane, was concerned about noise generated by delivery trucks at night. He suggested a better use for the parcel would be a retirement community.

Jim Reed, 2330 Eilers Lane, said the project would increase traffic and felt it would not be good for Wine & Roses.

There being no one else in the audience wishing to speak on the matter, Vice Chairman Rasmussen closed the public portion of the hearing.

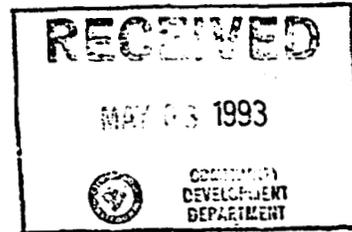
After some additional discussion, it was moved by Commissioner Hitchcock and seconded by Commissioner Griffith that the Planning Commission not recommend certifying a negative declaration on the Bridgetown General Plan Amendment and prezone request of Chris R. Keszler and A. Fred Baker. The motion failed on a 3-3 vote.

The Commissioners then discussed further the negative declaration. A motion was made by Commissioner Stafford and seconded by Commissioner Lapenta to recommend certifying a negative declaration on the Bridgetown General Plan Amendment and prezone request of Chris R. Keszler and A. Fred Baker. The motion carried by a vote of 4-2 with Commissioners Hitchcock and Griffith voting "no."

Commissioner Marzolf then moved that the Planning Commission deny the Bridgetown General Plan Amendment and prezone request of Chris R. Keszler and A. Fred Baker. The motion was seconded by Commissioner Griffith and passed by a vote of 4-2 with Commissioners Rasmussen and Stafford voting "no."

Vice Chairman Rasmussen then called for a brief recess. The meeting was reconvened after a 10 minute recess.

LAW OFFICE OF
RONALD M. STEIN
 ATTORNEY AT LAW
 5845 NORTH EL NORADO, SUITE 7
 STOCKTON, CALIFORNIA 95207
 (209) 478-8621 FAX (209) 478-3034



May 3, 1993

City Council
 i/c Jennifer Perrin
 City Clerk
 221 West Pine
 Lodi, California 95240

Request for Continuance

Dear City Council Members,

On behalf of my client Dr. Cris Keszler and Fred Baker, I respectfully request a continuance of Item One on the Wednesday May 5, 1993, City Council Agenda entitled:

The Appeal from the Planning Commission's denial of their request for a General Plan Amendment to Redesignate a portion of the parcel located at 451 East Turner Road, (APN 015-230-28) from P-R, Planned Residential to NCC, Neighborhood Community Commercial and to Prezone the Parcel C-S, Commercial Shopping.

I would ask that this matter be continued until the City Council Meeting of May 19, 1993.

The purpose of the request for the continuance is to respond to some of the concerns raised at the Planning Commission hearing on this item. Thank you in advance for your consideration of this matter.

Sincerely Yours,

Ronald M. Stein
 Ronald Mark Stein

H 1

7

LAW OFFICE OF
RONALD M. STEIN

ATTORNEY AT LAW
5345 NORTH EL DORADO, SUITE 7
STOCKTON, CALIFORNIA 95207
(209) 478-2621 FAX (209) 478-3038

RECEIVED

93 MAY -5 AM 8:55

JENNIFER H. PERRIN
CITY CLERK
CITY OF LODI

Note: Fax copy received
on 5/3/93, 9:15 a.m.

May 3, 1993

City Council
i/c Jennifer Perrin
City Clerk
221 West Pine
Lodi, California 95240

Request for Continuance

Dear City Council Members,

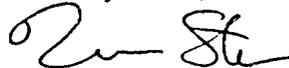
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Sincerely Yours,


Ronald Mark Stein

H1

May 4, 1993

City Council of Lodi
P.O. Box 3006
Lodi, California

Having seen the plans of the
Wine and Roses Village project,
I am in complete support of it.

I think that it will help
the community in providing
services to that section of Lodi.

I'm sure the Village will be
as beautiful as the Wine and
Roses Inn.

Again I am in complete
support of the Wine and Roses
Country Village.

Thank You

Amelia Springmeyer

I'm unable to attend meeting tonight
but I do support this project.

H1

BRIDGETOWNE LIMITED PARTNERSHIP
317 West Lodi Avenue
Lodi, California 95240
(209) 333-2881

RECEIVED

53 MAY -5 AM 8:43

ANDREW H. PERRIN
CITY CLERK
CITY OF LODI

May 3, 1993

City Council
CITY OF LODI
P.O. Box 3006
Lodi, Ca 95240

**RE: COUNCIL COMMUNICATION REGARDING THE APPEAL FROM CHRIS KESZLER FOR A
GENERAL PLAN AMENDMENT TO REDESIGNATE A PORTION OF THE PARCEL LOCATED AT
451 EAST TURNER ROAD FROM PLANNED RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL**

Dear Mayor and Councilmen:

Thank you for meeting with our representatives last week to discuss the merits of our Appeal. We feel our project is consistent with the general welfare and deserving of your support. Accordingly, we would like to clarify and expand upon some of the issues addressed in your recent Council Communication.

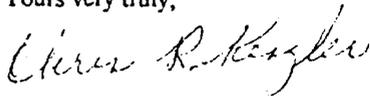
Since July of 92 we have been working closely with your Staff and agree with your Staff's Initial Study, which indicates there are no significant impacts associated with the rezoning. Please note, at the Planning Commission hearing, in response to Vice Chairman Rasmussen's request for a recommendation; your Staff recommended the filing of a negative declaration by the Community Development Director as adequate environmental documentation.

Then, Dave Morimoto read a Memorandum from Jack Ronsko indicating Public Works had determined that adequate utility facilities had been constructed to accommodate the rezoning. Further, the Memorandum indicated roadway improvements planned for Turner and Lower Sacramento Roads would provide adequate capacity for the rezoning. Attached is Jack Ronsko's Memorandum.

Finally, it is important to note that Commissioners Stafford and Rasmussen acknowledged the need for flexibility in a General Plan and additional commercial zoning in Northwest Lodi from a long-term perspective.

We appreciate your consideration of this additional information and look forward to working with the City to enhance the quality of life we enjoy in Lodi as a result of your fine efforts.

Yours very truly,



CHRIS R. KESZLER

TOWN & COUNTRY
PROPERTIES

428 W. PINE STREET • LODI, CA 95240 • 209-369-5335

H1
RECEIVED

03 MAY -3 AM 9:46

April 28
JENNIFER H. PERRIN
CITY CLERK
CITY OF LODI

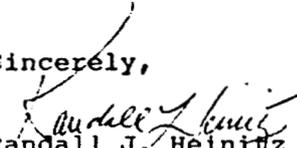
Lodi City Council
221 W. Pine
Lodi, Ca. 95240

Gentlemen;

As a local businessman and a property owner on Lower Sacramento Rd. I am very much in favor of the project: Wine and Roses Country Village.

The corner of Turner Road and Lower Sacramento Road is a prime location for commercial and business usage. The plan, that Wine & Roses developers are wanting approval on, would truly enhance the existing development. And at the same time, extend itself to the future needs of Lodians. Through this plan they can achieve the maximum use of the property without jeopardizing the romantic ambiance of the beautiful corner known to all in Lodi, as the Towne Property".

Sincerely,


Randall J. Heinitz
Broker

RECEIVED

MAY 17 AM 9:29

M. PERRIN
CLERK
LODI

May 14, 1993

City Council
CITY OF LODI
P.O. Box 3006
Lodi, Ca 95240

RE: Wine and Roses Country Village
Lower Sacramento Road & Woodhaven

Dear Mr. Mayor and Councilmen:

I'm sending you this letter today in relation to the proposed Wine & Roses Country Village. I am a homeowner in Park West and a homemaker as well. As you know it's difficult to make ends meet these days therefore, I'm always shopping around for the best value. Time is not always on my side for I have 2 children attending Reese Elementary School and I try to be an involved parent with the school. Having a shopping center located closer to my home would give me more quality time at home.

I fully support this development and hope it is approved since Lodi continues to grow on the northwest side and with more growth you'll need to offer more services to our community.

Thank you for taking time to read my letter and for your consideration.

Sincerely,

Brenda Poore

Mrs. Brenda Poore
306 Evergreen Drive
Lodi, CA 95242

RECEIVED

MAY 17 AM 9:28

May 11, 1993

Lodi City Council
CITY OF LODI
P. O. Box 3006
Lodi, CA 95240

D
M. PERRIN
CLERK
LODI

RE: REZONING - NORTHWEST CORNER TURNER & WOODHAVEN
LODI, CALIFORNIA

Dear Mayor and Councilmen:

I recently attended a meeting to learn more about the rezoning issue referred to above. After listening to all the facts I am in favor of this project for the following reasons.

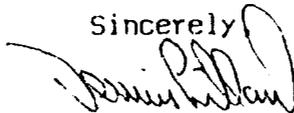
#1 The Wine and Roses Country Inn property is currently zoned correctly. They are requesting an additional 9 acres adjoining their property be rezoned. This additional acreage would make a lot of sense considering the projected growth already approved on your General Plan.

