



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing on Collector Street North of Kettleman Lane, East of Woodbridge Irrigation District (WID) Canal to Lower Sacramento Road

MEETING DATE: December 16, 1992

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That, after conducting a public hearing, the City Council adopt a resolution establishing the alignment of a collector street north of Kettleman Lane, east of the WID Canal to Lower Sacramento Road.

BACKGROUND INFORMATION: The City's Street Master Plan, adopted by the City Council in 1992, includes a collector street located north of Kettleman Lane (Highway 12), between the commercial developments on the northeast corner of Kettleman Lane and Lower Sacramento Road, extending east and south to Kettleman Lane at the parcel located at the WID Canal. The narrative accompanying the Master Plan contained the following comments on this street:

A major collector parallel to and north of Kettleman Lane (Highway 12) east and west of Mills Avenue - This street serves a number of purposes. The General Plan calls for commercial (shopping center) development on the northeast corner of Kettleman Lane and Lower Sacramento Road and a 300-foot deep strip of office/professional along the north side of Kettleman Lane east to the WID Canal. This high-intensity use at the intersection and the strip along Kettleman Lane creates access problems on the State Highway. Caltrans will only allow limited access to Highway 12. Eventually, Kettleman Lane will need a median prohibiting free left-turn access. A traffic signal is needed to accommodate the heavy volumes at the new Wal-Mart shopping center and the planned center on the north side of Highway 12. Caltrans will only consider a signal if it is located at a public street. Thus, the proposed public street will connect to Highway 12 midway between Lower Sacramento Road and Mills Avenue opposite the Wal-Mart driveway and provide signalized access for both shopping centers and the offices further east. The east-west street will also serve as a buffer between the office development and the planned residential development to the north.

The exact alignment of this street can vary with the development plans for the area. The key issue is that the street provide alternate access to Kettleman Lane for the office/professional uses on the north side.

APPROVED

THOMAS A. PETERSON
City Manager



recycled paper

CG-1

The Master Plan only provided conceptual guidance as to the location of the street. With the proposed Target development and church project located on Kettleman Lane, the precise location of this street needs to be determined, at least at those locations. Due to the irregular nature of the north property lines of the parcels fronting Kettleman Lane, some curvature or angling of the street will be needed to accommodate these parcels. Also, due to curve radius and other street design requirements, splitting of parcels will be necessary.

On October 20, 1992, an informal meeting between City staff and the property owners in the area was held at the Carnegie Forum. The meeting was attended by over 20 persons, either property owners or their representatives, covering nearly all the affected parcels. Staff explained the need for the street and the reasons for the proposed alignment (Alternate 1 on Exhibit A). That proposal called for the street to be located approximately 300 feet north of Kettleman Lane, corresponding to the depth of the planned office development per the General Plan. It was explained that the street would be built by developers as the adjacent parcels are developed although there could be circumstances in which condemnation might be necessary.

The overwhelming consensus of those present was that the street be moved approximately 200 feet further north to accommodate the existing parcel lines.

In addition to the meeting, staff has spoken with other property owners who were present, including the developers of the Target project. They have been very cooperative and have redesigned their project to accommodate moving the street. This layout is shown as Alternate 2 on Exhibit A.

On November 9, 1992, the Planning Commission conducted a public hearing on the proposed alignment and recommended Alternate 2 to the City Council. Staff supports this recommendation and asks that the City Council adopt the plan shown in Exhibit B which is Alternate 2 of Exhibit A. We also recommend that the resolution allow the alignment to be modified by the Planning Commission as part of the development approval process of adjacent properties provided that a public hearing be held if a modification affects other properties.

FUNDING: None required.



