

May 5, 1982

**PUBLIC HEARINGS
CONTINUED
GENERAL PLAN
LAND USE ELEMENT
NO. GPA-LU-82-1**

Section 3 of General Plan Land Use Element Amendment No. GPA-LU-82-1 heretofore set forth, was considered simultaneously with consideration of the recommended approval of the request of Al Haro to rezone the parcel at 301 North Pleasant Avenue, Lodi, from R-C-P, Residential-Commercial Professional, to C-2, General, Commercial and the certification of the filing of Negative Declaration.

**GENERAL PLAN
LAND USE ELEMENT
AMENDMENT NO.
GPA-LU-82-1**

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Reid called for the Public Hearing to consider the recommended approval of General Plan - Land Use Element Amendment No. GPA-LU-82-1 consisting of the following sections:

Section 1 - Request of Luis Arismendi on behalf of Grupe Communities to redesignate a portion of 1600 West Kettleman Lane from Low Density Residential to Office-Institutional.

Section 2 - Request of Paul Hausler and Sara A. Hausler, et al to redesignate the parcels at 428, 440, 448, 452, 458 and 464 Almond Drive from Low Density Residential to Medium Density Residential.

Section 3 - Request of Al Haro to redesignate the parcel at 301 North Pleasant Avenue from Medium Density Residential to Commercial.

Section 4 - Action initiated by the Planning Commission to redesignate 105 East Turner Road (i. e. Scenic Overlook Property) from Recreational to Low-Density Residential.

Section 1 of General Plan Land Use Element Amendment No. GPA-LU-82-1 heretofore set forth was considered simultaneously with consideration of the recommended approval of the request of Luis Arismendi on behalf of the Grupe Communities to amend P-D(21), Planned Development District No. 21, by eliminating Single-Family Development and permitting professional offices and condominiums at 1600 West Kettleman Lane and 1500 through 1524 Lakeshore Drive, and the certification of the filing of Negative Declaration ND-82-3 by the Community Development Director.

The matter was introduced by Community Development Director Schroeder, who presented a detailed presentation regarding the matter and presented diagrams of the subject area.

Speaking on behalf of the matter was Mr. Luis Arismendi of Grupe Communities, 2291 West March Lane, Stockton, California. Mr. Arismendi presented renderings for Council's perusal.

Mrs. Barbara Kern, 448 Almond Drive, Lodi addressed the Council posing questions regarding density in the subject area.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

Following discussion, with findings hereinafter set forth, Council took the following actions:

On motion of Councilman Pinkerton, Murphy second, Council certified the filing of the Negative Declaration ND-82-3 - Grupe/Lakeshore Village General Plan Amendment (No. 2) by the Community Development Director.

On motion of Councilman Pinkerton, Murphy second, Council approved Section 1 of General Plan Land Use Element Amendment No. GPA-LU-82-1, heretofore set forth.

Councilman Pinkerton then moved for introduction of Ordinance No. 1258 amending P-D(21), Planned Development and permitting professional offices and condominiums at 1600 West Kettleman Lane and 1500 through 1524 Lakeshore Drive. The motion was seconded by Mayor Pro Tempore Murphy and carried by unanimous vote.

Section 2 of General Plan Land Use Element Amendment No. GPA-LU-82-1 heretofore set forth was considered simultaneously with consideration of the recommended approval of the request of Paul Hausler and Sara A. Hausler, et al to rezone the parcels at 428, 440, 448, 452, 458, and 464 Almond Drive from Low Density Residential to Medium Density Residential, and the certification of the filing of Negative Declaration ND-82-4 by the Community Development Director.

The matter was introduced by Community Development Director Schroeder, who presented a detailed presentation regarding the matter and presented diagrams of the subject area.

Speaking on behalf of the matter was Paul Hausler, 464 Almond Drive, Lodi.

Speaking in opposition to the matter was Mrs. Barbara Kern, 448 Almond Drive, Lodi.

There being no other persons wishing to speaking on the matter, the public portion of the hearing was closed.

Following discussion, with findings hereinafter set forth, Council took the following actions:

On motion of Council Member Olson, Reid second, Council certified the filing of the Negative Declaration ND-82-4 Hausler/Almond Terrace Rezoning and General Plan Amendment by the Community Development Director.

On motion of Council Member Olson, Murphy second, Council approved Section 2 of General Plan Land Use Element Amendment No. GPA-LU-82-1, heretofore set forth.

Council Member Olson then moved for introduction of Ordinance No. 1259 rezoning the parcels at 428, 440, 448, 452, 458, and 464 Almond Drive, Lodi, from Low Density Residential to Medium Density Residential. The motion was seconded by Mayor Reid and carried by unanimous vote.

Continued May 5, 1982

ND-82-6 by the Community Development Director.

The matter was introduced by Community Development Director Schroeder, who presented a detailed presentation regarding the matter, and presented diagrams of the subject area.

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

FOLLOWING DISCUSSION, WITH FINDINGS HEREINAFTER SET FORTH, COUNCIL TOOK THE FOLLOWING ACTIONS:

On motion of Mayor Pro Tempore Murphy, Olson second, Council certified the filing of the Negative Declaration ND-82-6 - Haro General Plan Amendment by the Community Development Director.

On motion of Councilman Pinkerton, Olson second, Council approved Section 3 of General Plan Land Use Element Amendment No. GPA-LU-82-1, heretofore set forth.

Councilman Pinkerton then moved for introduction of Ordinance No. 1260 rezoning the parcel at 301 North Pleasant Avenue from R-C-P, Residential-Commercial-Professional, to C-2, General Commercial. The motion was seconded by Mayor Pro Tempore Murphy and carried by unanimous vote.