#2 The only main opposition is based on a "self preservation issue" (i.e. Salisbury's Market). Even if you reject the rezoning of the nine acres, it would not necessarily prevent Wine and Roses from sacrificing their inn to build on the existing property that is already zoned commercial.

#3 Finally, it makes good economic sense. Lodi needs the jobs, the City needs the revenue this project would bring in.

In closing I would like to say that I live in the area that would be affected by this project, and I can honestly see no reason the City should prevent this project from moving forward.

Sincerely,

Dennis & Kim Lillard
2715 Madrone Drive
Lodi, CA 95242

RECEIVED

93 MAY 17 AM 9:28

M. PERRIN
CLERK
LODI

May 14, 1993

City Council
P.O. Box 3006
Lodi, Ca 95240

RE: WINE & ROSES COUNTRY VILLAGE

Dear Mayor and Councilmen:

I live close to Turner Road and Ham Lane and have to drive all the way to Smart Foods on Kettleman & Hutchins because it is too expensive to shop at Raleys and Salisbury's. I would like to have a neighborhood shopping center close to my home.

If we do not provide a neighborhood center in northwest Lodi I fear that the addition of Walgreens at Elm and Ham will increase traffic and endanger children who attend Reece Elementary School and Lodi High.

Yours very truly,



Cynthia Hart
514 Forrest Avenue
Lodi, California 95240



FRED BASQUE
Legislative Assistant

GEORGE L. BARBER

MEMBER

BOARD OF SUPERVISORS
FOURTH DISTRICT

RECEIVED

MAY 24 PM 1:14

May 19, 1993

10

222 EAST WEBER AVENUE
ROOM 701
STOCKTON, CALIFORNIA 95202

TELEPHONE 468-3113
THORNTON. 794-2784
STOCKTON: 943-6363

The Honorable City Council
City of Lodi
Lodi, California 95240

Dear Council Members:

I am writing this letter on behalf of Kris Cromwell and Del and Sherri Smith, who are seeking a change of zoning for the purpose of expanding the Wine and Roses Country Inn to a larger project which will include a neighborhood market and retail shops. The change of zoning is necessary in order for them to secure long-term financing.

The owners of the Wine and Roses Country Inn have certainly made this historical estate an important part of the community of Lodi and San Joaquin County. They have proven to be responsible business partners in the community, and now they have the opportunity to expand. I believe their proposed project will be an asset to our community, not only because it will create 260 more permanent jobs, but it will generate millions of dollars in tax revenues.

Therefore, I would like to take this opportunity to urge the members of the Lodi City Council to give this project every consideration.

Sincerely,

GEORGE L. BARBER

GLB:lms



James W. Baum

3380 E. Woodbridge Road
Acampo, California 95220
(209) 369-1314
FAX (209) 369-7567

May 19, 1993

Lodi City Council

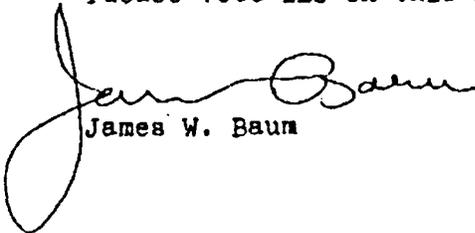
Subject - Rezone Turner Road & Lower Sacramento Road

When Safeway wanted to build on this corner the owner of Salsbury Market opposed the rezoning because he already provided a grocery store on this corner and it would drive him out of business.

This reasoning is Hogwash - First, the planning decisions made should not take into account the financial well-being of any business. This is not supposed to be a controlled economy. By giving him a monopoly on the north Lodi business that is just what the city did. Second, he does not run a complete grocery and meat store. The facts are I went to his market one day and asked the butcher if he had any Italian prosciutto. The butcher laughed at me - he thought I was kidding. Those of us on the north side now must either go to Raleys or Kettleman Lane to grocery shop, hence, my wife just grocery shops in Stockton.

There is no question as to the need for a full line grocery store in north Lodi. If you persist in refusing to allow one, perhaps, the county will and Lodi will lose all the sales tax revenue.

Please vote YES on this rezone.



James W. Baum



May 19, 1993

City Clerk of Lodi

Dear City Council Members,

This letter is in support of the 'Wine and Roses Country Village' project. I am supporting this project as a Woodbridge resident and a local business man. The positive aspects of this project include fees to the city, jobs, convenience for Woodbridge residents, and survival of a needed establishment.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Michael W. Muscha".

*Michael W. Muscha - Co-Owner
Wine Country Realtors*

EXCERPTS FROM PLANNING COMMISSION MINUTES

March 22, 1993

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Victor Goehring, 19353 Del Rio Drive, Woodbridge, stated he thought a shopping center in the area of Turner and Woodhaven would generate too much traffic and urged the City to coordinate future planning with the county.

Tom Gau, 2336 Eilers Lane, felt delivery trucks and other service vehicles would disturb the neighborhood and felt a grocery store of almost 50,000 square feet was too large for the area.

Lance Selkirk, 2323 Eilers Lane, was concerned about noise generated by delivery trucks at night. He suggested a better use for the parcel would be a retirement community.

Jim Reed, 2330 Eilers Lane, said the project would increase traffic and felt it would not be good for Wine & Roses.

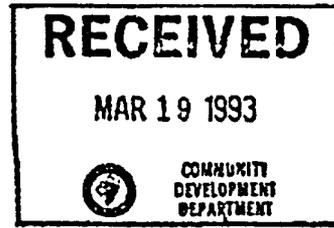
There being no one else in the audience wishing to speak on the matter, Vice Chairman Rasmussen closed the public portion of the hearing.

After some additional discussion, it was moved by Commissioner Hitchcock and seconded by Commissioner Griffith that the Planning Commission not recommend certifying a negative declaration on the Bridgetown General Plan Amendment and rezoning request of Chris R. Keszler and A. Fred Baker. The motion failed on a 3-3 vote.

The Commissioners then discussed further the negative declaration. A motion was made by Commissioner Stafford and seconded by Commissioner Lapenta to recommend certifying a negative declaration on the Bridgetown General Plan Amendment and rezoning request of Chris R. Keszler and A. Fred Baker. The motion carried by a vote of 4-2 with Commissioners Hitchcock and Griffith voting "no."

Commissioner Marzolf then moved that the Planning Commission deny the Bridgetown General Plan Amendment and rezoning request of Chris R. Keszler and A. Fred Baker. The motion was seconded by Commissioner Griffith and passed by a vote of 4-2 with Commissioners Rasmussen and Stafford voting "no."

Vice Chairman Rasmussen then called for a brief recess. The meeting was reconvened after a 10 minute recess.



MEMORANDUM, City of Lodi, Public Works Department

TO: Community Development Director
FROM: Public Works Director
DATE: March 19, 1993
SUBJECT: Bridgetown Rezoning

We have met with the project engineer and reviewed our concerns over drainage and wastewater capacity. The trunk lines and basin were originally sized with the Park West development the downstream portions of the facilities have been constructed. Based on the conservative land use assumptions for the Towne Ranch and Bridgetown areas we made at that time and the fact that Towne Ranch has been approved with only low-density development, these facilities can accommodate the increase in runoff and wastewater from the proposed rezoning. In addition, we asked the engineer to recheck the calculations for the Towne Ranch facilities; he found that no changes are needed.

The net traffic generation increase for this rezoning is approximately 1800 vehicles per day. With the planned roadway improvements for Turner Road and Lower Sacramento Road, adequate capacity will be available for this project.

There will be some local access issues that will need to be resolved at the site plan review stage.


Jack L. Ronsko
Public Works Director

JLR/RCP/rp

cc: Associate CMI Engineer - Development Services
Baumbach & Piazza

BRIDGTM.DOC

April 13, 1993

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NAME	ADDRESS	DATE
1. Thomas	2114 Capell PR	4-12-93
2. Joyce Green	225 Clergy St Lodi	4-12-93
3. Pat Behm	19202 TIMOTHY CR Woodbridge	4-12-93
4. J. J. Wolf	317 Daisy Lodi, 95240	4-12-93
5. John Simon	20154 Sheenview Woodbury 93258	4-12-93
6.	Sebastien Penn	
7. C.R. Rick	2400 EILEEN Lodi CA 95240	4-12-93
8. Ann Martin	2300 EILEEN Lodi	4-12-93
9. Community	3355 MERRELL RD	4-12-93
10. Barbara	4898 Harvest Road GAITHERSBURG	4-12-93
11. Clark	2400 Eileen Lane	4-12-93
12. Goehring	19353 DEL RIO WOODBRIDGE	4-12-93
13. Schierling	183 Evelyn Ct Woodbridge 95258	4-12-93
14. Wilson	505 Ruelle St Lodi CA 95242	4-12-93
15. Ron Dyquist	1170 Green Oaks Way Lodi	4/12/93
16. Ed Binger	580 E. AUGUSTA ST WOODBRIDGE	4-12-93
17. K. Cook	2318 Lodi	4-12-93
18. B. Byrd	2040 EDGEWOOD DR. Lodi	4-13-93
19. Delaney	501 N Sacto St Lodi	4-13-93
20. M. Daniels	2400 Elm #1908	4-15-93
21. Busch	2440 W T. STARS STARVING	4-15-93
22. Richard	Holmes 549 W. WOODBRIDGE RD Lodi	333-0634
23. Gayle	Rojas 433 Applewood Dr Lodi 95242	368 5545
24. John	572 RUTLEDGE PK Lodi 95242	4-15-93
25. Heidi	552 Wadville Woodbridge 95258	3245017
- S. Brady	654 Indiana St Woodbridge 95258	368 3834

