



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider the Planning Commission's Recommendation for a General Plan Amendment Which Consists of the Following:

1. Request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office; and
2. Request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential.

MEETING DATE: June 16, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the Planning Commission's recommendation for a General Plan Amendment which consists of the following:

1. request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office; and
2. request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;

BACKGROUND INFORMATION: Both of the requests are the first step toward annexation and are in conformance with the General Plan as adopted by the City Council on June 12, 1993. The PR, Planned Residential designation was put in the plan to provide the Planning Commission and City Council with a means to review each development project at the earliest possible stage. The LDR designation is for single-family densities.

The Kirst or Helmle project consists of an office-institutional designation along Kettleman Lane which can be constructed at any time. The remainder of those properties are in Phase II of residential development which does not occur until 1995 and later.

APPROVED: _____

THOMAS A. PETERSON
City Manager



CC-1

Public Hearing to Consider the Requests of J. Jeffrey Kirst
and Ronald B. Thomas for a General Plan Amendment
June 16, 1993
Page two

The Thomas or Richards Ranch project is in Phase I of residential development and could compete for allocations this year. It should be noted that the development plan shows an elementary school and neighborhood park. The school site has been requested by Lodi Unified School District and the park site conforms to the Parks Master Plan being considered by the City Council.

FUNDING: None Required.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

CITY COUNCIL

PHILLIP A. PENNING, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
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

April 13, 1993

Mr. J. Jeffrey Kirst
c/o FCF Development Associates
P.O. Box 1259
Woodbridge, CA 95258

Dear Jeff:

RE: Helmle Addition
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

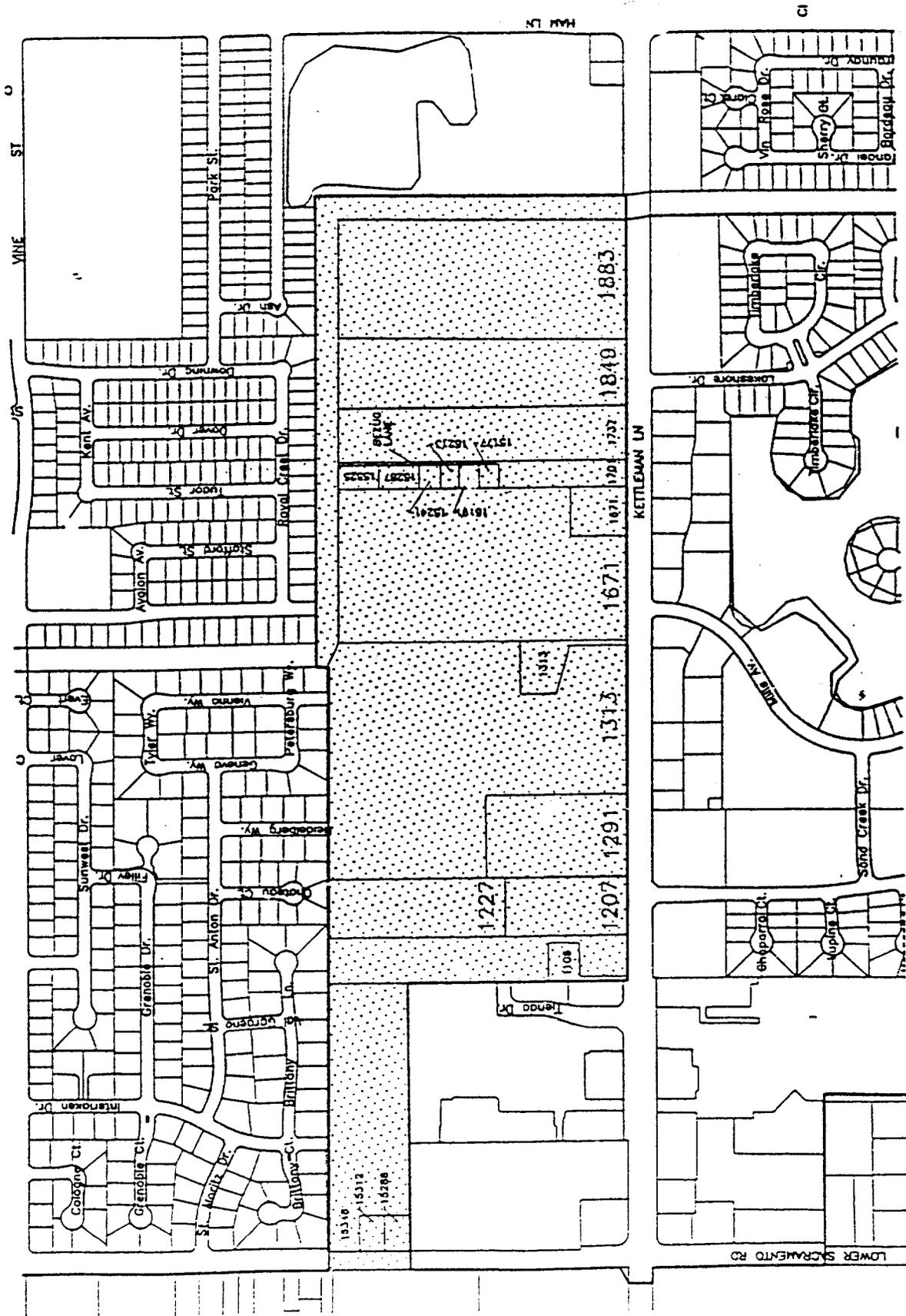
1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,



JAMES B. SCHROEDER
Community Development Director



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Excerpts from Planning Commission Minutes of April 12, 1993

The next public hearing was the request of J. Jeffrey Kirst for a General Plan amendment to (1) redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office, to LDR, Low Density Residential, and O, Office; (2) to prezone the same parcels to R-2, Single-Family Residential and R-C-P, Residential- Commercial- Professional; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter to the Planning Commission. Mr. Schroeder explained that the project area is an island of the county that is almost totally surrounded by the City. For that reason, when the applicant requested annexation of his property to the City, it was decided that the entire area between Lower Sacramento Road and the Woodbridge Irrigation District canal would all have to be annexed to the City at one time. Mr. Schroeder explained that he was recommending one change from the proposed pre zoning request instead of designating the entire residential area as R-2, he recommended that the strip of land immediately south of the Sunwest Subdivision be pre zoned R-1, requiring lot sizes of 6500 square feet which would be more consistent with the larger lots in the Sunwest Subdivision. He felt that a strip approximately 300 feet in depth would be sufficient. The remainder of the area would be pre zoned R-2, a single-family zone that allows smaller lot sizes. The 300 foot strip adjacent to Kettleman Lane would be given a zoning of R-C-P, Residential-Commercial-Professional.

Commissioner Griffith asked if the City has an exclusive office zone, one that permits only office uses. Mr. Schroeder stated that the closest zoning would be the R-C-P zoning, primarily an office and professional zoning but it allows certain types of residential uses. Commissioner Griffith asked if this would include residential or apartment uses. Mr. Schroeder indicated that these types of uses are permitted in the R-C-P zone to a density not to exceed 10 units per acre.

Chairman Mindt then opened the public hearing to the audience and asked if anyone wished to speak on this matter. The first speaker was Jeff Kirst. Mr. Kirst stated that he had signed an agreement with Lodi Unified School District for his property, agreeing to pay the required school impaction fees. He stated that he was not sure about the other properties, although he felt some of the other property owners were also in the process of entering into agreements with the school district. He stated he did not oppose the requirement of R-1 zoning adjacent to the Sunwest Subdivision. He did, however, request some flexibility on the requirement for a 300 foot width for the R-1 zoning. He stated that the actual width may be plus or minus 25 feet depending on the final layout of the lots and the street width. He anticipated that there would be two rows of lots with a center street, but he wasn't sure of the exact dimension that would be required. The Commission agreed to allow some flexibility in that dimension.

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The Commission asked Mr. Kirst if he plans to have residential uses within the portion of R-C-P zoning on his property. He stated he has no plans for residential uses at present.