Section 4 of General Plan Land Use Element Amendment No. GPA-LU-82-1 heretofore set forth, was considered simultaneously with consideration of the recommendation that the parcel at 105 East Turner Road (i. e. Scenic Overlook Property) be rezoned from F-P, Floodplain, to R-1, Single Family Residential and the certification of the filing of Negative Declaration ND-82-7 by the Community Development Director.

The matter was introduced by Community Development Director Schroeder, who presented a detailed report regarding the matter, and presented diagrams of the subject area.

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

FOLLOWING DISCUSSION, WITH FINDINGS HEREINAFTER SET FORTH, COUNCIL TOOK THE FOLLOWING ACTIONS:

On motion of Councilman Pinkerton, Murphy second, Council certified the filing of the Negative Declaration ND-82-7 - Scenic Overlook/Redesignate from Flood Plain to Low Density Residential.

On motion of Council member Olson, Murphy second, Council approved Section 4 of General Plan Land Use Element Amendment No. GPA-LU-82-1, heretofore set forth.

Continued May 5, 1982

Councilman Pinkerton then moved for introduction of Ordinance No. 1261 - rezoning the parcel at 105 East Turner Road (i. e. Scenic Overlook Property) from F-P, Floodplain, to R-1, Single-Family Residential. The motion was seconded by Mayor Pro Tempore Murphy and carried by unanimous vote.

Councilman Pinkerton then moved for introduction of Ordinance No. 1257 - General Plan Land Use Element Amendment No. GPA-LU-82-1, including all four sections with findings hereinafter set forth. The motion was seconded by Mayor Pro Tempore Murphy and carried by unanimous vote. Ordinance No. 1257 is hereby set forth in its entirety.

**ORDINANCE NO.
1257, 1258, 1259,
1260, and 1261
INTRODUCED**

**Findings to be established by Lodi City
Council on General Plan - Land Use
Element Amendment No. GPA-LU-82-1**

1. Negative Declarations filed by Community Development Director on all sections are in order.
2. All proposed sections of the General Plan Amendment are in the public's interest.
3. 1600 West Kettleman Lane (Grupe Communities) - There is a need for additional condominium property (higher density and office area) in the Lodi area, and subject lends itself to these land uses.
4. 428, 440, 448, 452, 458 and 464 Almond Avenue (Hausler) - Property along Almond Drive is adjacent to other multi-family residential designation and therefore this would lend itself to that designation.
5. 301 North Pleasant Avenue (Haro) - This property is adjacent to already existing commercial property, and this change would therefore be made to make this property consistent with other surrounding property.
6. 105 E. Turner Road (i. e. Scenic Overlook Property) - This property is no longer in the Flood Plain, and it would be reasonable to redesignate this property to Low-Density Residential.

An Ordinance amending the land use element of the General Plan of the City of Lodi by a) redesignating a portion of 1600 West Kettleman Lane, Lodi, from Low-Density Residential to Office-Institutional b) redesignating the parcels at 428, 440, 448, 452, 458 and 464 Almond Drive, Lodi, from Low-Density Residential to Medium-Density Residential c) Redesignating the parcel at 301 North Pleasant Avenue, Lodi, from Medium-Density Residential to Commercial; and redesignating 105 E. Turner Road, Lodi, (i. e. Scenic Overlook Property) from Recreational to Low-Density Residential.

The City Council of the City of Lodi does ordain as follows:

Section 1. - The Land Use Element of the General Plan of the City of Lodi is hereby amended by a) redesignating a portion of 1600 West Kettleman Lane,

Continued May 5, 1982

Lodi, from Low-Density Residential to Office-Institutional b) redesignating the parcels at 428, 440, 448, 452, 458 and 464 Almond Drive, Lodi, from Low-Density Residential to Medium-Density Residential c) redesignating the parcel at 301 North Pleasant Avenue, Lodi, from Medium-Density Residential to Commercial; and redesignating 105 East Turner Road, Lodi, (i. e. Scenic Overlook Property) from Recreational to Low-Density Residential.

Section 2. - All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 3. - This ordinance shall be published one time in the "Lodi Life and Times", a twice weekly 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 19th day of May, 1982

Name _____
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1257 was introduced at a regular meeting of the City Council of the City of Lodi held May 5, 1982 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held May 19, 1982 by the following vote:

Ayes: Council member - Olson, Snider, Pinkerton, Murphy and Reid
Noes: Council member - None
Absent: Council member - None
Abstain: Council member - None

I further certify that Ordinance No. 1257 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to form

RONALD M. STEIN
City Attorney

**NOTICE PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED
APPROVAL OF THE REQUEST OF LUIS ARISMENDI ON
BEHALF OF GRUPE COMMUNITIES TO AMEND P-D(21),
PLANNED DEVELOPMENT DISTRICT NO. 21, BY
ELIMINATING SINGLE-FAMILY DEVELOPMENT AND
PERMITTING PROFESSIONAL OFFICES AND CONDOMINIUMS
AT 1600 WEST KETTLEMAN LANE AND 1500 THROUGH 1524
LAKESHORE DRIVE, AND THE CERTIFICATION OF THE
FILING OF NEGATIVE DECLARATION ND-82-3 BY THE
COMMUNITY DEVELOPMENT DIRECTOR**

NOTICE IS HEREBY GIVEN that on Wednesday, May 5, 1982 at the hour of 8:00 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to consider the recommended approval of the request of Luis Arismendi on behalf of Grupe Communities to amend P-D(21), Planned Development District No. 21, by eliminating single-family development and permitting professional offices and condominiums at 1600 West Kettleman Lane and 1500 through 1524 Lakeshore Drive, and the certification of the filing of Negative Declaration ND-82-3 by the Community Development Director.

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 either for or against the above proposal. 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.