April 13, 1993

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NAME	ADDRESS	DATE
1. Lisa Asher	849 W. Lucas Rd.	4/15/93
2. Margalitz	695 East Taylor Rd.	4-16/93
3. C. Cunningham	19030 Triolo St.	4-16/93
4. R. Morgan	636 Cypress Run Woodbridge	4/16/93
5. B. [unclear]	2401 Eilers Ln Lodi	4/16/93
6. [unclear]	18202 Timothy Ct.	4/16/93
7. Tim [unclear]	19247 Timothy Ct.	4/16/93
8. K. Jory	2620 Park Park West Dr.	4/16/93
9. M. McDermott	18879 Rio Verde St. Woodbridge CA 95258	4/17/93
10. Shelley Chambers	18888 N. Wetherly Cir Woodbridge CA 95258	4-17-93
11. Alan Cheney	P.O. Box 575 Woodbridge CA 95258	4-17-93
12. Barbara Clarke	591 Sandstone Ct. Woodbridge 95258	339-4314
13. Debbie Manway	585 Grande Rio Dr. Woodbridge	4/17/93
14. Mike Serna	603 Carolina	4/17/93
15. Jay DeAnda	207 Rainier Dr. Lodi	4-17-93
16. Sharie Goodfellow	19345 Page Ct Woodbridge	4-18-93
17. [unclear]	4001 W. Turner Lodi	4-18-93
18. John Stirm	740 Augusta Woodbridge	4-18-93
19. Rich Nystrom	18624 Lilac St. Woodbridge	4/18/93
20. [unclear]	500 CHARLESTON WAY Lodi CA 95242	4/19/93
21. [unclear]	2318 EILERS LN Lodi CA 95242	4/18/93
22. [unclear]	407 LASSON Lodi CA 95242	4-18-93
23. SUSANNE BENBROOK	518 Plum Court Lodi	4-19
24. [unclear]	472 Kinist Woodbridge	4-19
25. [unclear]	20 Juliet Oak	4/19/93

April 13, 1993

21-2150

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NAME	ADDRESS	DATE
1. Karen Murphy	2034 Edgewood Dr.	4/19/93
2. R. Wilson	503 Rutledge Dr	4/19/93
3. Michelle Maph	18654 N. Low Sac. #17	4/19/93
4. Deanne Wier	6060 W. Fife Rd. Lodi	4-19-93
5. John Wall	509 Shale Oak Way Lodi	4-19-93
6. Bobbi Wreget	23192 N. DUSTIN Acampo	4-19-93
7. Jeff Wreget	23192 N. DUSTIN Acampo	4-19-93
8. Paul Quory	19524 Meadow View Dr, Woodbridge	4-19/93
9. Barbara Kridger	19397 Wilderness Way Woodbridge	4/19/93
10. Jerry Ortel	3736 Delano Stockton	4-20-93
11. Amy C. Winglee	19603 MEADOWVIEW DR LODI	4-20-93
12. Cheryl Roloff	19603 Meadowview Dr Lodi	4-20-93
13. Phil Vog	19330 Del Rio Dr. Woodbridge	4/20
14. Peggy Judd	2730 Madrona Dr Lodi	4/20
15. Kathy Baquer	2401 Eilers Lodi	4/20
16. Jamie McNamee	20 Park Oak Dr. Lodi	4/22
17. Zenny Larson	2400 Elmwood Ct. Lodi	4/22
18. AMY SHERBLON	317 OAK 318 CORK OAK LODI	4/22
19. Kristina Jomitty	2042 Alder Glen Dr.	4/22
20. Alicia Wright	141 S. Mills	4/22
21. Kimberly Galtner	1900 W. Pine St	4/23
22. Robert B. Bruchmeyer	533 W. Tofay Lodi	4/23
23. Rebecca	2100 Eilers Ln.	4/24
24. Pamela N. D. Dole	120 Windiana St Woodbridge	4/24/93
25. Michael Clarke	591 Sandstone Ct Woodbridge	4/25

April 13, 1993

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NAME	ADDRESS	DATE
1. Helen A. Stevens	616 W Turner Rd	4-16-93
2. Andrew L. Stevens	616 W. Turner Rd	4-18-93
3. Andrea Nunn	18961 Wetherly Cir Woodbridge	4-19-93
4. Larry Dolan	611 W. TURNER RD	4-19-93
5. Pamela H. Passare	624 W. Turner Rd	4-19-93
6. Doris L. Prohaska	610 W Turner Rd	4-19-93
7. Dale C. Prohaska	610 W Turner Rd	4-19-93
8. Ruth M. Snyder	606 W. Turner Rd.	4-19-93
9. Caroline Heilbrun	615 E. Turner	4-19-93
10. Elmer Heilbrun	615 E. Turner Rd.	4-20-93
11. George Hunt	18961 Wetherly Cir, Woodbridge	4-20-93
12. Ruth Marconi	620 W. Turner Rd. Lodi	4-21-93
13. Robert Marconi	" "	4-21-93
14. Joe Marconi		4-24-93
15. Jim Fry	904 W Turner	4-24-93
16. Scott Ditch	1010 W Turner K	4-24-93
17. Michael J. Hilt	1020 W. TURNER	4-24-93
18. Wayne Spang	1116 W Turner Rd	4-24-93
19. Dan Williams	1122 W. Turner Rd	4-24-93
20. James C. Linn	1134 W Turner Rd	4-24-93
21. Cleo E. Linn	1134 W Turner Rd	4-24-93
22. Robert J. Fyler	927 Parkside	4-24-93
23. Paul J. Fyler	1310 W Turner	4-24-93
24. Gary Danner	900 W. Turner	4-24-93
25. Betty Jackson	921 N. Turner	4-24-93

April 13, 1993

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NAME	ADDRESS	DATE
Linda Seeley	201 Indiana Woodbridge	4-19-93
Mary Gilbert	2135 Jackson Lodi	4/19/93
John Anderson	1015 W. Oak St Lodi	4/20/93
Deanne Mone	619 Ash Lodi	4/20/93
Barbara Marty	1224 Lakewood Dr. "	4-20-93
Claude Oare	1224 Lakewood Dr. "	4-20-93
John Jahn	725 CATOLINA "	4-20-93
John Williams	7909 PARK OAK Dr. "	4-22-93
Deanne Reed	326 Woodbridge	4-22-93
John Ballister	2440 W Turner Rd Lodi	4-23-93
Maura Lee	182 Evelyn Ct W.B.	4-23-93
John Shaw	18785 OLIVE ST. - W.B.	4-23-93
Francis Annette Preston	3000 Fernwood Lodi	4-23-93
Lisa Ann	220 Lark St. Woodbridge	4-24-93
5. Ken Stov	2428 Teja St Lodi	4-24-93
6. Patricia Gads	2308 Aladdin Way Lodi	4-24-93
7. Betty Mae Locke	511 Willow Glen Dr, Lodi	4-25-93
8. Suzanne	2040 Woodman Stockton	4-25-93
19. Mary Stov	2415 E 5th St Lodi	4-25-93
20. Linda Sigurd	2359 Woodlake Cir. Lodi	4-26-93
21. Kenneth Tice	301 S. ... Woodbridge	4-26-93
22. Gary Krutman	19000 ... Woodbridge	4-28-93
23. Suzanne Burns	2112 ST. ANNE Dr. Lodi	4-26-93
24. ...	1455 ... Lodi	4-21-93
25. James Rankin	574 Yellowstone, Woodbridge	5/19/93

April 13, 1993

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	NAME	ADDRESS	DATE
1.	Russ Gulezjk	431 W Elm	4-15-93
2.	Escher	419 W Elm	4-17-93
3.	Joseph Willis	2411 W Elm	4-17-93
4.	Spit	2205 Woodlake	4-19-93
5.	Chuck Garland		
6.	John	2819 Woodlake	4-17-93
7.	Alice Sprang	19250 Rio Verde	4-17-93
8.		17811 Murky Rd	4-17-93
9.	Rafael del Castillo	P.O. Box 363 Woodbridge	4-17-93
10.	Ram Davis	2118 W Elm	4/17/93
11.	Lady Bengtson	2118 W Elm	4/17/93
12.	Bill Halster	2344 Woodlake Cir.	4/17/93
13.	Dr. J. J. Ego	581 Yellowstone St	4/17/93
14.	Karen Eggleston	"	4/17/93
15.	Margaret Water	19637 Meadowview Dr.	4/17/93
16.	Angie Chaf	14020 Rio Verde	4/17/93
17.	Barbara Orsini	602 Augusta	4-17-93
18.	Lucy Lopez	19431 FAWN DR. LODI	4-17-93
19.	James I. Berni	2351 Lombardi Cir. Lodi, CA	4/18/93
20.	John F. Contreras	2331 Oxford Way Lodi, CA	4/17/93
21.	Becky Schmitt	6650 E Porter Rd. Arroyo Ca 95220	4/18/93
22.	Patricia Klemm	5846 Lombardi St Woodbridge 95258	
23.	William H. ...	530 ...	4-18-93
24.	Susan ...	1325 N. Ext. Rd Lodi	4-18-93
25.	...	905 Rutledge Apt # 8	4/18/93
26.	...	905 Rutledge Apt # 15	4/18/93