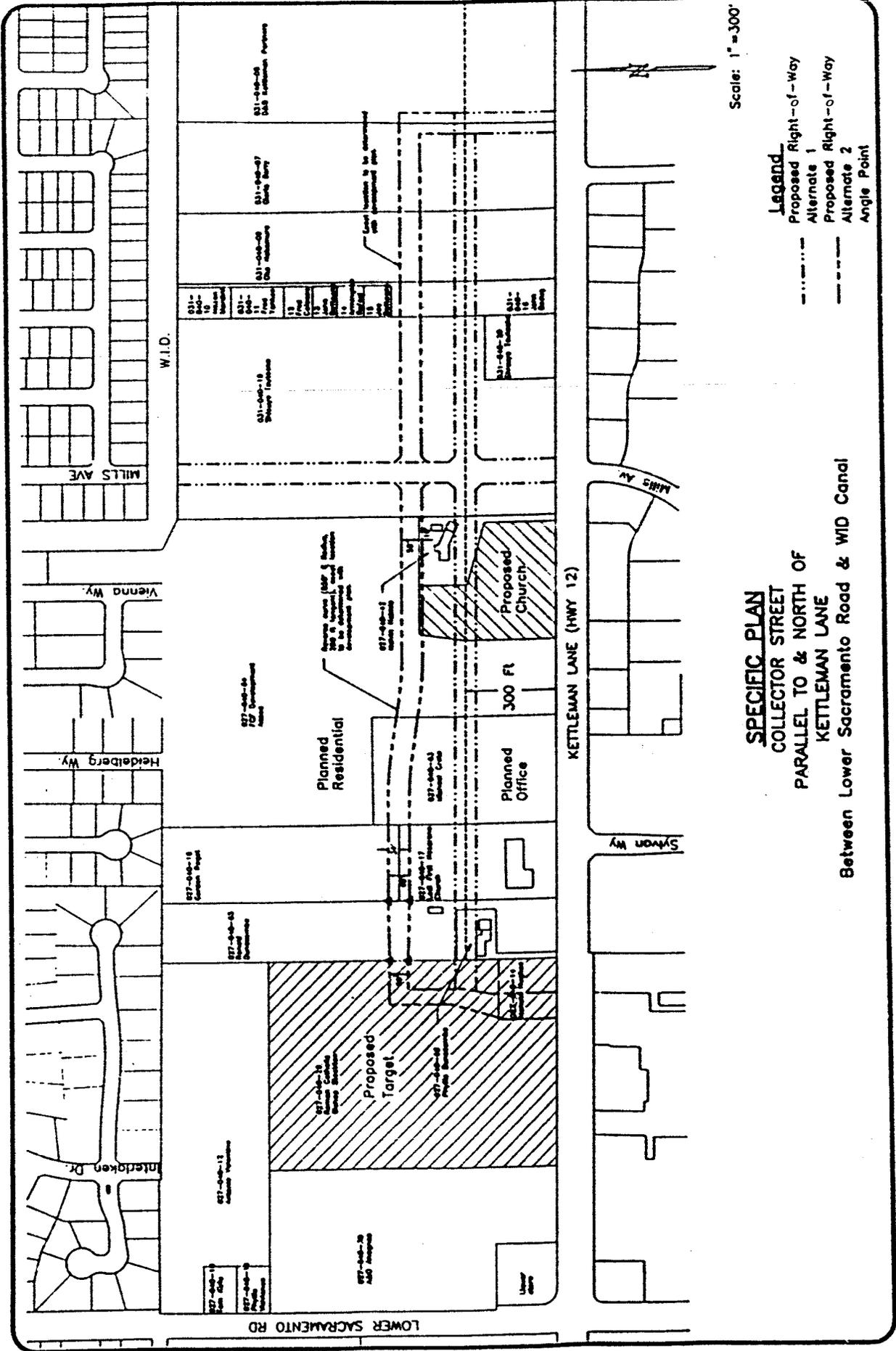
Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., Assistant City Engineer