Dated: April 7, 1982

By Order of the City Council

ALICE M. REIMCKE
City Clerk

ok

Findings to be established by Lodi City Council on
General Plan - Land Use Element Amendment No. GPA-LU-82-1

1. Negative Declarations filed by Community Development Director on all sections are in order.
2. All proposed sections of the General Plan Amendment are in the public's interest.
3. 1600 West Kettleman Lane (Grupe Communities) - There is a need for additional condominium property (higher density and office area) in the Lodi area, and subject parcel lends itself to these land uses.
4. 428, 440, 448, 452, 458, and 464 Almond Avenue (Hausler) - Property along Almond Drive is adjacent to other multi-family residential designation and therefore, this would lend itself to that designation.
5. 301 North Pleasant Avenue (Haro) - This property is adjacent to already existing commercial property, and this change would therefore be made to make this property consistent with other surrounding property.
6. 105 E. Turner Road (i.e. Scenic Overlook Property) - This property is no longer in the Flood Plain, and it would be reasonable to redesignate this property to Low-Density Residential.

Findings to be established by Lodi City Council on
General Plan - Land Use Element Amendment No. GPA-LU-82-1

1. Negative Declarations filed by Community Development Director on all sections are in order.
2. All proposed sections of the General Plan Amendment are in the public's interest
- 4/ 3. 105 E. Turner Road (i.e. Scenic Overlook Property) -This property is no longer in the Flood Plain and it would be reasonable redesignated to Low-Density Residential.
- 2 4. 428,440, 448, 452, 458, and 464 Almond Avenue (Hausler) Property along Almond Drive is adjacent to other multi-family residential designation and therefore, this would lend itself to that designation.
- 3 5. 301 North Pleasant Avenue (Haro) - This property is adjacent to already existing commercial property, and this change would therefore be made to make this property consistent with other surrounding property.
- ① 6. 1600 West Kettleman Lane (Grupe Communities) - There is a need for additional condominium property (higher density and office area) in the Lodi area, and subject parcel lends itself to these land uses.

GRUPE COMMUNITIES GENERAL PLAN AMENDMENT

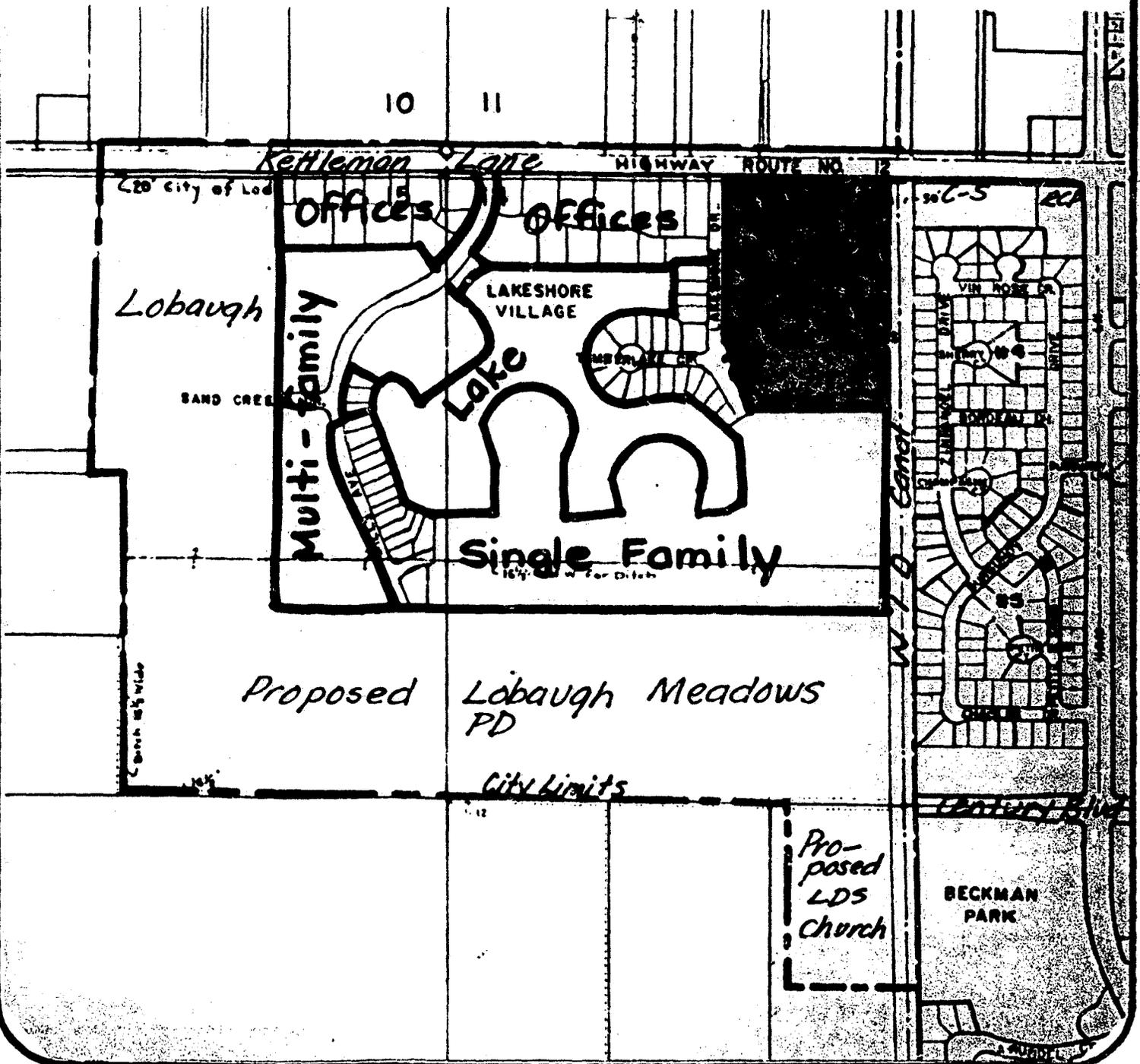
GP LU 82-1

LOW DENSITY RESIDENTIAL TO OFFICE/
INSTITUTION
and

REZONING AMENDMENT

Z-82-3

TO CHANGE PORTION OF PD 21 FROM CONFORMANCE TO R-1 ZONE TO
PROFESSIONAL OFFICES AND RESIDENTIAL CONDOMINIUMS
ND-82-3



NEGATIVE DECLARATION

ND-82-3

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 3/8/82 Project Title: GRUPE/LAKESHORE VILLAGE
GENERAL PLAN AMENDMENT (No. 2)

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

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

GRUPE COMMUNITIES, INC.