The next speaker was Darrell Sasaki, 1806 West Kettleman Lane, Lodi. Mr. Sasaki stated he represents two properties located at the east end of the subject area. He stated that the property owners he represents are in favor of the proposal and are willing to sign agreements with Lodi Unified School District.

The next speaker was Joe Handel. Mr. Handel stated that he owns property adjacent to the existing Nazerine Church. He is in favor of the proposal and added they are planning to put a retirement facility on their portion of the property adjacent to Kettleman Lane.

The final speaker was Mamie Starr, Lodi Unified School District. Ms. Starr explained that the school district has been in contact with most of the property owners in the subject area and was attempting to obtain funding agreements with the property owners. She noted that because of the number of different property owners, the process was taking longer than normal. She hoped, however, to have signed agreements with all the property owners prior to the matter being reviewed by the City Council.

Following the public hearing, the Planning Commission took the following actions. On a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the certification of a negative declaration by the Community Development Director as adequate environmental documentation on the proposed project. Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, approved the request for a General Plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office, to LDR, Low Density Residential, and O, Office and to prezone the same parcels in the following manner: a 300 foot+/- strip immediately south of the Sunwest Subdivision to R-1, Residential, Single-Family. The remainder of the residential area to be prezoned R-2, Residential, Single Family and the 300 foot strip adjacent to Kettleman Lane to be prezoned R-C-P, Residential- Commercial- Professional. The motion was approved on a 4-0 vote.

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
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FAX (209) 333-6795

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McNATT
City Attorney

April 14, 1993

Mr. Ronald B. Thomas
c/o Richards Ranch Partnership
P.O. Box 1598
Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch
General Plan Amendment
Prezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

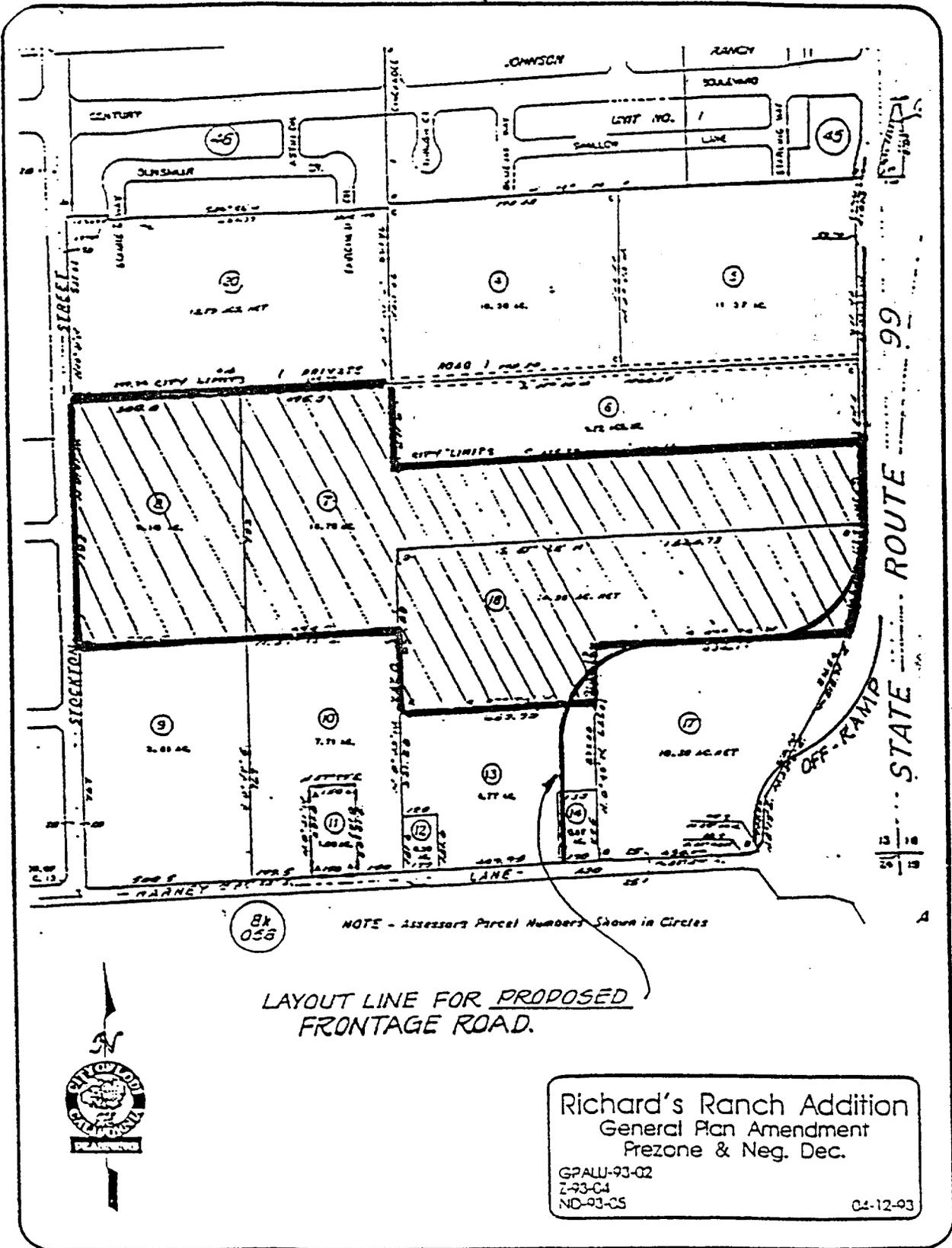
1. for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Laura E. Bainbridge, Attorney at Law



Bk 058

NOTE - Assessor's Parcel Numbers Shown in Circles

LAYOUT LINE FOR PROPOSED FRONTAGE ROAD.



Richard's Ranch Addition
 General Plan Amendment
 Prezone & Neg. Dec.
 GPALU-93-02
 Z-93-C4
 ND-93-C5
 04-12-93