May 5th

April 13, 1993

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NAME	ADDRESS	DATE
1. Saboda	P.O. Box 682 Woodbridge	4-12-93
2. Yerna Geugebauer	400 Plumas Way Sodi	4-12-93
3. Brandon Neugebauer	400 Plumas way	4-12-93
4. Margaret Crunk	P.O. Box 17 Woodbridge	4-12-93
5. Erin Ornelas	P.O. Box 17 Woodbridge	4-12-93
6. Sandy Suda	M. Ball 2400 Eilers #1803 Lodi	4-12-93
7. Shirley Michaeloff	500 Charleston Way Lodi	4-12-93
8. Kyrilow Bob	1001 N Ham	4-12-93
9. Rhonda Bunker	1001 N HAM	4-12-93
10. Gary Gatto	20 Valley Oak	4-12-93
11. Pat Dallyer	2347 Woodlake Cir	4-12-93
12. Mike & Patsy Valinoti	669 Greenview Ct Woodbridge	3394858
13. B. Wilson	112 S. Allen Dr.	368-8103
14. ANNE JOHNSON	1923 DEL RIO DR. WOODBRIDGE CA	4-12-93
15. Jill Somers	4524 Kalk Pl. Jackson	4-13-93
16. Cecil Post	19005 Truitt St - Woodbridge	4-13-93
17. John W Tudor	18741 N. Ohio St Woodbridge	4-13-93
18. Norris & Madeline Peterson	800 So. Alameda	APRIL 15 1993
19. Sean Butler	15831 Walden St	4-13-93
20. Linda Butler	15831 Walden St	4-13-93
21. Tom Bert	980 Greenwood Dr Lodi	4-13-93
22. Robert Reid	19555 Mandeville Way Woodbridge	4-13-93
23. Marjelle Reid	19555 Mandeville Way Woodbridge	4-13-93
24. Teri Turner	2400 Eilers Lane #170 Lodi	4-13-93
25. KJ Phelps	2210 WOODBRIDGE RD Lodi	051993

April 13, 1993

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NAME	ADDRESS	DATE
1. K. Rachella	510 E. Vista Rio Ct. Wdbrg 369-9403	19 April 93
2. JOHN VAN RUITEN	J 401 W. Turner Rd 369-4864	20 April 93
3. D. WISZ	540 Vista Rio Ct. Wdbg. 334-5189	4-19-93
4. C. BEUNE	6192 E. Acampo Rd, Acampo 337-0964	4-20-93
5. M. Turner	21150 N. Ray Rd. Lodi 369-7958	4-20-93
6. M. FARRAS	1649 W. HARKINS LN 368-8862	4/21/93
7. N. Wilcox	398 Valley Oak Pl Lodi 334-3462	4/21/93
8. S. DeLaCruz	1522 LA SALLE Dr Woodbridge 333-2127	4-21-93
9. Jerry Higgins	658 Augusta St Woodbridge 368-2908	4-21-93
10. Flora Chimote	10000 N. Wetherby Cir Woodbridge 334-2908	4-21-93
11. Patti Schatz	1610 W. Alameda Lodi 369-3321	4-22-93
12. Minnie	2437 W. 7th St 333-2017	
13. C. Cooper	52 S. Coan Ave Lodi	4-22-93
14. J. [unclear]	609 N. French 248-9290	4-22-93
15. J. [unclear]	19357 Base Ct. Woodbridge 369-6250	4-22-93
16. Calder	344 Tadder Rd Acampo 339-4221	4-22-93
17. Sandy Cunningham	19030 Toledo 334-2853	4-22-93
18. Elvera Petrell	4330 W. Peltier Rd Lodi 368-4246	4-23-92
19. Kathryn Mayera	2410 W. Elm St Lodi	4-24-93
20. Nicole Payne	2401 Eilers Lane #88 369-1650	4-23-93
21. David Luce	19422 Deer Trail	4/25/93
22. Jim Hoffer	2401 Eilers Lane 333-8124	4/25/93
23. Gary Bender	347 Shady Acres dr 336-4583	4/25/93
24. JIM PETERSON	J-1075 W TURNER 368-8102	4/25/93
25. Ed Harris	489 Kirst Dr. 333-0801	4/25/93
26. [unclear]	2041 [unclear] St	4/25/93

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NAME	ADDRESS	DATE
1. Nannette Tosh-Robb	816 Lucas Rd.	4-15-93
2. Monique Bob Hawk	76 PAN D.	4/16/93
3. SCHULTZ	4 Little Rock Ct. Lodi	4/16/93
4. Traylor Rich	Stackston	4-16-93
5. Traylor Annie	"	"
6. Wilson Ronnie	3122 E. Forest Lake Rd.	4-16-93
7. Folicia London Bantz	17587 N. De Vries Lodi	4-16-93
8. Germaine Wilson	424 LaSalle, WB	4-17-93
9. Kenny Datta	301 Sterling St	4-17-93
10. Sara Huber	18454 Ironstone St.	4-17-93
11. George Adams	518 Carolin St Wdb	4/17/93
12. Michael Peterson	2559 Woodlake Cir Lodi	4/17/93
13. Chela Bantz	P.O. Box 1774 Lodi	4-17-93.
14. Frances E Prudkel	18133 N. De Vries Rd Lodi	4-18-93
15. Pat Crumpton	15732 Benedict Dr W/BRIDGE	4-18-93
16. Bonnie Popham	2440 W. Turner Rd., # 105	4-18-93
17. Lisa Hammern	453 Milkme Ct. Woodbridge, Ca.	4-18-93
18. Steven Hennecke	2360 Etershn.	4/20/93
19. Cory Post	19005 Triola Woodbridge	4-18-93
20. William K	2440 W. Turner Rd Lodi	4-18-93
21. Jutta Post	2421 Cedar Ave #201 Lodi	4-19-93
22. Fredy Phillip	286 River meadows Dr Woodbridge	4/19/92
23. Crutk	2400 Eclair Lodi Ca.	4/19/93
24. Dave J. F.	2440 W. Turner Rd #121	4/19/93
25. Lana Wyrick	493 Carolina St Woodbridge Ca	4/19/93

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NAME	ADDRESS	DATE
1. Allan Levy	442 BLACK OAK WAY LODI CA	4/13/93
2. Toni McCarty	233 S. Lee Lodi Ca	4/13/93
3. J. Hodson	18479 Lodestone St.	4/13/93
4. C. Paves	2796 E. Acampo Rd Acampo	4/13/93
5. J. Wang	19024 Meadow View Dr. Woodbridge	4/13/93
6. J. Davis	2645 ADDER ALEN Jodi	4/13/93
7. M. Dolans	2275 Yosemite dr. Lodi	4/13/93
8. E. Barber	516 E. Sandstone Ct. Woodbridge	4/13/93
9. M. Maloney	576 GRANDE RIO DR. WOODBRIDGE	4/13/93
10. W. Wagner	744 James St. Lodi	4/13/93
11. G. Goodwin	311 Kestmoot St. Lodi	4/13/93
12. J. Meadows	505 Rutledge Dr Lodi	4/13/93
13. J. J. J.	1715 Benedict Dr WOODBRIDGE, CA	4/13/93
14. J. J. J.	92 Wetherby Cir WB	4/14/93
15. J. Schneider	18085 E. COLLIER RD ACAMPO CA	4/14/93
16. Rowan Thomas	930 PELTIER.	"
17. Carlo Cook	167 Evelyn Ct Woodbridge ca	4-14-93
18. Bob Becker	1882 Wierlyst Woodbridge	4-14-93
19. Cindy Hodson	182 Evelyn Ct Woodbridge	4-15-93
20. V. Spurgin	1116 W. Turner Rd. Lodi	4/15/93
21. L. Palmer	1348 Midvale Rd. Lodi	4/15/93
22. J. Palmer	1348 midvale Rd Lodi	4/15/93
23. J. J. J.	722 "C" Cir Lodi	4/15/93
24. Joan Juarez	18952 N. Wetherby circle woodbridge	4/15/93
25. J. J. J.	P.O. Box 1005, WOODBRIDGE, CA	4/15/93