Address: P. O. BOX 7576 City: STOCKTON, CA County: SAN JOAQUIN

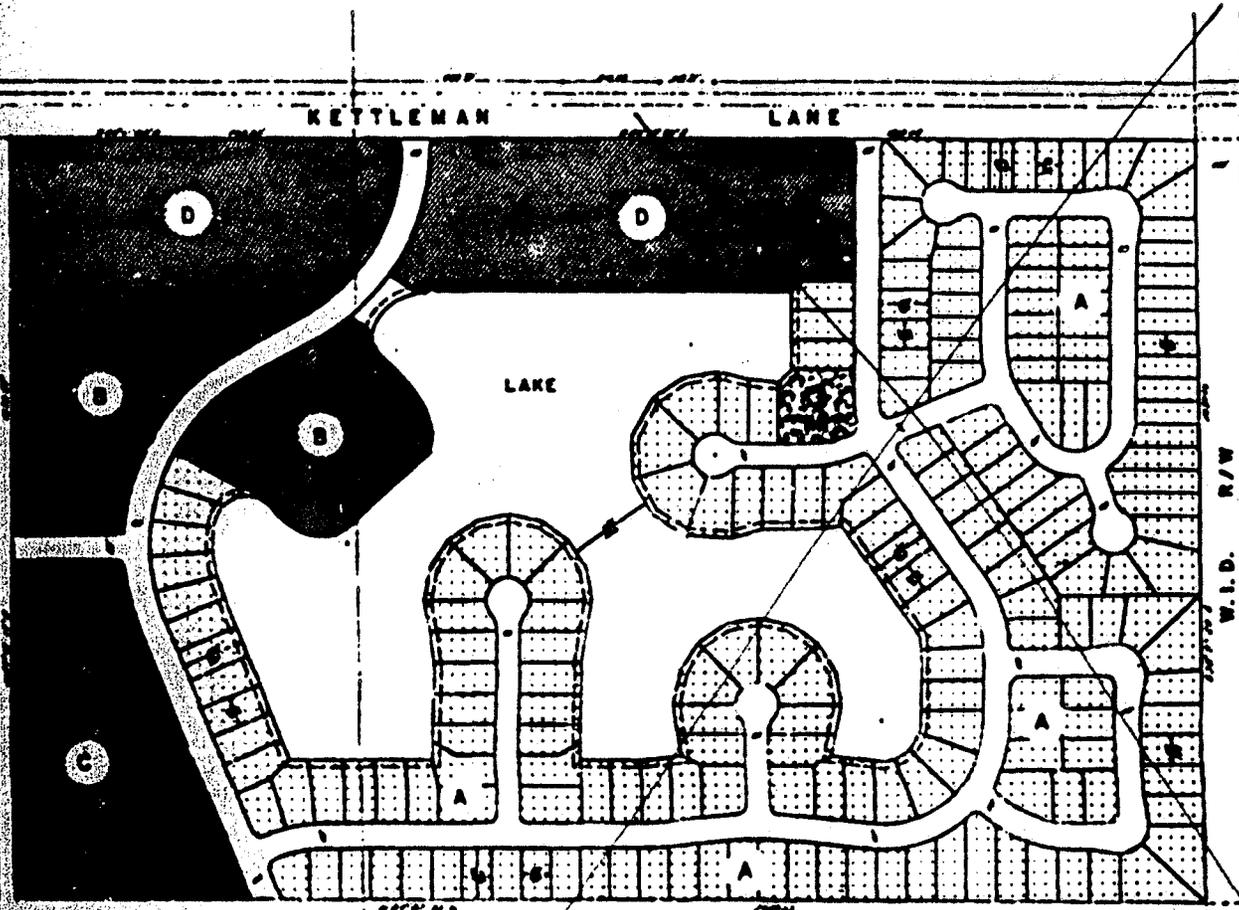
Area Code: (209) Phone: 951-6660

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

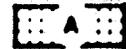
The applicant is requesting an amendment to the Lodi General Plan and a change in the planned development for Lakeshore Village. The amendment to the planned development will eliminate 72 single-family lots and replace them with 76 units of cluster housing and 5.2 acres of office/professional uses. The office/professional portion will require an amendment of the general plan from low density residential to office institutional. The proposed project is located in the northeast corner of Lakeshore Village, adjacent to Kettleman La & the W.I.D. canal (057-580-13 & 057-640-05

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

Last Date to Appeal: 3-18-82 Address Where Preliminary Environment Assessment is Available: LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634



LAKE SHORE VILLAGE
 LODI, CALIFORNIA

LAND USE INFORMATION			
Description	Dwelling Units	Density DU's/AC	
 A	SFR	199	5.49
 B	Multi-Family Residential	132	16.0
 C	Four-Plex Residential	107	22.0 10.0
 D	office-institution	-	-
	Recreation Site	-	-
Totals		438	4.57

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED
APPROVAL OF THE REQUEST OF PAUL HAUSLER AND
SARA A. HAUSLER, ET AL TO REZONE THE PARCELS AT
428, 440, 448, 452, 458 AND 464 ALMOND DRIVE FROM
LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY
RESIDENTIAL, AND THE CERTIFICATION OF THE FILING
OF NEGATIVE DECLARATION ND-82-4 BY THE COMMUNITY
DEVELOPMENT DIRECTOR

NOTICE IS HEREBY GIVEN that on Wednesday, May 5, 1982
at the hour of 8:00 p.m. or as soon thereafter as the matter
may be heard, the Lodi City Council will conduct a public
hearing in the Council Chambers, City Hall, 221 West Pine
Street, Lodi, California, to consider the recommended approval
of the request of Paul Hausier and Sara A. Hausler, et al to
rezone the parcels at 428, 440, 448, 452, 458 and 464 Almond
Drive from Low Density Residential to Medium Density
Residential, and the certification of the filing of Negative
Declaration ND-82-4 by the Community Development Director.