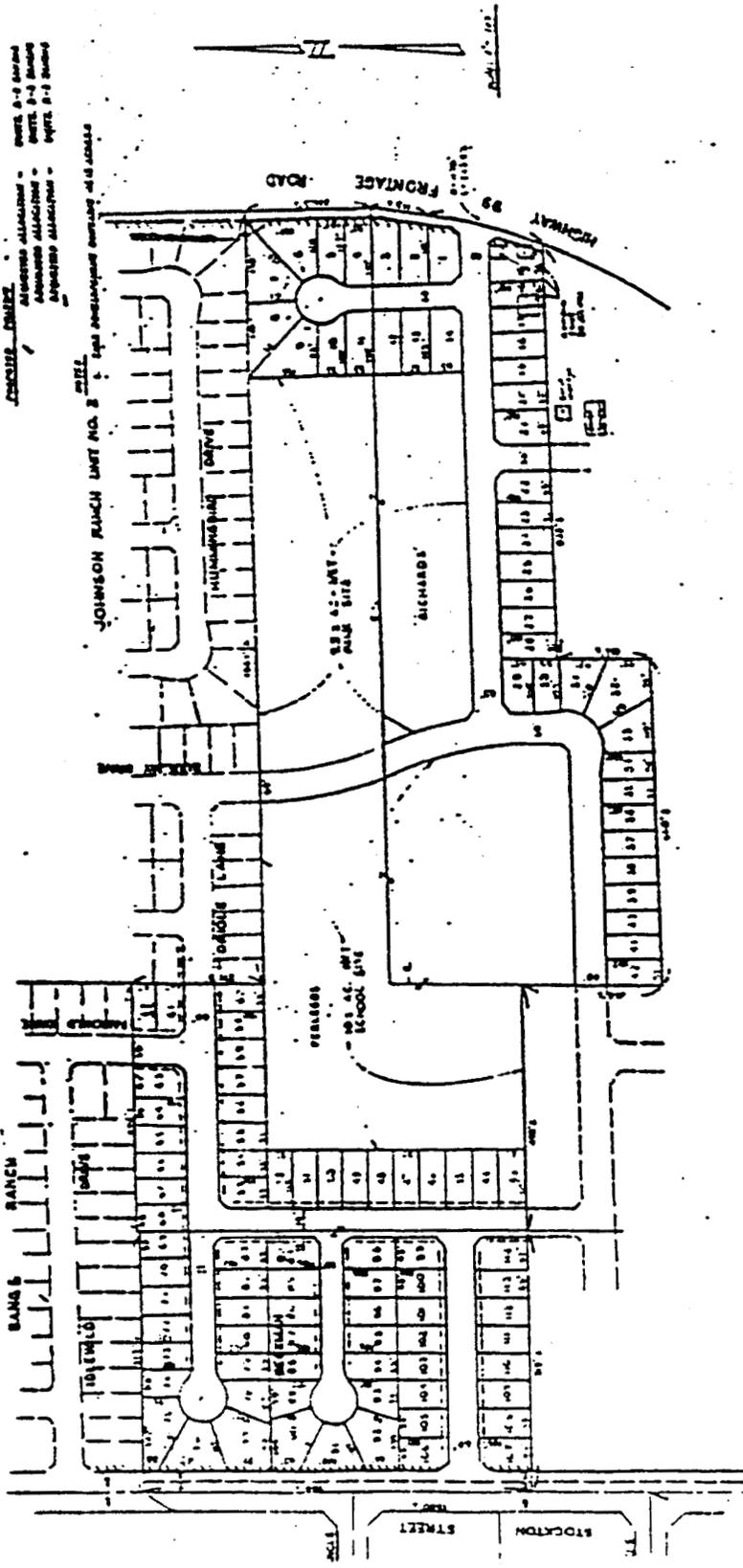
DEVELOPMENT PLAN

A PORTION OF THE UNINCORPORATED AREA OF SECTION 13,
T. 21 N. R. 10 E. S. 10, COUNTY OF CLATSOP, OREGON

Prepared by
S. J. WILSON
1111 1/2 1st Street
Astoria, Oregon 97103
(503) 325-1111

CONCRETE DRIVE
ASBESTOS ALLOCATION - 1000 LBS. PER 1000 SQ. FT. DRIVE
ASBESTOS ALLOCATION - 1000 LBS. PER 1000 SQ. FT. DRIVE

PROPERTY OWNER: B. RICHARDS, 1111 1/2 1st Street, Astoria, Oregon 97103
SITUS ADDRESS: 1111 1/2 1st Street, Astoria, Oregon 97103
S. J. WILSON, 1111 1/2 1st Street, Astoria, Oregon 97103



E. Hervey Lane

 <p>BAUMBERG & KAZERA ENGINEERS</p>	<p>PREPARED FOR: S. J. WILSON - ENGINEER</p>	<p>DEVELOPMENT PLAN LAND USE</p>
	<p>DATE: 11/11/10</p>	<p>SCALE: 1" = 40'</p>

Excerpts from Planning Commission Minutes of April 12, 1993

Chairman Mindt declared that now was the time and place for the public hearing on the requests of Ronald B. Thomas et al (1) for a General Plan Amendment to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from Planned Residential to Low Density Residential; (2) to prezone the same parcels R-2, Single-Family Residential; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter for the Planning Commission. Mr. Schroeder explained that the proposed development is consistent with the previously approved subdivisions in the area. The applicants are requesting approval of the General Plan Amendment and Prezoning so they may begin annexation procedures to bring the three properties into the City. Once the properties are annexed to the City the applicants will be required to return to the Planning Commission with a more specific development plan for their approval.

Chairman Mindt opened the public hearing for comments from the public. The first speaker was Lowell Flemmer, 558 Riverside Drive, Woodbridge. Mr. Flemmer stated that he represents the Richards Ranch property but was also speaking for the Gallegos and Beckman properties. He felt the proposal is a good project, consistent with the surrounding area. He noted that the project includes both a school site, as requested by the Lodi Unified School District, and a park site, as requested by the City of Lodi. The map before the Planning Commission was somewhat tentative since neither the school district nor the City of Lodi have made final commitments to the location or configuration of the proposed school and park. He hoped these matters would be worked out prior to returning to the Planning Commission with a specific development plan.

Commissioner Griffith asked about the possibility of inclusionary or affordable housing within this project. Mr. Flemmer stated that they are attempting to make the housing as affordable as possible. However, as planned, the project would contain only single-family lots.

The next speaker was Jeff Kirst, 18826 North Lower Sacramento Road, Woodbridge. Mr. Kirst explained that the applicants had been in negotiation with the Lodi Unified School District. The plan shows a school site which will be offered to Lodi Unified School District. If the district does not want or need the school site, the land will be converted to single-family home sites. He stated that they are in the process of signing an agreement for school fees with the school district.

The next speaker was Mamie Starr of the Lodi Unified School District. Ms. Starr stated that the school district is neither opposed nor in favor of the project. The school district's only request was that the approval of the project be conditioned upon the property owners signing

written agreements with the school district for the payment of the appropriate school impaction fees.

Following the hearing on this project, the Commission took the following actions. On a motion by Commissioner Griffith and a second by Commissioner Rasmussen, the Planning Commission, on a 4-0 vote, approved the certification of the negative declaration as adequate environmental documentation on this project.

Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the General Plan amendment request to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from PR, Planned Residential, to Low Density Residential and to prezone the same parcels to R-2, Single-Family Residential.

DECLARATION OF MAILING

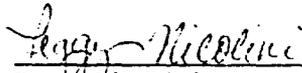
On June 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" 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 June 3, 1993. at Lodi, California.

Jennifer M. Perrin
City Clerk



Peggy Nicolini
Deputy City Clerk

EXHIBIT A

NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
 2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

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, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

EH MLE

MAILING LIST FOR: HELMLE ADDITION		CRSV	FILE #
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
027-040-10	Tom + Terry Kiriu	15312 N LWR Sacramento Rd	Lodi CA 95242
-11	Phyllis J. Vlavianos	15288 N LWR Sacramento Rd	
-12	Antonio + M. Valentine	22 Powers Ave	San Francisco CA 94110
-16	Gordon B. Koget Trs.	Box 286	Ashley ND 58413
-17	First Nazarene Church	1207 E Hwy 12	Lodi 95242
-32	Melvin D. + E.A. Helmle	1313 E Hwy 12	
-63	Michael M. Crete et al	1826 W Kelleman Ln Suite D	
-64	E.C.F. Development Assoc. Proprietors	120 N Pleasant	95240
-65	Ronald D. Dunscombe et al	96 Marjory Hiller, 412 Buena Vista	Modesto CA 95354
-66	Phyllis L.F. Dunscombe Est.	1105 E Hwy 12	Lodi 95242
-250-01	E. Carl + P.M. Rozich	535 S Fairmont #14	
-02	Ray + Inachburg Belanger	2372 Brittany Ln	
-03	Geoff + Jang Swinner	2368 "	
-04	Cecil + Janet Dillon	P.O. Box 2180	Lodi
-28	Myrtle + Susan Hummel	2352 Brittany Ln	
-29	Richard H. + G. Entzi	2344 "	
-07	Bruce + Cindi Campora	2336 "	
-08	John + Jodie Snyder	2328 "	
-09	R. Billy + B. Rankin Trs.	2320 "	
-10	Roger + L. Vincent Trs.	2319 "	
-11	David R. + Donna Adams	2327 "	
-12	Thomas E. Panker	2335 "	
-13	Joseph + Marie Barkett	87 W March Ln Ste 2	Stockton 95207
-14	George Jr. + P. Kishida	2351 Brittany Ln	9524
-15	R. M. Blincoe + MG Cotrs.	2359 "	
-16	Ray + Pauline Bober	2367 "	
-30	A. Fred + Canny Baker	317 W Lodi Ave	95240
-330-01	Jimmie M. Kishida, Tr.	2410 Brittany Ct	95242
-02	Douglas J. + J.M. Traubner	2418 " "	"
-03	Chris + Lalleta Keszler	317 W Lodi Ave.	95240
-04	"	"	
-05	Theodore + K.Z. Pantolis	2438 Brittany Ct	
-06	Chris R. Keszler et al	317 W Lodi	
-07	Ralph H. + Linda Vasen	P.O. Box 2362	95241
-08	Alex + Kalliope Nicolaou	2437 Brittany Ct	
-09	Angelo Anagnos	1019 Interlaken	
-10	E.A. + Connie Gooden	1833 Robin Lane	95240