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NAME	ADDRESS	DATE
1. M. Shuter	109 S. Loma	4/12/93
2. Vayce Green	225 Cherry St	4/12/93
3. Steve Myers	400 Plumas Wy	4/12/93
4. A. Moore	1990 W Turner Rd	4-13-93
5. P. Primes	19944 Furway Ct, Woodbridge	4-13-93
6. E. Ureas	612 Rutledge Dr. Lodi	4-13-93
7. V. Archer	19041 Augusta St Woodbridge	4-13-93
8. L. W. Wideman	19690 N. Hwy 99 #81 Acamp	4-13-93
9. L. Fischer	1830 W Lodi Ave Lodi	95245 4-13-93
10. J. DALY	2400 EILERS. LN. #1301	4-13-93
11. LAUCKAID	5271 W. TURBER	4-13-93
12. M. York	7767 LaRiven Dr. Sac	4-13-93
13. M. Koch	1921 S. Mills #D Lodi	4-13-93
14. M. Luna	2821 White Oak Way Lodi	4-13-93
15. D. Weddle	2401 Eilers Lane #801 Lodi	4-13-93
16. A. Alon	1120 W Lodi St Blue Gerails	
17. Beckham	2401 EILERS LANE # 203	4-13-93
18. Childers	820 N. M. 1/5 #2 Lodi CA 95242	4-13-93
19. J. J. Jay	P.O. Box 1230 Woodbridge	4-13-93
20. James Kline	2440 W. TURNER RD #110 95242	04-13-93
21. J. Van Richter	401 W Turner Rd 369-4864	4-12-93
22. J. McNitt	1448 Yellowstone Wdbridge 369-1430	4-13-93
23. J. McNitt	246 E Indiana " 334-1430	4-13-93
24. N. K. Hutt	557 E. YellowStone St Wdbridge 334 3312512	4-13-93
25. Benny Hutt	557 E. YellowStone St Wdbridge 334-2512	

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NAME	ADDRESS	DATE
1. 4/26/93	Christine L. Whiting 20 Aladdin Way Lodi	
2. 4/26/93	Keith M. Reach 10 N. Loma Soc Rd	
3. 4/28/93	Jim Pearson 551 Forest Ave. Lodi	
4. 4/29/93	Rik Chapman 1720 Statchins Lodi	
5. 4/27/93	Pamela Metz 2553 Alder Glen D. Lodi	
6. 4/29/93	Jeri Roth 633 TAYLOR DA. Lodi	
7. 4/28/93	Melissa Teresi 2903 White Oak Lodi	
8. 4/28/93	Raymond R. Bugée 633 Cypress Run Woodbridge	
9. 4-28-93	Shelley Gutaney 150 Woodbridge 95258	
10. 4-26-93	Jean Lundquist 19877 N. Davis Rd. Lodi	
11. 4-24-93	Elaine De Jong 1066 W. Lucia Rd. - Lodi	
12. 4-30-93	Jane Lee 708 Cypress Run Woodbridge Ca. 95258	
13. 4-30-93	Jan Hurst 800 E. Woodbridge Rd. Woodbridge CA. 95258	
14. 5-1-93	Ralph A. Clark 6950 E. Kettleman Ln. Lodi CA. 95240	
15. 5-1-93	Mauo Malina 442 LaSalle Dr. Woodbridge 95258	
16. 5-1-93	Shirley E. Stearns 1853 1/2 Hilae Woodbridge 95258	
17. 5-1-93	Kurt Reber 18423 Hedgely St Woodbridge 95258	
18. 5-1-93	Janet A. Reber 18423 Hedgely St Woodbridge 95258	
19. 5-1-93	Janet A. Reber 18663 Hedgely St Woodbridge 95258	
20. 5-1-93	Jerry van der Hilt 18673 Hedgely St Woodbridge 95258	
21. 5-2-93	Cynthia Murphy 567 Sandstone Ct Woodbridge Ca 95258	
22. 5-2-93	John Paulsen 2233 Yosemite Dr Lodi, Calif	
23. 5-4-93	John Paulsen 2233 Yosemite Dr Lodi Ca 95240	
24. 5-3-93	Kathy Thomas 18961 Rio Verde Woodbridge Ca	
25.		

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NAME	ADDRESS	DATE
1. Jerry	2401 W. Turner Rd.	4/29/93
2. Jenny	2775 W TOKAY ST.	4-28-93
3. Paul	19000 TRIOLA St.	4-28-93
4. John Mettler	19170 Rio Verde St Woodbridge	4-30-93
5. Judith S. Mettler	19170 Rio Verde Woodbridge	4/30/93
6. Jay Lujan	3612 Catalina Camp	5-1-93
7. Richard Plutner	4162 E Woodbury Rd Acampo 95220	5/1/93
8. Pauline Meyer	6793 Dougherty Rd Acampo 95220	5/2/93
9. Patrick G. Henry	2400 Elgers Lane #1706 Lodi, CA	5-2-93
10. Mark J.	1116 E Acampo, Acampo CA	5-3-93
11. R.A. Adams	PO Box #53, Walnut Grove CA -95690	5-3-93
12. Tamara Lucas	18196 N. Davis Rd. 95242	May 5, 1993
13. Robert Olanti	574 Yellowstone 95258	5/6/93
14. Paul Watson	18801 Walden Woodbridge 95258	5-9-93
15. Jay Evans	20024 Fairway Ct Woodbridge 95258	5-10-93
16. Donald Lee	509 Yellowstone Woodbridge 95258	5-10-93
17. Susan Vogel	1251 W Turner Rd. Lodi Ca 95242	5-10-93
18. Liane Roth	2402 W. Elm Lodi 95242	5-10-93
19. Marilyn Woudbury	18676 Bronstone Woodbridge 95258	5-11-93
20. Charles S. Harmon	502 Yellowstone Woodbridge 95258	5-13-93
21. Frank Jagan	444 K... Woodbridge 95258	5-14-93
22. Sherrin Rans	2645 Hilltop Lane Woodbridge 95242	5-15-93
23. Walter Cecil Norton	18842 Chestnut Woodbridge 95258	5-15-93
24. Walter Constance Norton	18842 Chestnut Woodbridge 95258	5-15-93
25. Walter Paul Fay	905 Rathledge dr. #33 Lodi CA 95242	
USA Smith	306 W. Oak St Lodi CA 95240	

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NAME	ADDRESS	DATE
1. Michael L. Yates Jr.	2308 Aladdin Way Lodi	4-25-93
2. Renee M. Wilson	200 W Lodi Ave Lodi	4-25-93
3. D.S. Hartung	20300 Kamigah Lodi	4-27-93
4. L. K. Merrill	2470 Central Park Dr	4/28/93
5. Jennie DeMott	419 Forest Ave Lodi	4/28/93
6. Ania Rupasman	2309 BURTON WAY	4/28/93
7. Melanie Milligan	406 W. Locust #20, Lodi	4/28/93
8. Richard A. O'Donnell	1207 Port Clinton Lodi	4/28/93
9. E.E. Neppin	2401 W. TURNER RD	4-29-93
10. Kathleen Jones	1110 Chateau Ct Lodi, Ca	5-2-93
11. Freda Bise	2522 Cottonwood	5-1-93
12. Edgar Bise	2522 Cottonwood	5-1-93
13. Judy Loh	167 Evelyn Ct. Woodbridge	5-1-93
14. ROBERT MORGAN	2188 W. DeVries	5-2-93
15. [unclear]	510 [unclear]	5-2-93
16. [unclear]	191 W. TADDEI RD	5-2-93
17. VERN VIERGA	191 W. TADDEI RD	5-2-93
18. [unclear]	3701 CALIMYRNA RD	5/3/93
19. Carolin Lange	20630 N DeVin Rd Lodi 95242	5/6/93
20. Susan Madison	18841 Olive Street, Woodbridge	5/7/93
21. [unclear]	850 W. Turner Rd. Lodi	5/7/93
22. J. MICHAEL FAIRBANKS	217 TIOGA DR Lodi	5/7/93
23. [unclear]	2440 W. Turner Rd	5/8/93
24. Dot Falton	2440 W. Turner Rd	5/8/93
25. Mike Rallens	510 Vine Street	5/8/93