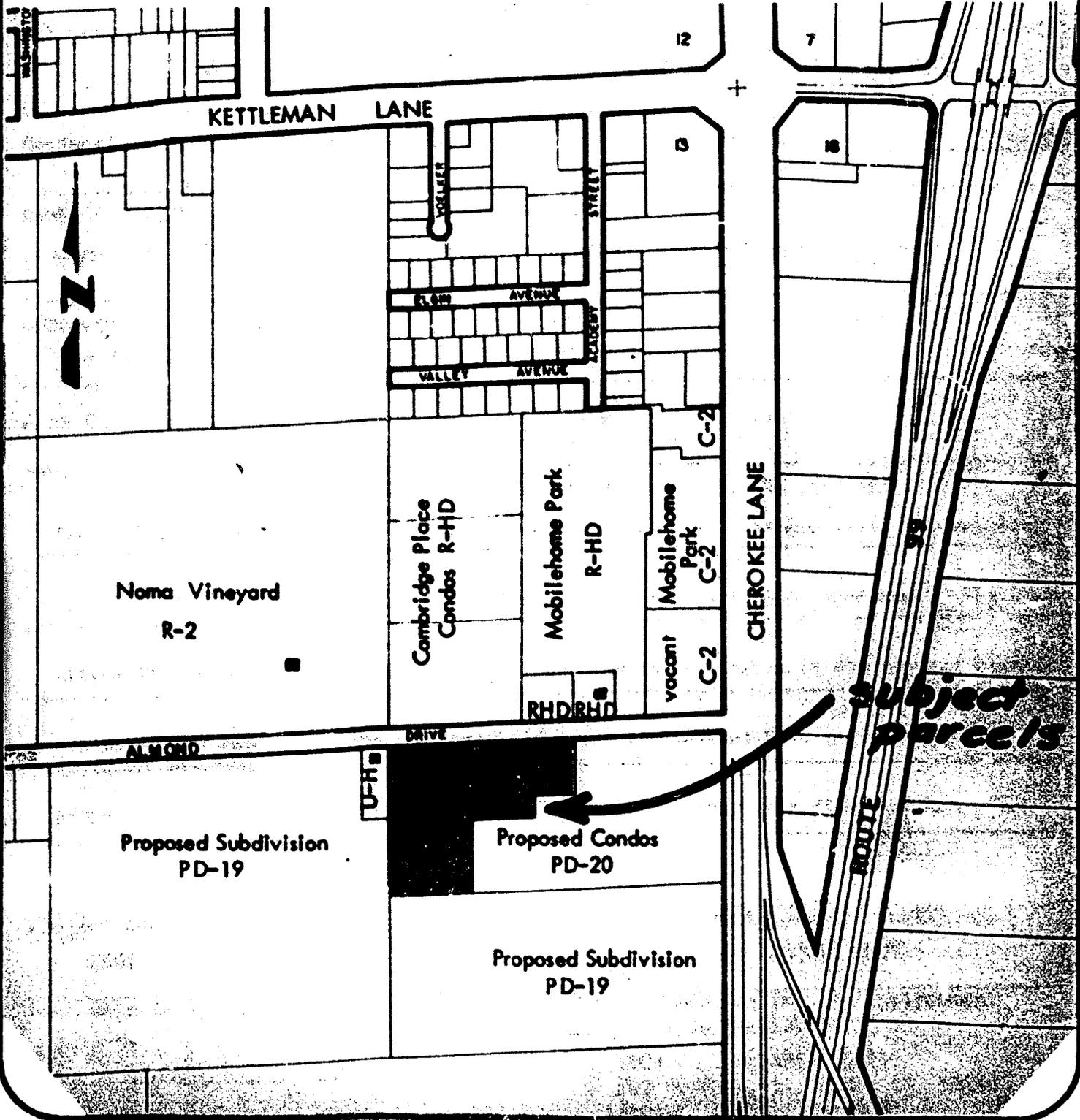
Information regarding this item may be obtained in the
office of the Community Development Director at 221 West Pine
Street, Lodi, California. All interested persons are invited
to present their views either for or against the above
proposal. Written statements may be filed with the City Clerk
at any time prior to the hearing scheduled herein and oral
statements may be made at said hearing.

Dated: April 7, 1982

By Order of the City Council

ALICE M. REIMCHE
City Clerk

HAUSLER/ALMOND TERRACE
GENERAL PLAN AMENDMENT REQUEST GPLU82-1
 Change Low Density Residential to Medium Density Residential
AND
REZONING REQUEST Z-82-4
 Unclassified Holding (UH) to Residential Medium Density (RMD)
 AP#s 057-160-21, 22, 23, 24, 25, 26
 Addresses 428, 440, 448, 452, 458, 464, ALMOND DRIVE
 ND-82-4



NEGATIVE DECLARATION

ND-82-4

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 2/26/82 Project Title: HAUSLER/ALMOND TERRACE REZONING & GENERAL PLAN AMENDMENT

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

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

SANDALWOOD DEVELOPMENT CORP - APPLICANT; PAUL & SARA HAUSLER - PROPERTY OWNER

Address: 114 E. SHAW AVENUE, SUITE 204, FRESNO, CA 93710 City: _____ County: _____

Area Code: (209) Phone: 225-2722

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The Hausler's, 464 Almond Drive, are requesting a General Plan Amendment and rezoning

for a 16,500 + square foot parcel in order to construct a 10-unit apartment. The

City will also consider including 5 additional adjacent parcels in the general plan

amendment and rezoning. The project would amend the General Plan and rezone the

properties from U-H, unclassified holding to R-MD, residential medium density. The

parcels each currently contain a single family residence.