EXHIBIT B

PUBLIC HEARING LIST

MAILING LIST FOR:		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-026-34	Donald S + K B Jones	1110 Chateau Ct	Lodi	95242
-35	Stephen Y + JG Richards	1118 "		
-36	Vicki L Parker	908 Brandvaine Dr.		95340
-37	Steven + Carmen Ramirez	1134 Chateau Ct		
-38	John + Deborah Demshar	1142 "		
-39	Richard + S.T Vanaria	1133 "		
-40	R Bill Rankin + B Tiv.	2320 Brittany Ln		
-41	John + Marcia A Fitzgerald	1117 Chateau Ct		
-42	Gordon + Kathy MacBeth	1109 "		
-035-01	Steve S + Kathy Cho	1115 Heidelberg Way		
-02	Chris + LaVeta Keszler	317 W Lodi Ave		
-03	James + Deborah Baumbach	915 Brandvaine Dr.		
-04	Chris + LaVeta Keszler			
-05	"			
-06	"			
-07	Vicki Fitzhugh	1901 Century Place		95200
-08	Chris + LaVeta Keszler	317 W Lodi Ave		
-10	Robert + D Dais et al	2413 Corbin Lane		95244
-11	Chris + LaVeta Keszler			
-12	"			
-13	"			
-14	Larry + Lanell Escalante	203 + Petersburg Way		
-15	Chris + LaVeta Keszler			
-16	"			
-17	"			
-18	"			
-19	Kirk N Robinson	249 Royal Oaks Ct		95240-0551
36	Chris + LaVeta Keszler			
-37	"			
040-24	Woodbridge Irrigation District	18777 N LWR Sacramento Rd	Woodbridge	95356
-050-08				
060-27	Wm J + M Tancik	681 F Taylor		95242
-28	Arthur Katsakian Jr et al	10341 Sheldon Rd	Elk Grove	95631
-29	Richard + MA Zapata	695 F Taylor Rd	Lodi	95242
-34	Ray T + Terrence S Roberts	15431 1st Sacramento	Lodi	"
-35	Arthur Katsakian Jr	10341 Sheldon Rd	Elk Grove CA	95631

PUBLIC HEARING LIST

MAILING LIST FOR: HELMLE ADDITION		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
031-040-07	D & B Kelleman Partners Ltd.	1440 S Mills Ave	Lodi	95242
-08	Gloria H Berry et al	1849 E Hwy 12		
-10	Mazen M & H Mardini	2415 W Vine St.		
-12	Fred M Calosso	15241 Bezug		
-14	Harrington R & E Katoel	75 Rossi Dr.	Galt	95632
-15	Joe R & B Battaglia	P.O. Box 47	Lodi	95341
-09	Oko Nakamura	2985 Northwood Dr.	Alameda	94501
-11	Fred & L. Yankee	15287 N Bezug Ln.		
-13	John M & MM Battaglia	15218 N Bezug Ln		
-16	John & AV Bezug	1701 E HWY 92	Lodi	
-19	Shizuye Tsutaka et al	1671 E HWY 12		
-20	"	"		
-18	Woodbridge Irrigation District	18777 N LWR Sacramento Rd	Woodbridge	95158
-03	City of Lodi			
-04	"			
-030	Emil & AS Rowser	1112 Stafford St	Lodi	
-14	Gerald & CL Grauman	1815 Royal Crest Dr.		
-15	Norman & Vivien Wilson	1911 Royal Crest Dr.		95242
-16	Pedro & Nancy Enfante.	1111 Stafford St		
-29	"			
-30	Candy Cervantes	1118 S Mills Ave		
-31	Mazen & Haifa Mardini	2415 W Vine St #100		
-32	Faisal & H Sublaban	1906 Royal Crest Dr.		
-33	James M & DE Jones	1912 Royal Crest Dr.		
-34	Ray W & Dana S Johnson	1132 S Mills Ave		
-35	Leland R Kummeret Tr	1133 S Mills		
-36	Ronald D & L J Wally	1127 S Mills		
-37	Floyd E & AI Weaver	1121 S Mills		
-38	James Jr & JD Huffman	1115 S Mills		
-39	Richard J & JL Bristow	1107 S Mills		
35-04	Miguel A & MARICRUZ Diaz	1122 Downling		
-05	LeRoy A & CE Seibel	1128 Downling		
-06	RaEneil T & MT Gutierrez	1134 "		
-07	Charles L & SL Wagner	1602 Royal Crest Dr.		
-08	Joe E & Emma C Padriquez	1608 Royal Crest		
-09	Eddie W & AC Haple	1614 "		
-10	Frank A & KM Caruso	1620 "		

PUBLIC HEARING LIST

MAILING LIST FOR: Helms Addition		FILE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
031-235-11	Michael & Carol Blehm	11426 Royal Crest Dr.	Lodi	95242
-12	Robert L & HM Shepard	26695 N Ritz Rd	Acampo	95220
-13	Rick & J Foreman	1706 W Royal Crest Dr.	Lodi	95242
-14	Martin G & TR Quesada	1717 "		
-15	Clarence St. & T Eigenhuls	1718 "		
-16	Gary W & SA Ricci	1800 "		
-17	Mark A Cedarloff	1806 "		
-18	James E & BJ Peck	1812 "		
-231-07	Warren J & HW Nicholas	1803 "		
232-17	Erin & Rudella Heinrich	20120 Mt View Ct	Lockeford	95237
-08	Dolores E Sivearingen	1707 Royal Crest Dr.	Lodi	95242
233-09	Vicenzo & VA Sigala	1615 Royal Crest Dr.	Lodi CA	95242
-10	Charles A & Winifred Ludwig	26941 Palomares Rd	Castro Valley	94552
050-16	Ellwood & D Ross	112 Nelson Ct	Angwin CA	94508
-19	Ernest L Simpfendorfer	1513 Cardinal	Lodi	95242
-20	Michael & Lisa Deherrera	1507 "		
-21	Dennis & Bonnie Curtis	1501 "		
-22	Gleiz & Jolewe Olson	1451 "		
-23	Gary & Tammy Blair	1445 "		
-24	Mark Douglas Rowland	1439 "		
-25	Randal D Hittle	1438 "		
-26	David A Kuest	1444 "		
-27	Edith M Torelli	1450 "		
-28	Barry A & Lori Schinke	1500 Cardinal	Lodi	
-29	Vernon & L C Freimack	1506 "		
-30	Clark E & Joyce Cox	1514 "		
-31	Max & L Moltzger Trs.	210 W Vine St		
-32	James E & Diane Bailey	1526 Cardinal		95242
-33	Irene E Alway	1532 "		
-34	" "	"		
-35	Emma G Hein	1125 S Ash Dr.		95240
060-020-01	Gregory & S Tchetkoyan	83 Hardie Dr.	Moraga CA	94556
056-260-85	State Farm Auto Ins Co of IL	501 State Farm Plaza	Bloomington IL	61710-0101
-160-86	Marlene Gutierrez et al	541 S Main Ln	Lodi	95242
-29	Thomas Luckey Constr Inc	P.O. Box 7428	Stockton CA	95207
-32	Lakeshore Ltd.	5031 El Camino Ave	Carmichael CA	95608
-82	Centenne Bank Kansas City	P.O. Box 26610	Kansas City MO	64116