JLR/RCP/lm

Attachments

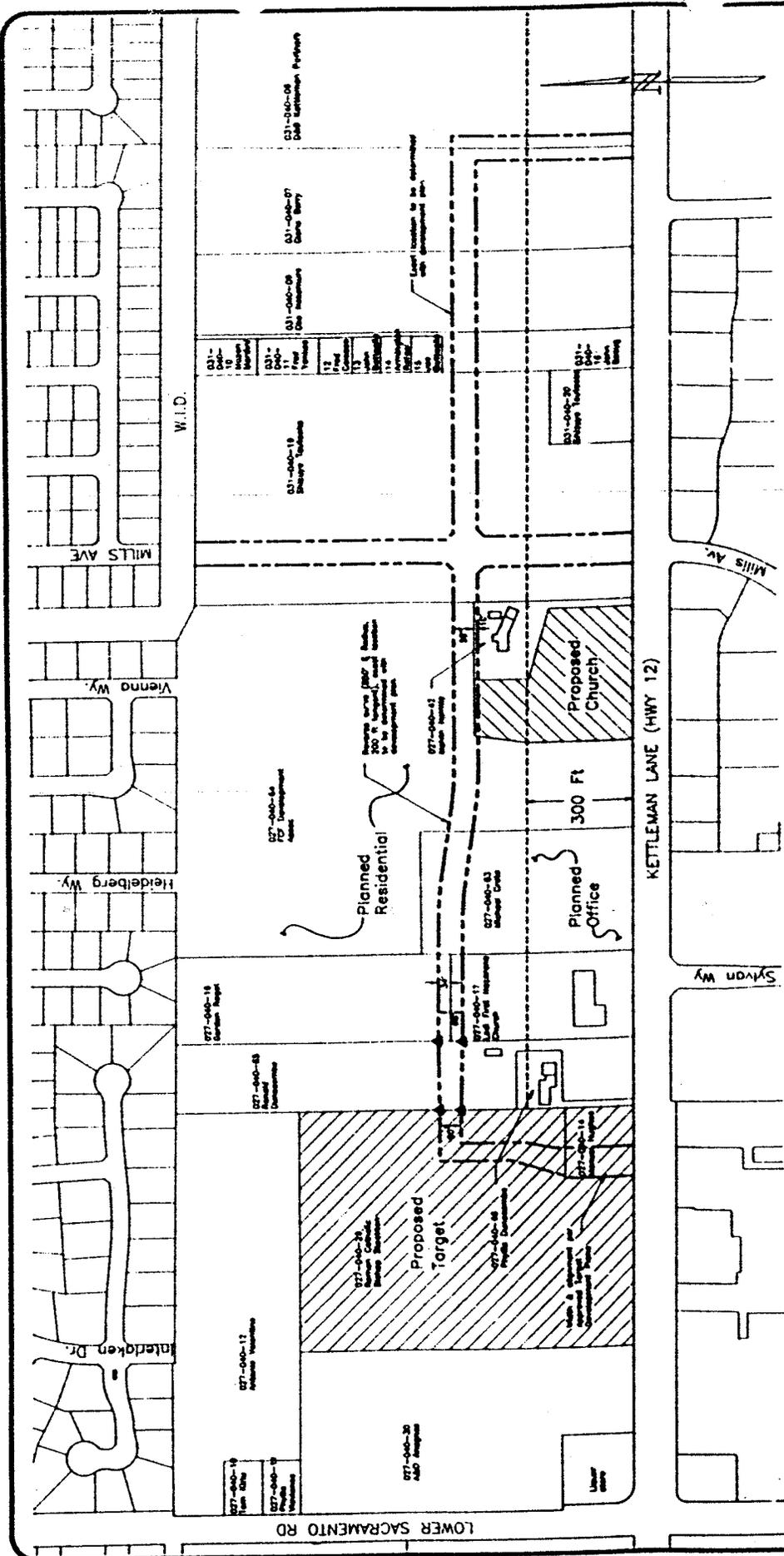
cci City Attorney



SPECIFIC PLAN
COLLECTOR STREET
PARALLEL TO & NORTH OF
KETTLEMAN LANE
 Between Lower Sacramento Road & WID Canal