23 + 5 + 24

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NAME	ADDRESS	DATE
1. Victor Goehring	19,353 Del Rio Drive, Woodbridge 95258	5/4/93
2. Margaret Zupac	645 East Taylor Rd Lodi	5/7/93
3. Jerry Warren	615 E CAROLINA WOODBRIDGE	5/8/93
4. Anita Howard		5/8/93
5. Nate Howard		5/8/93
6. Bob Roeger	226 Riviera Ct Woodbridge	5/9/93
7. Al Adams	324 Poplar St Lodi	5-09-93
8. John Gunn	196 Valley Oak Place Lodi	5-10-93
9. James Harrington	406 LaSalle Woodbridge	5-10-93
10. Jerry King	4329 W. Turner Rd Woodbridge	5-11-93
11. Bob Ross	905 Rutledge Dr #2, Lodi, 95242	5-11-93
12. Shani Lilienskin	85 Wetherly Circle Woodbridge 95258	5-11-93
13. Dan Douette	19391 N Windwood Rd Woodbridge 95258	5-11-93 (339-1420)
14. E. Thomas	2535 Cottonwood Farm, Park Way	5-12-93
15. L. Garcia	930 RUTLEDGE LODI	5-11-93
16. Pat Sutton	741 Willen Court Lodi	5-12-93
17. Jack Moran	14752 MEADOW VIEW DR WOODBRIDGE	5-12-93
18. SUE	6053 TURNER RD LODI	5-12-93
19. R. Duburg	757 S. Sibley St	5-12-93
20. Angela King	222 Madison	5-12-93
21. Michele Plummer	1128 Rivergate Ln. Lodi, Ca 95270	5-13-93
22. Jim von Fiel	868 Rutledge Dr. Lodi 95242	5/13/93
23. John Stearns	1107 Union Lodi 95240	5/13/93
24. Keller C. Sauter	77 Valley Oak Pl Lodi, 95242	5-14-93
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NAME	ADDRESS	DATE
1. Carla	1046 Sunypak Way Stockton	May 8, 1993
2. Lawson	1912 Edgewood, Lodi	5/8/93
3. Poffere	1214 Benson Dr	MAY 8-93
4. Cyndi Bering	240 W. Edgewood Ln	05-08-93
5. Ray Plancia	20400 W. Eilers Ln.	05/08/93
6. Joyce Harmon	502 Yellowstone, Woodbridge	5-12-93
7. Terry Jackson	800 Rutledge Dr., Lodi, CA.	5-12-93
8. Teri Simon	2230 W. Elm Lodi	5-17-93
9. Dianna Baker	19215 Benedict Woodbridge	5-17-93
10. Nancy Behr	19215 Benedict Woodbridge	5-17-93
11. Jay Baker	2223 W. Elm	5-17-93
12. Sylvia Gubing	19353 Del Rio Wdbg	5-17-93
13. Donna Kozyman	19317 N. Perryman	5-17-93
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	NAME	ADDRESS	DATE
1.	Johnny Sauseder	211 n California	5-16-93
2.	Pauline Mckee	5500 W. Alamo	5-16-93
3.	J. Calderon	P.O. Box 462 Alamo	5-17-93
4.	Yang M. Hanion	533 YELLOWSTONE - WOOD BRIDGE, CA.	5-18-93
5.	Bruce Solistky	7650 E. Rialto Rd. bnd	5-18-93
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	NAME	ADDRESS	DATE
1.	John Murphy	77 VALLEY OAK PL.	5-14-93
2.	Candra Maddox	168 Indiana St, Woodbridge	5-17-93
3.	Steve Anderson	909 S. Garfield	8-17-93
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NAME	ADDRESS	DATE
1. Beverly Galvin	2329 EILERS LN. Lodi	4/24/93
2. Muelle Galvin	2329 Eilers Lane Lodi	4-24-93
3. James J. Jellert	2323 Eilers Ln Lodi	4/24/93
4. Arthur Walker	2342 Eilers Ln Lodi	4/24/93
5. Alice L. Walker, dhu L. Walker	2342 Eilers Lane "	4/24/93
6. Fort Ock	2348 Eilers Ln Lodi	4/24/93
7. Marilyn Duley	2348 Eilers Ln Lodi	4/24/93
8. Anna Madell	2354 Eilers Ln Lodi	4-24-93
9. J.D. [unclear]	2366 Eilers Ln, Lodi	4/24/93
10. Kelley Matthews	2366 Eilers Ln, Lodi	4/24/93
11. Jo Ann Reed	2372 Eilers Lane, Lodi	4/24/93
12. Harold B. Corbett	2365 EILERS LANE, LODI	4-24-93
13. [unclear]	2359 EILERS LN LODI	4-24-93
14. Tracy Reed	2336 Eilers Ln Lodi	4-24-93
15. Don D. Reed	2330 Eilers Ln Lodi	4-24-93
16. [unclear] Arrow	2312 Eilers Ln Lodi	4-24-93
17. Lynn Eilers	2311 Eilers Ln Lodi	4/24/93
18. Evelyn Rich	2315 Eilers Lane Lodi	4/24/93
19. [unclear] Lehr	2300 Eilers Ln	4-24-93
20. Olga Helwig	2306 EILERS LANE	4-24-92
21. Billy J. Kessner		
22. Dennis M. Kessner	2306 EILERS LN	4/24/93
23. Connie Van Inderen		
24. Catherine Wetters	2341 EILERS LN	4/24/93
25. Laura L. Carrack	2324 Eilers	4/24/93

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NAME	ADDRESS	DATE
1. LARRY NELSON	2324 EILERS LN	4-24-93
2. JAMES TARRACH	310 S. ORANGE AVE	4-24-93
3. Mayra J. McDaniell	2347 Eilers Lane	4-24-93
4. Helen M. Fumche	2360 Eilers Ln.	4-24-93
5. Audrey Shore	2378 Eilers Lane	4-24-93
6. James M Reed	2336 Eilers Ln.	4-25-93
7. Uud's & Rad	2330 Eilers Ln.	4-25-93
8. John & Marie Hazard	2353 Eilers Ln.	4-25-93
9. Kevin & Susan Wong	2318 EILERS LN	4/26/93
10. Tom & Kathy Gull	2336 Eilers Lane	5-3-93
11. BECKY BAILEY	909 SO. GARFIELD	5-19-93
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May 19, 1993

LGDI CITY COUNCIL
C/O City Clerk
305 West Pine Street
Lodi, CA 95242

Re: Wine & Roses Country Village Re-zoning Petition

I would like to take this opportunity to express support to Kris Cromwell & Del Smith in their attempt to re-zone their property to facilitate their planned expansion. It is our opinion that Ms Cromwell & Del Smith have only the utmost concern for the beauty and character of this historic landmark. Their demonstrated commitment and improvement to this property is a testament to their desire to make the Wine & Roses a significant asset to the City of Lodi.

Their planned expansion, with this re-zoning approval, can only improve upon a very successful and desirable place to visit. As you can see by our address, their drawing power is high. We frequent their establishment at least once a month and hope to continue to do so. We hope the City of Lodi will vote in support of this re-zoning request.

Thank you for accepting our opinion and support.

Sincerely,



Helen & Lloyd T. Petersen
6845 Lincoln Oaks Drive
Fair Oaks, CA 95628



"We recommend your inn to any couple in love, or any who want to be," wrote one couple in their room's diary.

accented by a two-columned Ballard Company table and an antique Singer sewing machine.

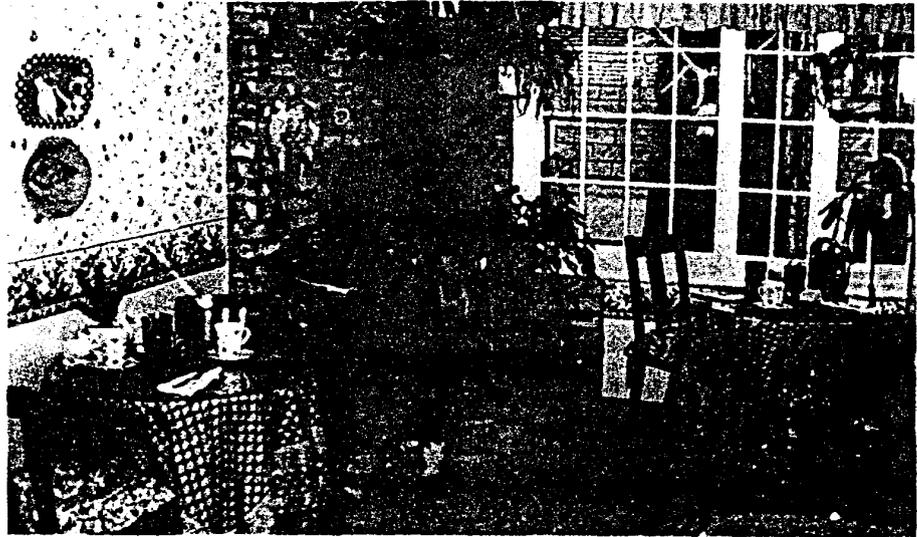
Even naming the guest rooms was an act of love — each after one of the owners' grandmothers, each with a diary named for that grandmother, containing guests' glowing sentiments about their stay. "We will recommend your inn to any couple in love, or to anyone who wants to be in love," wrote one couple who spent their wedding night in Drucie's Suite.

If love named these rooms, it surely had a hand in their design, each one furnished with treasured family heirlooms and carefully restored antiques. Emma's Room is decidedly Victorian, with floral wallcoverings and a peony pink and berry Waverly ensemble on the wrought-iron bed, and a large mullioned window festooned in lace.

The antique oak dresser, topped with a harp-shaped towel holder, is a perfect complement to the old-fashioned washstand and early-1900s drop-leaf table, that belonged to the room's namesake. An alcove, which serves as a tiny sitting room, holds a built-in bench upholstered and tufted in coordinating fabrics — a perfect hideaway for dreamers.