PUBLIC HEARING LIST

MAILING LIST FOR: Meluk Addition		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
058-160-25	Taj & Shakila Khan	1112 Rivergate Dr.	Lodi CA	95240
-85	"	"	"	"
-84	Giananni Ong Inc. et al	1420 S. Ham Lane	"	95242
-78	Joseph D Michael	P.O. Box 1570	"	95241
-83	Garland Wright et al	P.O. Box 46	"	"
-30	Kettlemann LLP	361 S Ham Lane Ste A	"	95242
-51	"			
-52	"			
-46	"			
-45	"			
-37	Arnado Araquis	2437 Brittany Ct	" "	"
-53	City of Lodi			
-380-14	Larry & Anderson et al	420 W Pine St		95240
-320-01	Feather March Investments	4568 Feather River	Stockton	95207
-01	Otto A Ebert et al	9430 E Peltier Rd	Acampo	95220
-03	Siu W Kow & WY Ming	1826 W Kettlemann Lane	Lodi	95242
-04	Feather March Investment T	4568 Feather River	Stockton	95207
-07	MC FH Corporation	1820 W Kettlemann Ln	Lodi	95242
-08	"			
-350-01	JR Properties Inc.	4568 Feather River	Stockton	95219
-02	"	"	"	"
-03	"	"	"	"
-04	Feather March Investments	"	"	"
-05	Cecil & J Dillon et al	1820 W Kettlemann Lane	Lodi	95242
-06	"	"	"	"
-07	"	"	"	"
-390-01	Sheldon L Rieger et al	1816 W Kettlemann Ln #A	"	"
-02	Joe Wei & Jung Tan	1816 "	"	"
-03	Philip & Linda Abeldt	1816 " #C	"	"
-04	Sheldon L Rieger	1816 " #A	"	"
-65	Raymond & Gay Cuenca	535 E Riverside Dr.	Woodbridge	95356
-06	"			
-07	"			
-400-01	Dutra Leasing Co.	PO Box 338	Rio Vista CA	94571
-02	Lakeshore Pk F. Center Ltd	1806 W Kettlemann Ln #15	Lodi CA	95242
-03	Kinky Shatin Stangeland	1806 W Kettlemann #C	"	"
-04	David & Marilee Niskalke	1801 W Kettlemann #1	"	"

DECLARATION OF MAILING

On June 3, 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 June 3, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk

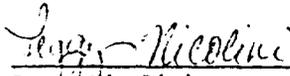

Peggy Nicolini
Deputy City Clerk

EXHIBIT A

NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

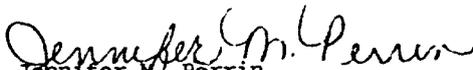
- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
 - 1. for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
 - 2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
 - 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

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, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

Korick items

PUBLIC RING LIST

ERICHARD

AP #	OWNERS NAME	MALING ADDRESS	CITY, STATE	FILE #
068-290-01	GRANJA FRILEGAS ETAL	13845 N HUNY 99	Lodi CA	95244
-08	WIT + DE BERNARD ETAL	187 N AVENUE AVE	"	"
-18	RICHARDS RAYAL LTD P/P	P O BOX 1598	"	95241
-04	JOHN + K VONNET ETAL	2709 E ERIEWONIT #5	Stockton	95205
-05	REIZA + M LUTS OKYHARA	2112 E WOODBRIDGE RD	ACAMPO	95216
-06	JOHN + K VONNET ETAL			
-09	FRANZES S POKIS	9949 ERIEWONIT	Stockton CA	95212
-10	LEONARD + D GIBSON TRS	3921 E HANLEY LANE	Lodi	95240
-11	WALTER + JIM THAYER	3653 E HANLEY LANE	"	"
-13	DORALD + M MILLER TRS	4071 E HANLEY LANE	"	"
-14	"	"	"	"
-17	AYL REYNOLDS LIFE ESTATE	4816 E HANLEY LANE	"	"
-19	KOZETA NEUSCHAEFER TR ETAL	13669 N CHEPOTEE LANE	Lodi	"
-280-02	CITY OF LODI			
-410-01	R + P WALTERS TRS ETAL	P O BOX 3060	Lodi	95241
-02	FRANK + P KOEPLIN TRS	1919 S STOCKTON ST	"	95240
-09	TIM D SHIPPSON ETAL	2425 STOCKTON ST	"	95240
-10	MANRANO + B DELCASTILLO	P O BOX 63	Woodbridge	95258
-15	Lodi DEVELOPMENT INC	P O BOX 1337	Lodi	95241
-16	MICHAEL R HOAS ETAL	116 KODI CT	"	95240
-17	DONALD G + ANNY FRITZ	177 RIVER MEADOWS DR	"	95245
-18	HOAS TRS + C PAPPOUS	5395 ENTRADA CLINIC	SON JOSE	95123
-01-040-01	CHEPOTEE METEORIT PARK	P O BOX 1110	"	"
-030-30	"	"	"	"
-31	"	"	"	"
-45	"	"	"	"

EXHIBIT B

ORDINANCE NO. 1578

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY
THE WOODBRIDGE IRRIGATION CANAL ON THE NORTH AND EAST, WEST
KETTLEMAN LANE (HIGHWAY 12) ON THE SOUTH, AND LOWER SACRAMENTO ROAD
ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66
and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20)
FROM PR, PLANNED RESIDENTIAL, AND O, OFFICE TO LDR, LOW DENSITY
RESIDENTIAL AND O, OFFICE; AND REDESIGNATING THE PARCELS
LOCATED AT 13737 N. CHEROKEE LANE (APN 062-290-18), 2250 SOUTH STOCKTON
STREET (APN 062-290-08), AND 13845 NORTH CHEROKEE LANE (APN 062-290-07)
FROM PR, PLANNED RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Highway 12) on the south, and Lower Sacramento Road on the west (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20) from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

SECTION 2. The Land Use Element of the Lodi General Plan is hereby amended by redesignating the parcels located at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential, as shown on the Vicinity Map, on file in the office of the Lodi City Clerk.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1993

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1578 was introduced at a regular meeting of the City Council of the City of Lodi held June 16, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____ by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1578 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1578/TXTA.01V



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider the Planning Commission's Recommendation to Approve the Request of J. Jeffrey Kirst to Prezone the Parcels Within the Area Bounded by the Woodbridge Irrigation District Canal on the North and East; Kettleman Lane (State Route 12) on the South and Lower Sacramento Road on the West to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional

MEETING DATE: June 16, 1993

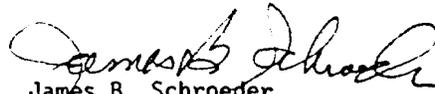
PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of J. Jeffrey Kirst to prezone the parcels within the area bounded by the Woodbridge Irrigation District Canal on the north and east; Kettleman Lane (State Route 12) on the south and Lower Sacramento road on the west to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional. (See attached map)

The rezoning serves two purposes. First, it is required by the Local Agency Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-C-P zoning matches the south side of Kettleman Lane. The R-1 zoning provides the necessary buffer for the Sunwest subdivision.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