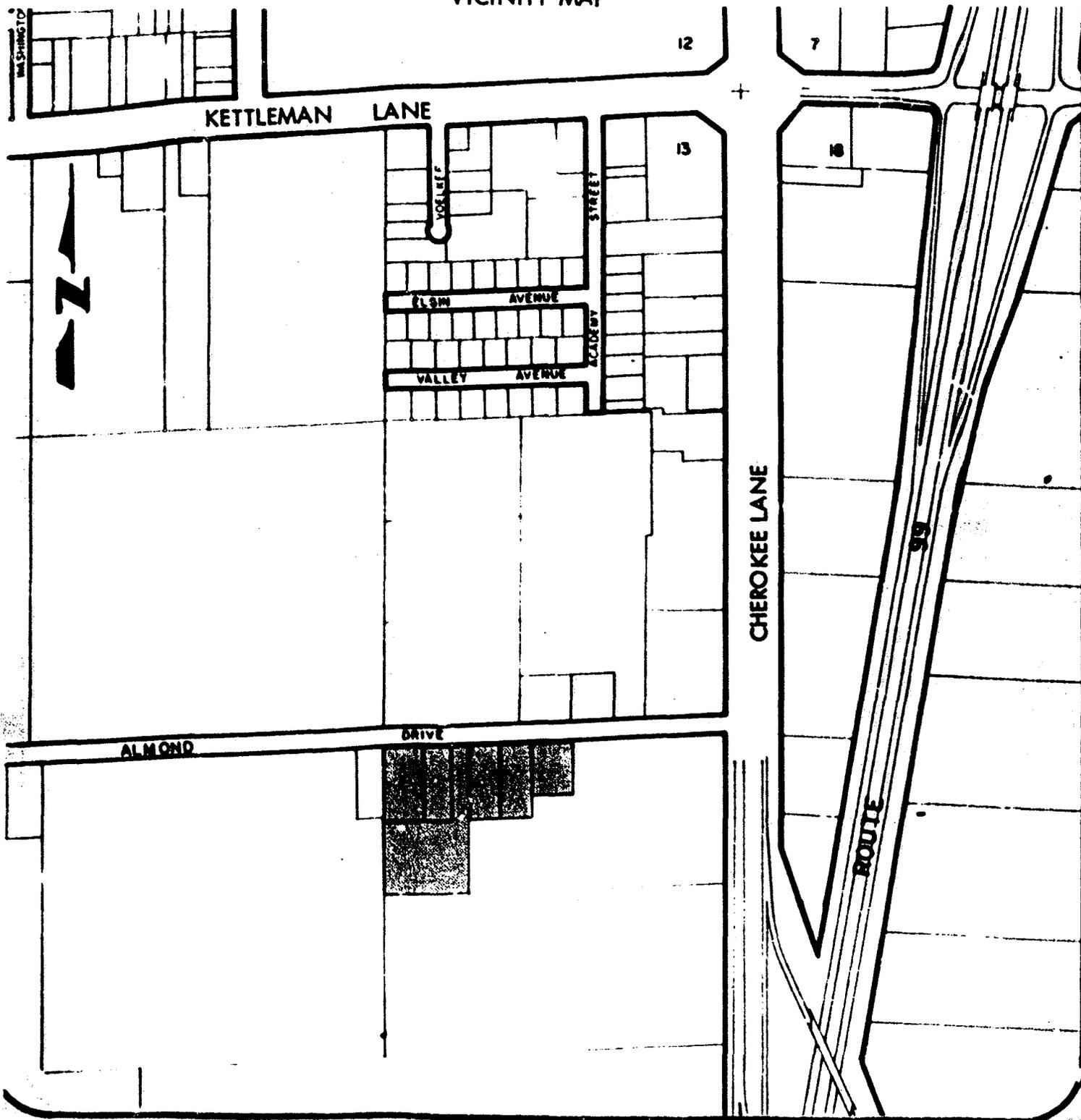
Project Location City: LODI Project Location County: SAN JOAQUIN COUNTY

Last Date to Appeal: 3-13-82 Address Where Preliminary Environment Assessment is Available: LODI CITY PLANNING DEPT. 221 W. Pine St., Lodi, CA 95240 Phone: (209) 334-5634

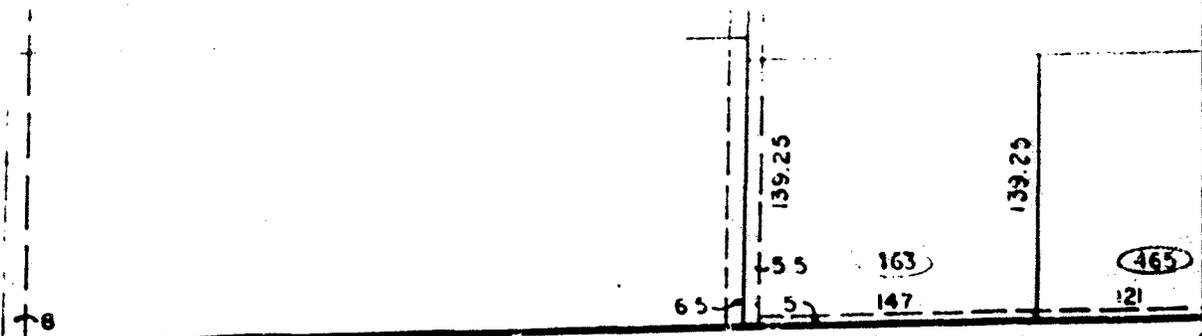
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HAUSLER/ALMOND TERRACE
GENERAL PLAN AMENDMENT REQUEST GPLU82-1
Change Low Density Residential to Medium Density Residential
AND
REZONING REQUEST Z-82-4
Unclassified Holding (UH) to Residential Medium Density (RMD)
AP#'s 057-160-21, 22, 23, 24, 25, 26
Addresses 428, 440, 448, 452, 458, 464, ALMOND DRIVE
ND-82-4