Edy's Room, which shares a bath with Emma's, is done in buttercup yellow and mauve and has a queen-size oak spindle bed with matching night stand. Two boudoir chairs, a lace-draped table, and an exquisite jewel-tone china lamp add to the period decor, along with the Schumacher fabrics that cover the windows and the bed, with matching shams and pillows.

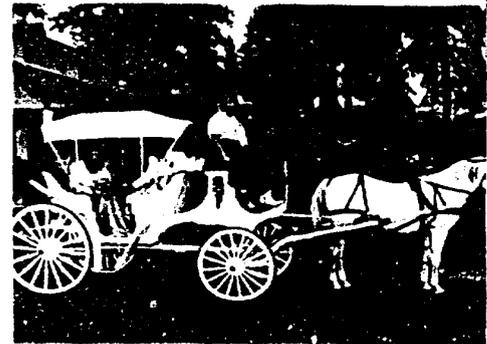
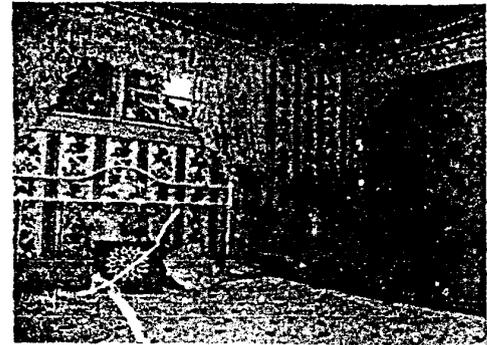
But Drucie's Suite is the one the Warwicks favor most. Its walls are done in a Ralph Lauren floral, accented



by Battenburg lace. The room boasts a king-size bed, actually a composite of three different nineteenth-century beds Bonnie and Jim had forged together and plated in pewter — "to make it look like the one my grandmother had," says Bonnie. The spacious private bath, which has a shower and double pullman sinks, features a free-standing tub, skirted in the same pink-and-white chintz by Waverly as on the windows. Add to that a mahogany dressing table, a plush blue velvet chair from France, a domed trunk that once belonged to Drucie, and a magnificent view of the lake, and the result is the house's most romantic haven.

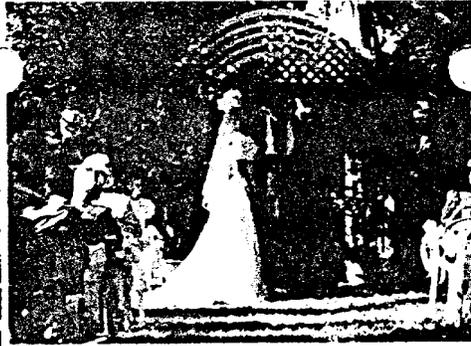
A former nurse, Bonnie offers guests a choice of breakfasts. They can go light with juice, yogurt, fruits in season, and fresh-baked bread and muffins. Or forgo discipline — "it's hard to resist on vacation," says Bonnie — and indulge in a repast which runs the gamut from pancakes topped with fruits to eggs of all styles and breakfast meats.

Graced with sycamores, maples, hemlocks, and ancient ponderosa pines, the grounds are a lovely spot for croquet or just for lingering under the sun-dappled shade of the trees. Coeur d'Alene is an old-fashioned town with old-fashioned pursuits. Just a one's throw from the inn, swimming, boating, windsurfing, and even kayaking take place on the huge, sparkling lake,

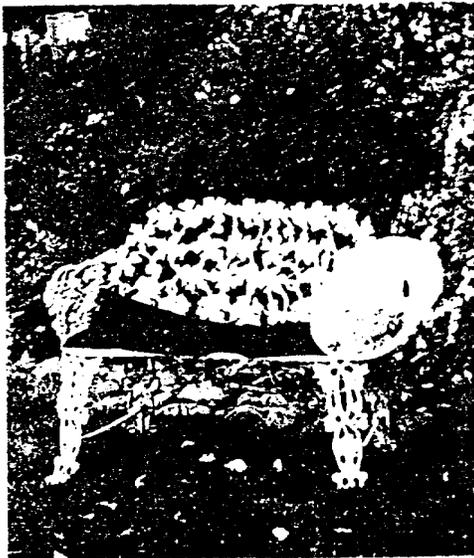


known as one of the country's bluest. And a real treat is the bandstand with its in-the-park variety of entertainment, which brings the townsfolk out onto the lawn to hear a visiting symphony on a balmy spring or summer night. //

The Warwick Inn, 303 Military Drive, Coeur d'Alene, Idaho, 83814, 208/765-6565. Two guest rooms, one suite w/private bath. Rates \$75 to \$105, including full breakfast. Cancellation policy. No smoking. AX, MC, Visa.



*Guests bask in the garden's glories --
toasting love, marriage,
the day's beauty, life.*



as her partner, the two were undaunted, reworking everything to keep the details of the original house intact. The property's guest quarters were also converted to five additional bedrooms, budget seamlessly to the main house by a hallway. The inn is in its fifth year now, and neither Kris nor Del has ever looked back.

Wine and Roses is a botanist's dream -- literally. That botanist is Donna Anguiano, who approached Kris because she needed more land to grow her many varieties of flora. Kris said yes, and the rest is botany. Joining forces, Donna took the already rose-laden grounds and turned them into a showcase for just about every kind of flower imaginable, from the impatiens that edge the driveway to forget-me-nots that border the entrance, to camellias, Dutch

trises, azaleas, aspasia, hydrangea and violets, for openers. Then there are the roses -- Peace roses, some so huge as to occupy an entire bowl, Lady Banks, Dainty Bess, Cecile Brunner, primrose, talisman, simplicity -- everything coming up is roses.

Guests entering their rooms for the first time are welcomed by beautiful arrangements of whatever is in bloom. Donna, in conjunction with Kris, provides flowers for many of the celebrations at the inn, and even runs a business from there, supplying flowers to the community. Seeds are now available. "So guests may take a little bit of Wine and Roses home with them," says Kris.

The grounds boast what is thought to be the largest rose bush in San Joaquin County. This spectacular proliferation of white and cream-colored Lady Banks blossoms reaches approximately twenty feet high and one hundred feet across, climbing over a 10,000 square-foot outbuilding used for storage in the inn's grape-growing days.

The garden is a natural for weddings -- the party gathers on the side lawn, the bride walks down a path that curves around an ancient camphor tree, its gnarled branches spread above a stone birdbath with sculpted lovebirds, the air is silent, stirred only by the breeze from the Delta.

Wedding stories range from heart-



Paradise Lies in a Garden Blooming in Lodi, California

BY DANIEL MANIQUIS AND GIULIANNE NATHANIELS



Owner Kris Cromwell strolls nostalgically down the garden path of her country cottage.

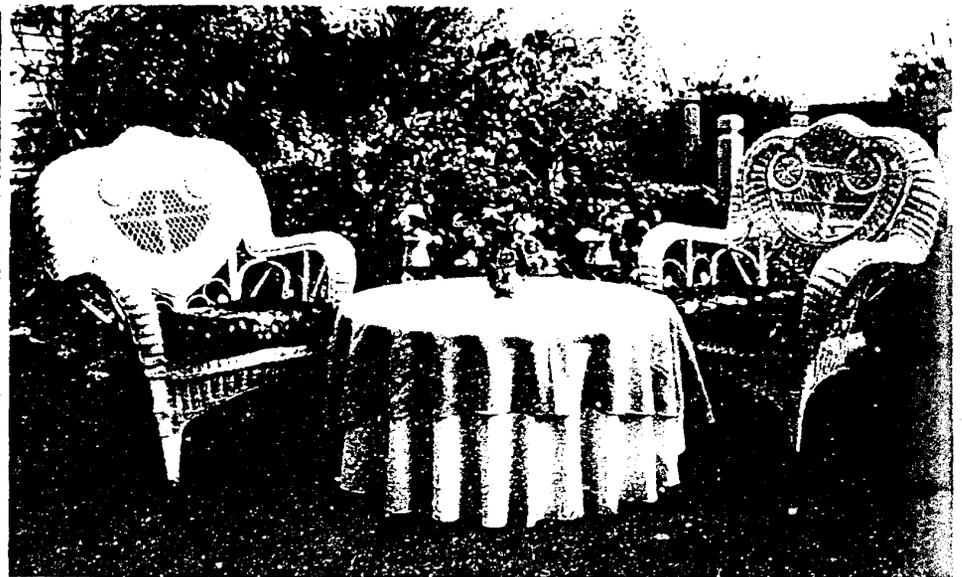


*They are not long,
the days of wine and roses.
Out of a misty dream
Our path emerges for a while,
then closes
Within a dream.*

— Ernest Dowson, 1896

When Kris Cromwell, looking at the Lowme family home in Lodi, California for the first time, beheld its abundance of roses, she said to herself, "This is going to be mine." The driveway was an explosion of pink, with licks of burgundies, fuchsia, and yellows. "I always had this feeling for the old-fashioned," she says. "And for pink roses." As one might guess from the name she gave the inn, its five acres are carved right out of wine country. In fact, Lodi produces more than forty percent of California's Zinfandel, as well as Cabernet Sauvignon, Chardonnay, Chenin Blanc, Merlots, and Flame Tokay.