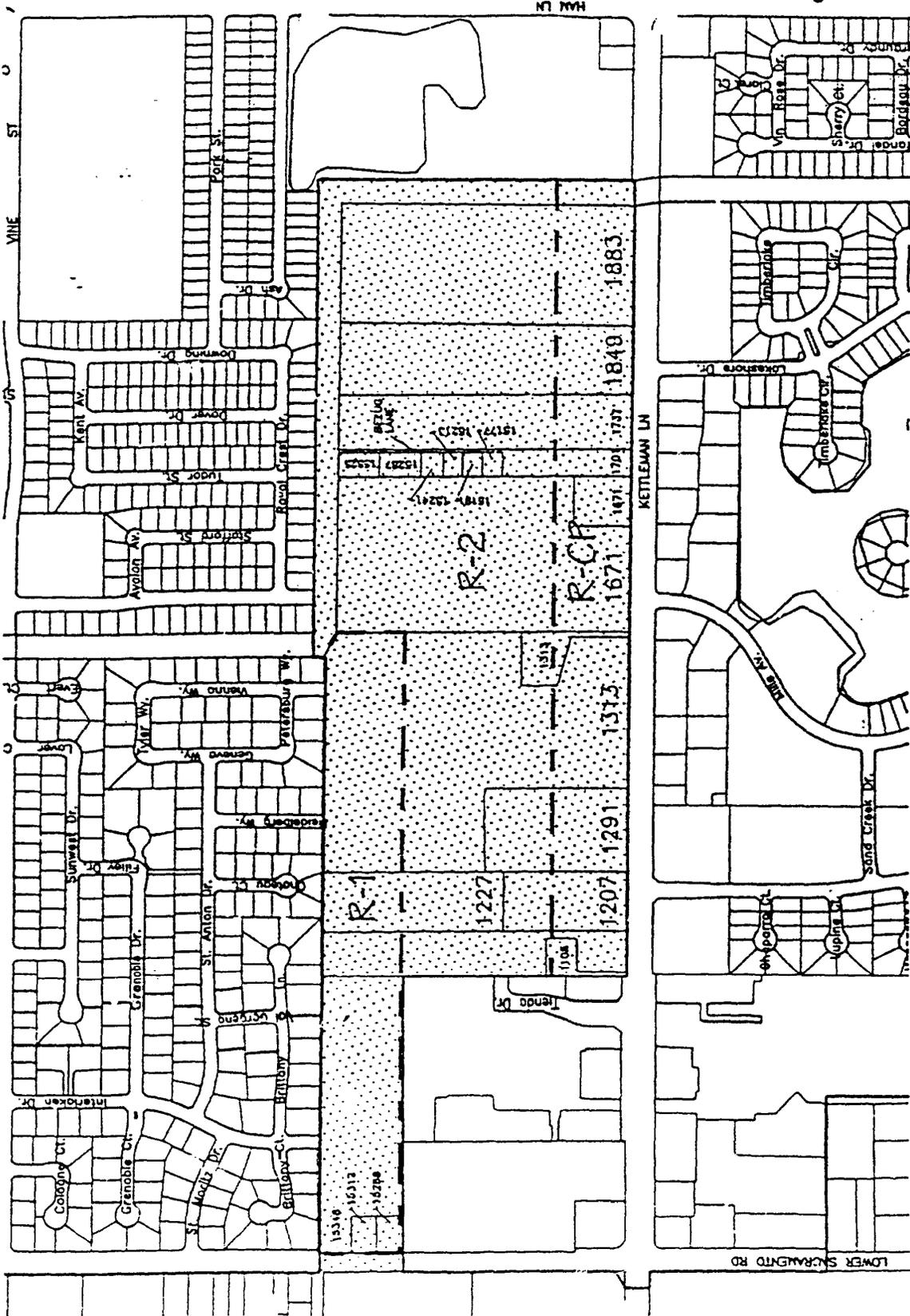
Attachments

APPROVED: 
THOMAS A. PETERSON
City Manager



CC-1

PLANNING COMMISSION RECOMMENDATION



ORDINANCE NO. 1579

=====

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY THE
WOODBRIDGE IRRIGATION DISTRICT CANAL ON THE NORTH AND EAST;
KETTLEMAN LANE (STATE ROUTE 12) ON THE SOUTH; AND LOWER
SACRAMENTO ROAD ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32,
63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15,
16, 19 and 20) TO R-1, SINGLE-FAMILY RESIDENTIAL, R-2,
SINGLE-FAMILY RESIDENTIAL AND R-C-P, RESIDENTIAL-COMMERCIAL-
PROFESSIONAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels within the area bounded by the Woodbridge Irrigation
District Canal on the north and east; Kettleman Lane (State Route 12)
on the south; and lower Sacramento Road on the west (APN'S 027-040-10,
11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10,
11, 12, 13, 14, 15, 16, 19 and 20) are hereby rezoned R-1, Single-
Family Residential, R-2, Single-Family Residential and R-C-P,
Residential-Commercial-Professional, as shown shown on vicinity map on
file in the office of the City Clerk.

SECTION 2. The above-described rezoning shall be conditioned upon
the signing by the developer and/or owner of said parcels prior to the
effective date hereof, of an agreement with Lodi Unified School
District for the provision of school facilities funding. Failure to
execute such agreement shall delete the parcel(s) subject thereto from
the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993

Approved this ____ day of _____,

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1579 was introduced at a regular meeting of the City Council of the City of Lodi held June 16, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1579 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1579/TXTA.01V



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider the Request of Ronald B. Thomas, et al to Prezone the Parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential.

MEETING DATE: June 16, 1993

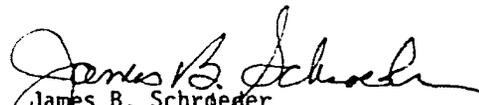
PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of Ronald B. Thomas, et al to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential.

The pre zoning serves two purposes. First, it is required by the Local Agency Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-2, Single-Family zoning matches the surrounding zoning in the southeast area.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg
Attachment

APPROVED: 
THOMAS A. PETERSON
City Manager



CC-1

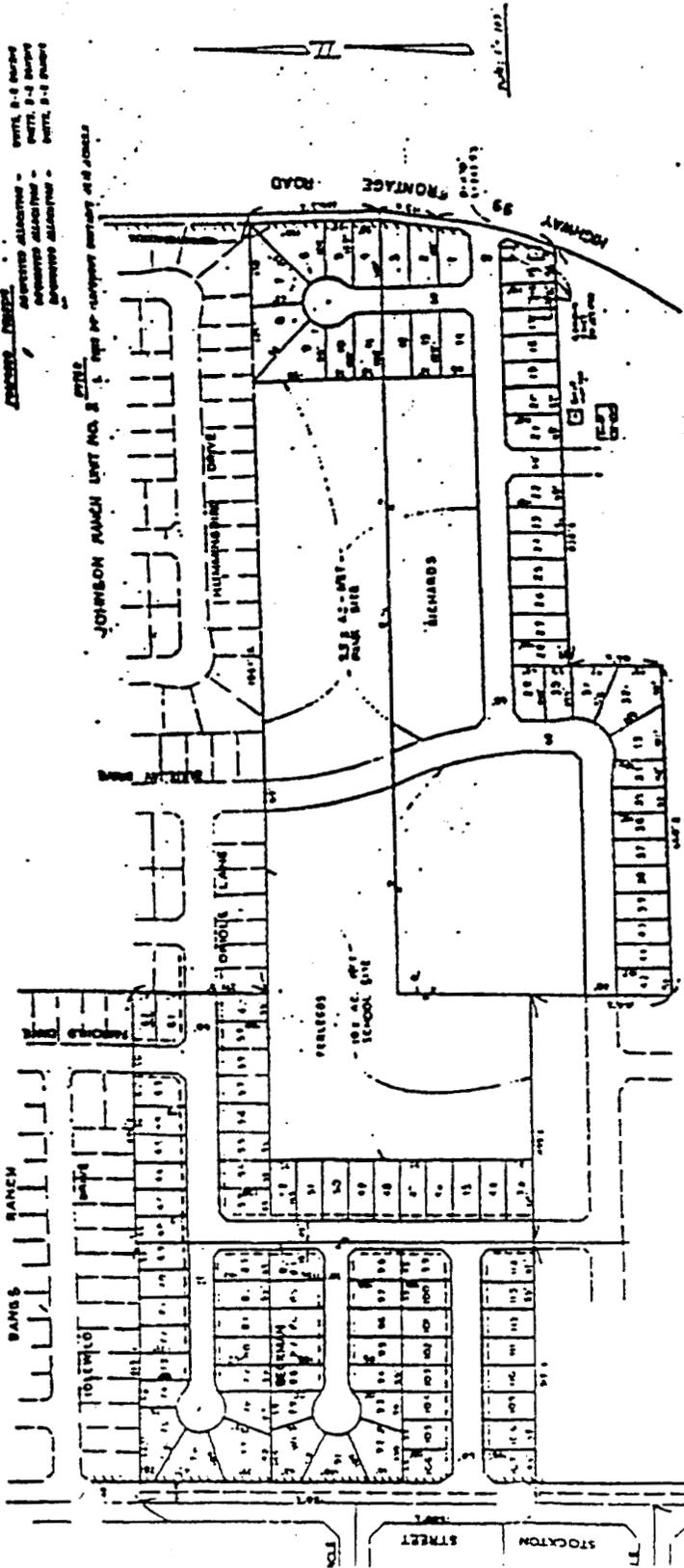
DEVELOPMENT PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,
T. 27 N., R. 11 E., S. 10 W.,
JULY 1981

Project by
JOHNSON ARCHITECTS, P.C.
 1000 14th Street, N.W.
 Atlanta, Georgia 30309

Scale: 1" = 100'
 Date: 7/1/81

PROPERTY OWNER: RICHARDS BROS. CO. 2100 S. 20th St.
 SITES ADJACENT: 11000 S. 20th St. 2100 S. 20th St.
 2100 S. 20th St. 2100 S. 20th St.