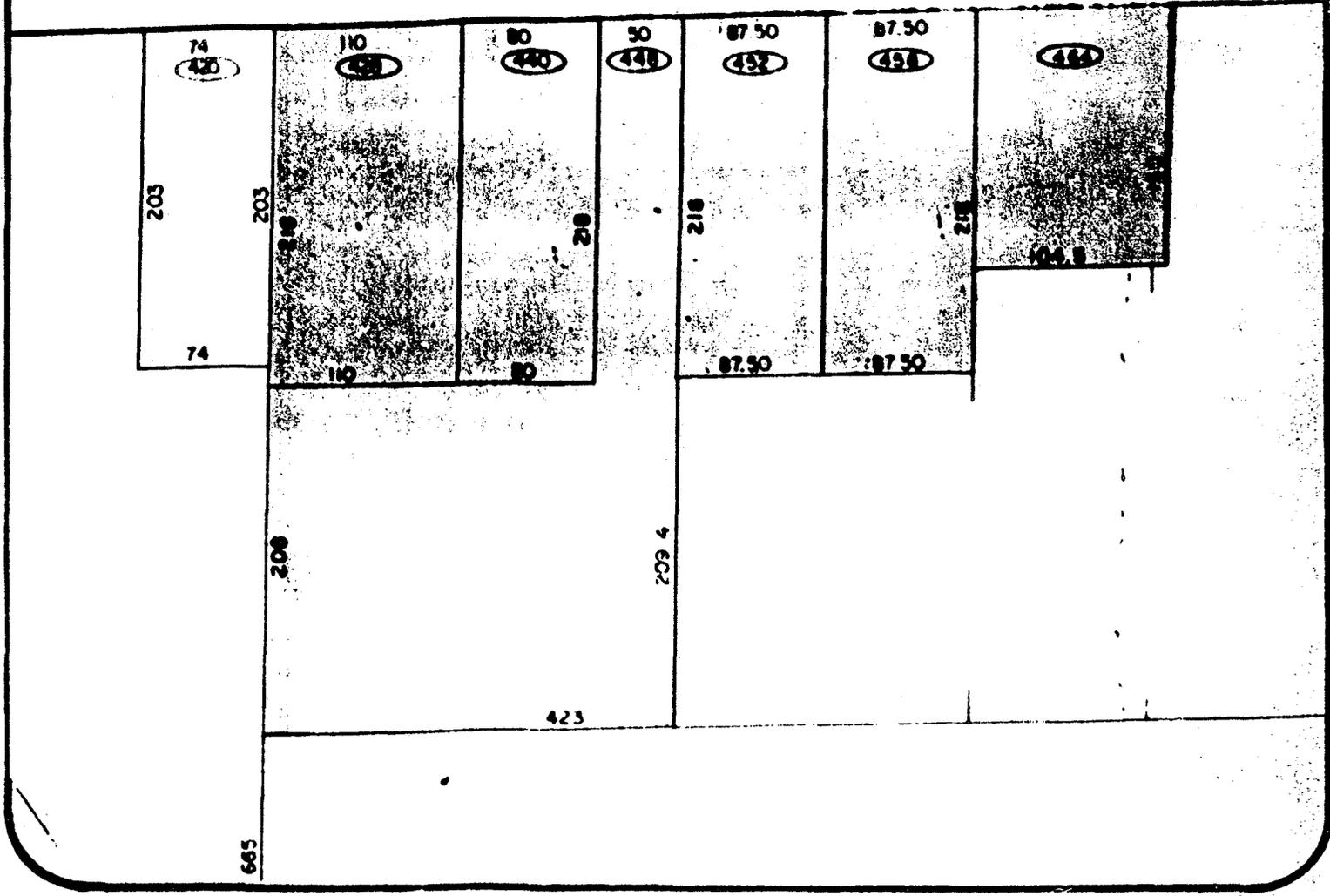
VICINITY MAP



HAUSLER/ALMOND TERRACE
GENERAL PLAN AMENDMENT REQUEST GPLU 82-1
Change Low Density Residential to Medium Density Residential
AND
REZONING REQUEST Z-82-4
Unclassified Holding (UH) to Residential Medium Density (RMD)
AP#'s 057-160-21, 22, 23, 24, 25, 26
Addresses 428, 440, 448, 452, 458, 464 ALMOND DRIVE
ND-82-4



ALMOND DRIVE



Environmental Assessment

INITIAL STUDY

1. PROJECT TITLE HAUSLER/ALMOND TERRACE REZONING & GENERAL PLAN AMENDMENT
2. LOCATION 428, 440, 448, 452, 458 & 464 Almond Drive (APN 057-160-21 thru 25)
3. PROJECT DESCRIPTION Rezoned six existing parcels from U-H, Unclassified Holding to R-MD, residential-medium density. The applicant is proposing to construct a 10 unit apartment on their parcel. The remaining properties have no plans to develop their property beyond the existing single-family residences.