It was in 1984 that Kris, with her son Del Smith, purchased the 7,000-square-foot white home, which she calls "a Victorian farmhouse" from the Lowmes, who had lived there since Burton Lowme, a grape grower and employee of the Southern Pacific Railroad, acquired the land in 1901. "I bought it on a wing and a prayer," says Kris. "Renovations were extensive, and expensive." But with Del, who was a builder,



warming to flamboyant. The inn's first ceremony involved two invited guests who knew each other slightly and returned less than a year later to get married there themselves. At another, a man in formal attire and tennis shoes parachuted onto the lawn — one of the groom's business associates, whom the bride hadn't invited. To date, the most noteworthy event has been that of Kris' son who fell in love with their new chef, Sherri, a graduate of the Culinary Academy in San Francisco. The couple were married a year and a half later and now Kris has two grandchildren, in addition to an excellent full-service restaurant.

But it doesn't take a wedding to enjoy a stay at the inn. The very atmosphere blooms with romance. Guest rooms tend to have floral and musical names: Evergreen, Wild Rose, Rose Garden, Edelweiss; The Sound of Music; Carousel — there's no brass ring, but there is a brass bed. The honeymoon suite, White Lace and Promises, is an attic aerie, with French doors opening onto a terrace that overlooks the garden where the couple may have just been wed. With the scent of fragrant cedars rising up, it imparts something of the flavor of a treehouse.

Mild weather lures guests to indulge in croquet, badminton, or horseshoes on the grounds. A five-minute walk leads to Lodi Lake — to swim, boat, or fish. Golf is also nearby. There seems little left to enhance a Wine and Roses stay that its proprietors and their location haven't already provided. ∞

Wine and Roses Country Inn, 2505 W. Turner Road, Lodi, CA 95242; 209/334-6988. Ten guest rooms, including one suite, all w/private baths. Rates \$79 to \$125, including full breakfast. Lunch entrees from \$7; dinner entrees from \$11. Cancellation policy. Wheelchair access. No smoking. MC, AX, VISA.



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Stars in Their Eyes

BY DANIEL MANIOTIS
PHOTOGRAPHY BY ALEC MARSHALL



I wanted to create a place full of the kind of inspirational love that makes people dance on ceilings," says David Thorne, owner, operator — and lead guitarist, pedal bassist, and vocalist — at the Thornewood Inn in Great Barrington, Massachusetts. Today high school sweethearts David and Terry run their twelve guest-room inn with daughters Laurie and Christy, and it occupies most of their time. But David spent a lot of time in his younger days on the road, seriously pursuing a musical career. He had been offered a recording contract with Airies Records, and discussed some possibilities with Capitol Records — but there came a point when he recognized the bottom line. "One thing you realize as a professional musician," he says, "is that you can't walk around with stars in your eyes." David didn't. He looked around and got involved in management training for a furniture company.

Meanwhile, Terry, who now was busy raising two children, had discovered her own talents for business. She opened a shop fashioned after an old-style ice cream parlor

A Musician and Designer Soar to the Top of the Charts in Massachusetts' Berkshires



where she not only served food but also sold antiques and gift items. It wasn't long after this that David was offered two furniture franchises and the couple moved to Stockbridge, Massachusetts, where they continued to prosper.

But David, ever the artist, soon came to another crossroads, one that called for more freedom to indulge his creative energy. Terry supported him in making a change. "That's why I've been happily married twenty-six years," remarks David. "What's amazing is how Terry endured when I was on the road pursuing a musical career."

And so the couple decided to open an inn where David could operate a night club and play his music. "We passed by this big old house for years, always commenting on how nice it was," David waxes nostalgically about the inn's beginnings. "When it went up for sale, it was really more than we could afford to spend. Then it came up for sale again. We spoke to the new owners, and they were really ready to move on," he explains. "They cut us a deal: we bought the house."

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF CONTINUED PUBLIC HEARING - CHRIS KESZLER APPEAL

PUBLISH DATES: MONDAY, MAY 10, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: MAY 5, 1993

ORDERED BY:

Peggy Nicolini
PEGGY NICOLINI
DEPUTY CITY CLERK

ADVINS/TXTA.02J

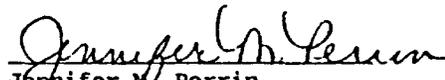
DECLARATION OF MAILING

On May 7, 1993 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 May 7, 1993, at Lodi, California.


Jennifer M. Perrin
City Clerk

Peggy Nicolini
Deputy City Clerk



CITY OF LODI
CARNEGIE FORUM
305 West Pine Street, Lodi

CONTINUED NOTICE OF PUBLIC HEARING

Date: May 19, 1993

Time: 7:00 p.m.

For information regarding this Public Hearing
Please Contact:

Jennifer M. Perrin
City Clerk
Telephone: 333-6702

EXHIBIT A

**CONTINUED
NOTICE OF PUBLIC HEARING**

May 19, 1993

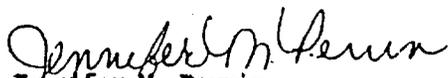
NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:00p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a continued public hearing to consider the following matter:

- a) Appeal received from Chris Keszler regarding the Planning Commission's denial of his request for a General Plan Amendment to redesignate parcel located at 451 East Turner Road (APN 015-230-28 from PR, Planned Residential to NCC, Neighborhood/Community Commercial and to prezone the parcel C-S, Commercial Shopping Center.

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.

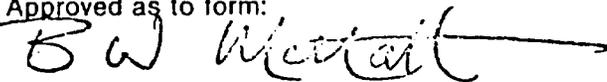
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: May 5, 1993

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

ESRIDGET

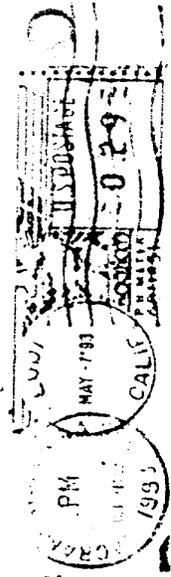
MAILING LIST FOR: Eridgetown I GPH + Prezone		FILE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
015-230-28	Chris + L Koszler et al	317 W Lodi Ave	Lodi CA	95240
-29	Kristin J. Cronwell	2505 W Turner Rd	"	95242
-21	WINEY ROSES	"	"	"
-05	WINEY ROSES Country Inn	2505 W Turner Rd	"	"
220-01	Joseph + S Mikami	51 E Turner Rd	Lodi	95242
-02	Turner Rd Dev. Inc	1110 W KATHLEEN Lane	"	"
-22	Woodbridge Irrigation Distr	18777 N Lower Sacramento	Woodbridge	95258
380-22	Bobby W + MA McNatt	448 Yellowstone	"	"
-33	David + Dinah Bartner	454 "	"	"
-34	Elizabeth E Ellis	478 "	"	"
-25	C E Harman et al Tr.	512 "	"	"
-36	Annette Dauthitt	526 "	"	"
-37	John M Hughes	550 "	"	"
-38	James W + JH Rankin	574 "	"	"
-29	Edward K + Kim Anamizu	598 "	"	"
-40	LARRY + LAURA J MINDT	"	"	"
-06	Clinton W + IT Yamanaka	611 Yellowstone st	Woodbridge	"
-07	Adelbert Y KM Egaleston	581 "	"	"
-08	Benny J + Nancy Pitt	557 "	"	"
-09	LARRY N + Nancy Gattisch	533 "	"	"
-10	LARRY + Susan Braswell	509 "	"	"
-11	John + Jennifer Waga	485 "	"	"
-17	George K Sprock et al	1802 Cape Red Circle	Lodi	95241
-31	LARRY + LAURA J MINDT	17M Development PO Box 782	"	95241
-30	Bradford R + K Gates	18391 N Lodi Stone	Woodbridge	95258
-41	LARRY + LAURA J MINDT	PO Box 782	Lodi	95241
029-030-29	Western Union International Inc	971 N Lower Sacramento Rd	Lodi	95242
-42	Bruce P Towne et al	P.O. Box 135	Walnut Grove	95690
-01	"	"	"	"
	Del Smith	2505 W. Turner Rd		
	Ron Bernasconi	212 Evergreen	Lodi, CA	95242
	Ron Stein, Atty	5345 North El Dorado Street	Stockton, CA	95205
	Steve Lechin	323 W. Elm Street	Lodi, CA	95240
	Bruce Salsbery	2501 West Turner Road	Lodi, CA	95240
	Buck Lucas	18196 N. Davis Road	Lodi, CA	95242
	Helen Stevens	616 W. Turner Road	Lodi, CA	95242
	Victor Meheina	19353 Del Rio Drive	Woodbridge	95258

EXHIBIT B

CITY OF LODI
CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910



NO SUC. 1 NUMBER



Western Union International Inc.
971 N. Lower Sacramento Rd.
Lodi, CA 95242

*NSN MA
10-57 MA*