DEVELOPMENT PLAN		DEVELOPMENT PLAN	
LAND USE		LAND USE	
1	RESIDENTIAL	2	RESIDENTIAL
3	RESIDENTIAL	4	RESIDENTIAL
5	RESIDENTIAL	6	RESIDENTIAL
7	RESIDENTIAL	8	RESIDENTIAL
9	RESIDENTIAL	10	RESIDENTIAL
11	RESIDENTIAL	12	RESIDENTIAL
13	RESIDENTIAL	14	RESIDENTIAL
15	RESIDENTIAL	16	RESIDENTIAL
17	RESIDENTIAL	18	RESIDENTIAL
19	RESIDENTIAL	20	RESIDENTIAL
21	RESIDENTIAL	22	RESIDENTIAL
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35	RESIDENTIAL	36	RESIDENTIAL
37	RESIDENTIAL	38	RESIDENTIAL
39	RESIDENTIAL	40	RESIDENTIAL
41	RESIDENTIAL	42	RESIDENTIAL
43	RESIDENTIAL	44	RESIDENTIAL
45	RESIDENTIAL	46	RESIDENTIAL
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87	RESIDENTIAL	88	RESIDENTIAL
89	RESIDENTIAL	90	RESIDENTIAL
91	RESIDENTIAL	92	RESIDENTIAL
93	RESIDENTIAL	94	RESIDENTIAL
95	RESIDENTIAL	96	RESIDENTIAL
97	RESIDENTIAL	98	RESIDENTIAL
99	RESIDENTIAL	100	RESIDENTIAL

ORDINANCE NO. 1580

=====

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING THE PARCELS LOCATED AT 13737 N. CHEROKEE LANE
(APN 062-290-18), 2250 SOUTH STOCKTON STREET (APN 062-290-08),
AND 13845 NORTH CHEROKEE LANE (APN 062-290-07) R-2, SINGLE-FAMILY
RESIDENTIAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 13737 N. Cherokee Lane (APN 062-290-18), 2250
South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane
(APN 062-290-07) R-2, Single-Family Residential, as shown on vicinity
map on file in the office of the City Clerk.

SECTION 2. The above-described prezoning shall be conditioned upon
the signing by the developer and/or owner of said parcels prior to the
effective date hereof, of an agreement with Lodi Unified School
District for the provision of school facilities funding. Failure to
execute such agreement shall delete the parcel(s) subject thereto from
the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said Official
District Map of the City of Lodi herein set forth have been approved by
the City Planning Commission and by the City Council of this City after
public hearings held in conformance with provisions of Title 17 of the

Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993 Approved this ____ day of _____,

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1580 was introduced at a regular meeting of the City Council of the City of Lodi held June 16, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1580 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1580/TXTA.01V



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Certifying the Filing of Negative Declarations by the Community Development Director as Adequate Environmental Documentation on the J. Jeffrey Kirst (Helmie) and the Ronald B. Thomas, et al (Richards Ranch) Projects.

MEETING DATE: June 16, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider certifying the filing of negative declarations by the Community Development Director as adequate environmental documentation on the J. Jeffrey Kirst (Helmie) and the Ronald B. Thomas, et al (Richards Ranch) projects.

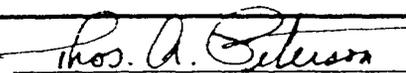
Since both projects conform to the General Plan, Negative Declarations are adequate environmental documentation.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

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 Jan. 20, 1993 Project Title: HELMLE ADDITION

Responsible Agency: Lodi Planning Dept. Contact Person: Eric Veerkamp

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

J. Jeffrey Kirst, et al.

Address: City: County:
P.O. Box 1259 Woodbridge 95258 San Joaquin

Area Code: Phone:
(209) 334-0670

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant is requesting annexation of 22 parcels of land, APN's 027-040-10, 11,

12, 16, 17, 32, 63, 64, 65, 66 and 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16,

19 and 20 to the City. The applicant is requesting a General Plan designation of

LDR and O, and a rezoning to R-2 and R-C-P. The land, bounded by the WID canal on

the east and north, by State Rte. Hwy. 12 on the south, and by S. Lower Sacramento

Rd. on the west, is intended for single-family homes and commercial/professional uses.

Project Location City

LODI

Project Location County

SAN JOAQUIN COUNTY

Last Date to Appeal:

March 5, 1993

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 Helmle Addition
2. LOCATION Generally bounded by the WID Canal on the North and East sides, St. Rt. Highway 12 on the South, and South Lower Sacramento Rd. on the West
3. PROJECT DESCRIPTION: This project involves the annexation of 22 parcels of land (approximately 99 acres) to the City of Lodi and a General Plan Amendment from PR (Planned Residential) and O (Office) to LDR (Low Density Residential) and O (Office). In addition, a rezoning to R-2 (Single Family) and R-CP (Residential-Commercial Professional) is necessary.
4. General Plan Designation (A) Existing (City), (B) Proposed
(A) PR, Planned Residential and O, Office (B) LDR, Low Density Residential and O, Office
5. Site Description and surrounding land use: The site of the proposed project is mostly agriculture (grapes) with 16 homes, one business (fruit stand) and a church. The site is bordered on the south directly across St. Rt. Highway 12 by commercial/professional uses, on the west across S. Lower Sacramento Rd. by agriculture, on the north by single-family homes, and on the east across the WID irrigation canal by Lodi's Municipal Service Center and maintenance yard. In addition, a 20 acre shopping center is proposed adjacent to the south-west corner of the project area.
6. Zoning (A) Existing (County), (B) Proposed
(A) I-PA, Interim Protected Agriculture (B) R-2, Single Family, and RCP, Residential-Commercial- Professional

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

7. a. Substantial alteration of natural topography, soil or subsoil features? NO
b. Substantially degrade surface or ground water quality? NO
c. Substantially deplete surface or ground water resources? NO
d. Substantially interfere with ground water flow or recharge? NO
e. Cause a significant affect related to flood, erosion or siltation? NO
f. Substantial interference with the habitat of any species of fish, wildlife or plant? NO
g. Violate ambient air quality standards or create substantial air emissions or objectionable odors?
NO
h. Substantially increase ambient noise or glare level for adjoining areas? NO
i. Substantial reduction of existing cropland? MAYBE
j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards?
NO
k. Have a substantial, demonstrable, negative aesthetic effect? NO
l. Result in the disruption or alteration of an archeological, historical or paleontological site? NO
m. Cause or allow substantial increase in consumption in any natural resources? NO
n. Results in the use or waste of substantial amounts of fuel or energy? NO
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? YES
p. Substantial increase in demand for or utilization of public services such as schools or fire or police protection? YES
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? YES

- r. Induce substantial growth, concentration or displacement of population? YES
- s. Result in an alteration or conflict with existing or planned land uses? NO
- t. Conflict with adopted plans, goals or policies of the City of Lodi? NO

Impacts of the project and their magnitude:

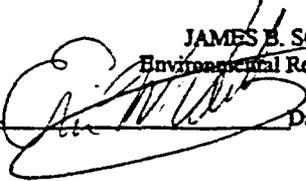
See attached.

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

See attached

RECOMMENDATION: Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By 

Date 01/20/93

Helmle Addition, General Plan Amendment, and Prezone
Environmental Assessment- Initial Study

Impacts of the project and their magnitude:

i. Lodi's General Plan has identified the conversion of prime agricultural land as an adverse impact of development. This project will convert some prime agricultural land to urban uses; however, of all the annexations to the City of Lodi, this one is the most logical considering its isolation from other San Joaquin County agricultural lands. The parcels which together make up this project constitute a peninsula of San Joaquin County bordered on all sides except a portion of the west by the City of Lodi.