Legend
 Proposed Right-of-Way
 Alternate 1
 Proposed Right-of-Way
 Alternate 2
 Angle Point

Scale: 1" = 300'



**PLANNED ALIGNMENT
COLLECTOR STREET
PARALLEL TO & NORTH OF
KETTLEMAN LANE**

Between Lower Sacramento Road & WID Condi

Scale: 1"=300'
Legend
Proposed Right-of-Way
Alternate 2
Angle Point

Approved by City Council Dec 16, 1982
Resolution # 92-
92D139

RESOLUTION NO. 92-194

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A RESOLUTION OF THE LODI CITY COUNCIL
ESTABLISHING THE ALIGNMENT AND LOCATION OF A
COLLECTOR STREET NORTH OF KETTLEMAN LANE
AND EAST OF THE WOODBRIDGE IRRIGATION DISTRICT CANAL
TO LOWER SACRAMENTO ROAD

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WHEREAS, pursuant to the City's Master Street Plan adopted by Resolution 92-155 on September 2, 1992, a collector street north of Kettleman Lane is called for; and

WHEREAS, on November 9, 1992, a public hearing was held before the Lodi Planning Commission on the proposed alignment and location of such street, and public comment received thereon; and

WHEREAS, it now appears that the alignment and location shown in the attached exhibit best fits public needs with the least private inconvenience;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. That the Lodi City Council hereby establishes the alignment and location of a collector street located north of Kettleman Lane between Woodbridge Irrigation District Canal on the east and Lower Sacramento Road on the west as shown on the exhibit attached hereto and incorporated by reference as if fully set forth.
2. The alignment and location established herein shall be subject to minor modifications by the Planning Commission as part of the development approval process. However, any modification which would materially affect other properties shall require further public hearing.

Dated: December 16, 1992

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I hereby certify that Resolution No. 92-194 was passed and adopted by the Lodi City Council in a regular meeting held December 16, 1992 by the following vote:

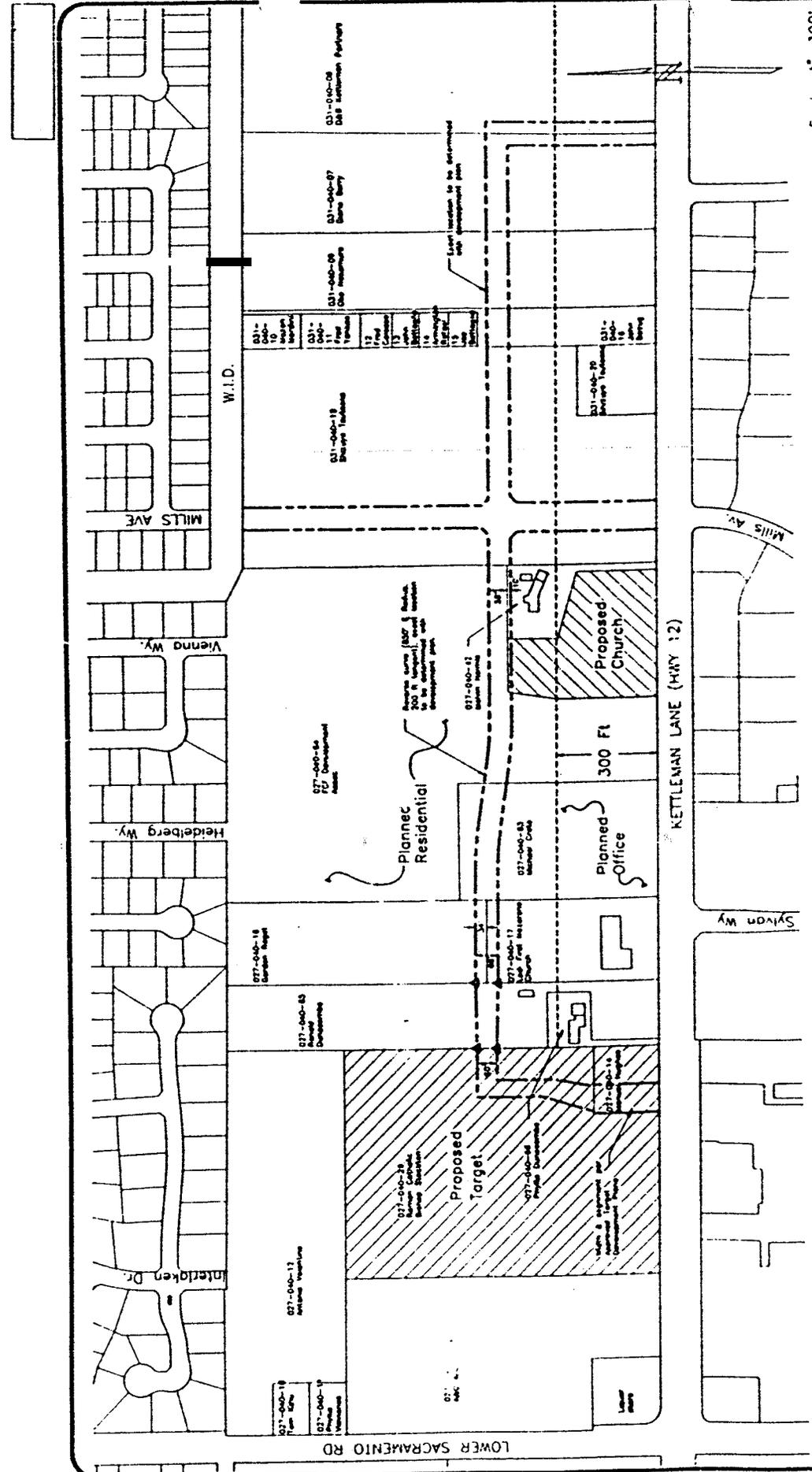
Ayes : Council Members - Davenport, Mann, Sieglock and Pennino
(Mayor)

Noes : Council Members - None

Absent: Council Members - None

Abstain: Council Members - Snider

Alice M. Heimche
City Clerk



PLANNED ALIGNMENT
COLLECTOR STREET
PARALLEL TO & NORTH OF
KETTLEMAN LANE

Between Lower Sacramento Road & WID Oono!

Scale: 1" = 300'

Legend
 Proposed Right-of-Way
 Alternate 2
 Angle Point

Approved by City Council Dec 16, 1992
 Resolution # 92-
 92D139

DECLARATION OF MAILING

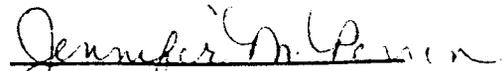
On November 24, 1992 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "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 November 24, 1992, at Lodi, California.

Alice M. Reimche
City Clerk


Jennifer M. Perrin
Deputy City Clerk



CITY OF LODI
CARNEGIE FORUM
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: December 16, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

December 16, 1992

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) the Planning Commission's recommendation that the City Council adopt a resolution establishing the alignment of a Collector Street approximately 500 feet north of Kettleman Lane between Lower Sacramento Road and the Woodbridge Irrigation District canal.

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:

Alice M. Reimche
City Clerk

Dated: November 18, 1992

Approved as to form:

Bobby W. McNatt
City Attorney

Mailing List
Collector Street North of Kettleman Lane
(Between Lower Sacramento Road and Westbridge
Ingot District (WID) Canal)