The city's General Plan specifies that it shall encourage the preservation of agricultural uses surrounding the city and that support of agricultural uses shall continue until such time that urban development is imminent. Policies in the conservation element of the General Plan are aimed at delaying the loss of prime agricultural lands and facilitating such uses. Some of these policies include adopting a "right to farm" ordinance for adjacent landowners, establishing buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the city. It is reasonable to expect that this land could not feasibly continue as an agricultural use because of the existing surrounding commercial and residential uses. In light of this, the impacts of the conversion of this farmland are deemed to be less than significant.

o. Required system-wide improvements necessary to serve this annexation have been accounted for in the General Plan. For this project, such improvements include, enlarging the existing drainage basin south of Century Blvd. (G Basin) to add needed capacity and extending new water, sewer, and electrical lines to serve the annexed properties. The city periodically prepares new public works capital improvement needs assessment studies to insure that required services will always be sufficient to meet the increased demand on water, sewer, storm drain, and electrical services.

The city assesses residential and commercial development on a "fair share" basis in order to provide necessary service extensions. The additional service extensions will be developed in accordance with the city's master plan for development and the impacts are therefore mitigated to less than significant.

p. The city will assess fees on a "fair share" basis on all new development to fund any required additional police and fire services. The city endeavors to maintain a staff ratio of 3.1 police officers per 1,000 population with response times averaging three (3) minutes for emergency calls and 40 minutes for non emergency calls. The city will also add personnel, equipment, or facilities necessary to maintain a minimum three (3) minute travel time for fire calls. Such efforts mitigate the impacts on police and fire services to less than significant. Additionally, confusion by emergency personnel regarding the location of these properties when responding to a call further justify annexation to the city.

The city will assist the Lodi Unified School District with the siting of school facilities to insure optimum placement and will require developers to coordinate their efforts with the LUSD in an attempt to minimize or prevent school overcrowding. The city supports efforts by the Lodi Unified School District to collect school facility fees which are assessed on new development to provide the necessary facilities.

q. The city periodically updates public works capital improvements needs assessment studies to insure that new facilities called for in the General Plan Circulation Element remain consistent with the city's growth projections. A traffic fee schedule applied to new developments, and state and federal funds where appropriate will pay for needed new traffic infrastructure to meet the increased demand.

r. The city's General Plan is based on a two (2) percent limit on annual housing growth. Development will be regulated based on a building permit allocation system so as not to exceed two percent growth in any given year. Since this annexation is consistent with the General Plan's intent for residential and commercial development and will not exceed the growth limitations, the impacts are deemed to less than significant.

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 March 8, 1993 Project Title: RICHARDS RANCH GENERAL PLAN AMENDMENT, PREZONING AND ANNEXATION

Responsible Agency: Lodi Planning Dept. Contact Person: David Morimoto

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

RONALD B. THOMAS

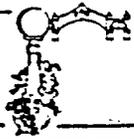
Address: P.O. Box 1598 City: Lodi County: San Joaquin
Area Code: (209) Phone: 334-5521

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annex three contiguous parcels of land totaling 43 acres to the City of Lodi.
The properties are located adjacent to the southeast corner of the City, between South Stockton Street and the Hwy 99 frontage road and north of Harney Lane.
Current county addresses are 13737 N. Cherokee Lane (APN 062-290-18), 13845 N. Cherokee Lane (APN 062-290-07) and 13910 N. Stockton Street (APN 062-290-08).
Amend the General Plan to redesignate the parcels from PR, Planned Residential, to LDR, Low Density Residential; prezone to R-2, Residential, Single-Family to permit construction of 215 single-family homes.

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

Last Date to Appeal: March 30, 1993 Address where Preliminary Environment Assessment is Available: LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5534



City of Lodi
**COMMUNITY DEVELOPMENT
 DEPARTMENT**

**ENVIRONMENTAL
 ASSESSMENT
 INITIAL STUDY**

1. PROJECT TITLE RICHARDS RANCH ANNEXATION AND PREZONING AND GENERAL PLAN AMEND-
2. LOCATION 13669 & 13845 N. Cherokee Lane and 13910 N. Stockton St. MENT
3. PROJECT DESCRIPTION Annex three parcels of land totaling 43 acres located
north of Harney Lane between Stockton Street and Cherokee Lane. Prezone
property to R-2, Single-Family Residential to permit construction of
approximately 215 single-family dwellings. A General Plan Amendment would
redesignate the property from PR to LDR (Low Density Residential)
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Planned
Residential; (B) Low Density Residential
5. Site description and surrounding land use See attached

6. Zoning (A) Existing, (B) Proposed (A) San Joaquin County zoning - GA, General
Agriculture; (B) City - R-2, Single-Family Residential.

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

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

Adverse impacts of project and their magnitude: See attached. No Significant Impacts.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:

(See attached) (i) administer provisions of City's Growth Management Plan.

(d) require applicant to pay all applicable school impaction fees or provide land for a school site.

RECOMMENDATION

___ Negative Declaration ___ EIR X Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By David M. White

Date 3-5-93

Project Description

At the request of the property owners, the City of Lodi is proposing to annex three contiguous parcels of land totaling 43 acres to the City of Lodi. The properties are located adjacent to the southeast corner of the City, between South Stockton Street and the Hwy 99 frontage road and north of Harney Lane (see map). Current county addresses are 13737 North Cherokee Lane (APN 062-290-18), 13845 North Cherokee Lane (APN 062-290-07) and 13910 North Stockton Street (APN 062-290-08).

The project applicants are also requesting a General Plan Amendment to redesignate the parcels from PR, Planned Residential, to LDR, Low Density Residential, and a rezoning to R-2, Residential Single-Family which would permit the proposed 215 lot single-family project.

Site Description

The subject properties are located adjacent to the southeast City limits. The properties all contain farm houses and related barns and structures. All three properties are in agricultural use, primarily vineyards.

The properties are surrounded by urban uses on two sides. On the north are existing or proposed residential subdivisions, including Johnson Ranch I and II subdivisions and the Bangs/Colvin subdivisions. On the west, across Stockton Street is an industrial subdivision with a mix of industrial and commercial uses. Salas Park/Basin is also located to the west. South of the subject properties are agricultural uses, including a commercial greenhouse operation. On the east is State Hwy 99.

Possible Significant Environmental Impacts

i. Substantial Reduction of Existing Cropland

Construction of a residential subdivision on these parcels of land will convert 43 acres of prime agricultural land to urban uses. The only way to avoid this impact would be to prohibit any further development in and around Lodi. Since this would lead to an almost total ban on all new development, it is not a reasonable mitigation for this impact.

The City has adopted a Growth Management Plan (GMP) in conjunction with their General Plan. The GMP limits new residential development to a maximum of 2% annually. This 2% figure is less than historical rates and was specifically adopted to help limit the premature urbanization of agricultural land. While the GMP does not eliminate the conversion of prime agricultural land, it limits and regulates the amount of land converted to a reasonable level.

Impact - Less than significant.

p. Substantially Increased Demand for Public Services, Including Schools

The proposed project could result in the construction of 215 single-family residences. Based on a student generation rate of 0.96 students (K-12) per household, the project could generate approximately 206 school aged children. These students could impact the Lodi Unified School District (LUSD) which is currently experiencing difficulties with overcrowded schools.

To mitigate this impact, the City will require as a condition of approval that the developers enter into an agreement with the LUSD. The developers must agree to pay the current school impactation fee or its equivalent to help fund new classroom construction. An alternative would be for the developer to provide land to the school district for a site for a proposed middle school for that area.

Impact - Less than significant.

Summary

The project will not have any significant environmental impacts that can not be mitigated to less than significant levels. The project conforms to the City's General Plan residential density levels for the area. These buildout levels were discussed and examined in the City's EIR which was prepared for the General Plan, adopted in 1991.