&NAME
&ADD
&CITY

MELVIN O & E A HELMLE
1313 E HWY 12
LODI CA 95240

FCF DEVELOPMENT ASSOC PTP ET AL
120 N PLEASANT AVE
LODI CA 95240

MICHAEL M CRETE ET AL
1826 W KETTLEMAN LN STE D
LODI CA 95242

PHYLLIS DUNSCOMBE LF EST
1105 E HWY 12
LODI CA 95240

GORDON B ROGET TRS
BOX 286
ASHLEY ND 58413

ANTONIO & M VALENTINE
22 POWERS AVE
SAN FRANCISCO CA 94110

PHYLLIS J VLAYIANOS
15288 N LOWER SACRAMENTO RD
LODI CA 95242

TOM & TERRY KIRIU TRS
15312 N LOWER SACRAMENTO RD
LODI CA 95242

LODI FIRST NAZARENE CHURCH
1207 E HWY 12
LODI CA 95242

MANUEL A & JANE HUGHES
1081 E HWY 12
LODI CA 95242

ROMAN CATHOLIC BISHOP STOCKTON
218 S SCHOOL ST
LODI CA 95240

A & O AGNOS ET AL
801 E HWY 12
LODI CA 95240

*pa
D & B KETTLEMAN PARTNERS LTD
1420 S MILLS AVE STE K
LODI CA 95242

GLORIA H BERRY ET AL
1849 E HWY 12
LODI &A 95240

Jack L. Ronsko
public Works Director

SHIZUYE TSUTAOKA ET AL
1671 E HWY 12
LODI CA 95240

Richard Prima
Assistant City Engineer

OKO NAKAMURA
2985 NORTHWOOD DR
ALAMEDA CA 94501

FRED & L YANKEE
15287 N BEZUG LN
LODI CA 95240

JOHN M & M M BATTAGLIA
15213 N BEZUG LN
LODI CA 95240

JOHN & A V BEZUG
1701 E HWY 12
LODI CA 95240

MAZEN M & H MARDINI
2415 W VINE ST 1100
LODI CA 95240

FRED M CALOSSO
15241 BEZUG LN
LODI CA 95240

ARMINGTON R & E RAFAEL
75 ROSSI DR
GALT CA 95632

JOE R & B BATTAGLIA
P O BOX 47
LODI CA 95241

RONALD D DUNSCOMBE ET AL
c/o MARJORY HILLIER
412 BUENA VISTA
MODESTO CA 95354

GORDON B. ROGET, M.D.
OBSTETRICS/GYNECOLOGY
415 2ND AVENUE, S.E.
ASHLEY, NORTH DAKOTA 58413

Dec. 5, 1992

RECEIVED
CITY OF LODI
DEC 11 1992
CITY OF LODI

City Council
City of Lodi
Lodi, CA 95240

Re: Collector Street North of Kettleman Lane

Gentlemen:

Even though I plan to be at the City Council session on 12/16/92, I would like to put my thoughts about the Collection Road on Kettleman Lane in writing in case something should come up that prevents me from making a statement that night.

With the Collection road making a slight bend Northward, it takes equal amount of property from the Nazarene Church and myself. This is commendable, however, the added cost becomes very high for the following reasons: From East to West--

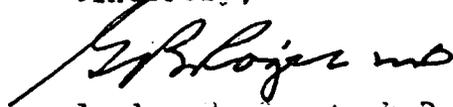
- 1) Five large Eucalyptus trees have to be removed and replaced
- 2) A long English Laurel hedge
- 3) More eucalyptus trees
- 4) Two 75 year old black walnut trees
- 5) Two gate posts that are 30 X 30 inches and more than 5 feet high made of solid concrete blocks. These would have to be moved and reset.
- 6) A security post also will have to be moved
- 7) Replacement of a well that is located 32 ft inside my property.

If 34 feet more of the church property were to be

used for the road, none of the above expenses would be Incurred, and the Collection Road would be straight.

The property loss to my "Park" is not a factor in my request; it is the well first and the gate Costs second. that have me most concerned. This property is not going to be sub-divided--it is my personal park project.

Sincerely,

A handwritten signature in cursive script, appearing to read "G. B. Roget".

Gordon B. Roget, E.D.