4. General Plan Designation (A) Existing (city), (B) Proposed (A) Unclassified holding; (B) Medium Density Residential (10-40 units/acre)

5. Site description and surrounding land use The six parcels each have on it a single family dwelling. There is a mobilehome park and 160 unit condo project to the north. Commercial properties to the east, a 90-unit condo project to the east and south and residential and agriculture to the west.

6. Zoning (A) Existing, (B) Proposed (A) U-H, Unclassified Holding; (B) R-MD, Residential medium density (max 40 units/acre).

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

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

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

Adverse impacts of project and their magnitude: _____

NO SIGNIFICANT IMPACTS

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

RECOMMENDATION

Negative Declaration EIR Conditional Negative Declaration

AREA COVERED IN EIR 79-3 SOUTHEAST LODI EIR-1979.

JAMES B. SCHROEDER
Environmental Review Officer

By _____ Date _____

David Morimoto

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDED
APPROVAL OF THE REQUEST OF AL HARO TO REZONE
THE PARCEL AT 301 NORTH PLEASANT AVENUE FROM
R-C-P, RESIDENTIAL- COMMERCIAL-PROFESSIONAL,
TO C-2, GENERAL COMMERCIAL, AND THE CERTIFICATION
OF THE FILING OF NEGATIVE DECLARATION ND-82-6
BY THE COMMUNITY DEVELOPMENT DIRECTOR

NOTICE IS HEREBY GIVEN that on Wednesday, May 5, 1982
at the hour of 8:00 p.m. or as soon thereafter as the matter
may be heard, the Lodi City Council will conduct a public
hearing in the Council Chambers, City Hall, 221 West Pine
Street, Lodi, California, to consider the recommended approval
of the request of Al Haro to rezone the parcel at 301 North
Pleasant Avenue from R-C-P, Residential-Commercial-
Professional, to C-2, General Commercial, and the
certification of the filing of Negative Declaration ND-82-6 by
the Community Development Director.

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 either for or against the above
proposal. 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.

Dated: April 7, 1982

By Order of the City Council

ALICE M. REIMCHE
City Clerk

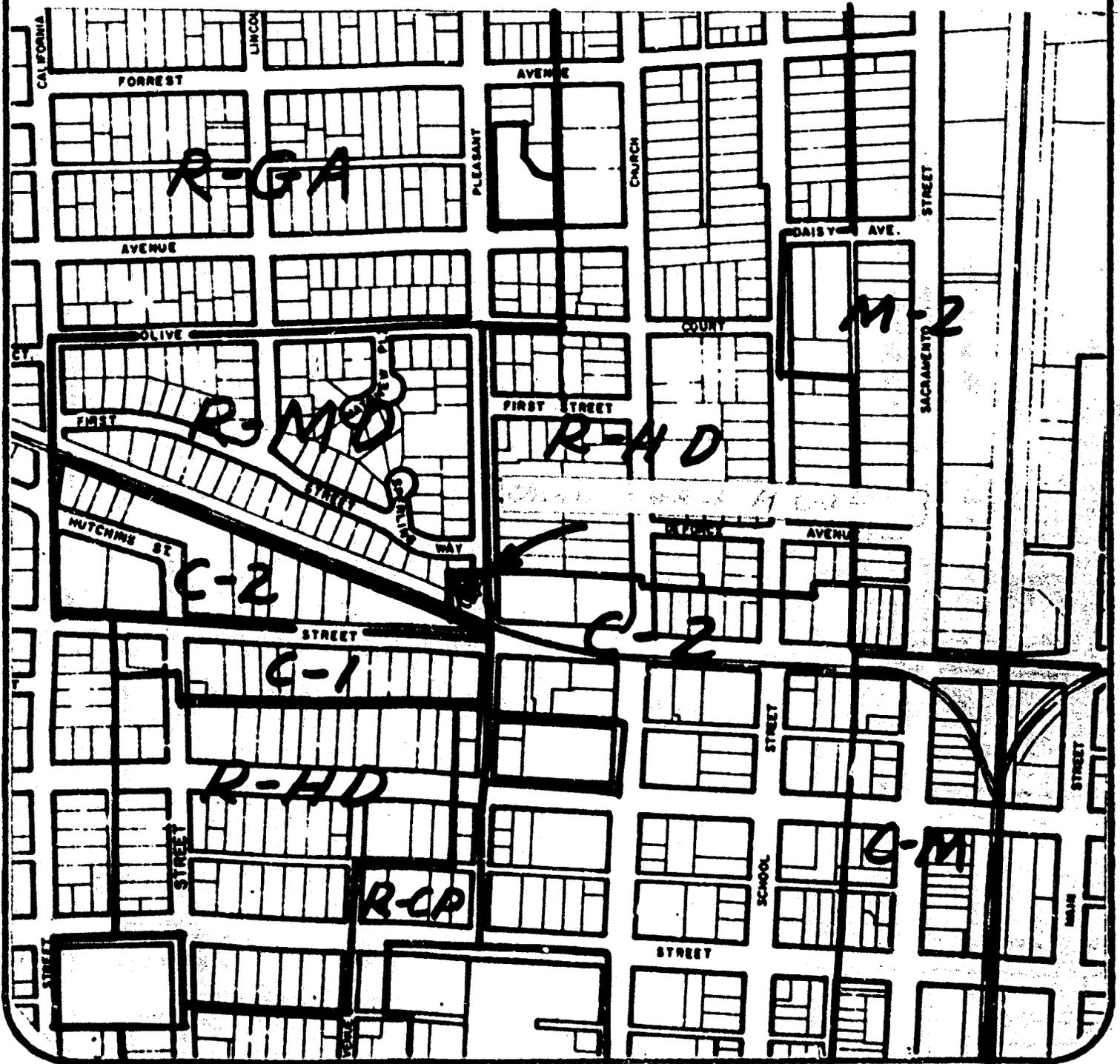
REZONING REQUEST

Z-82-7

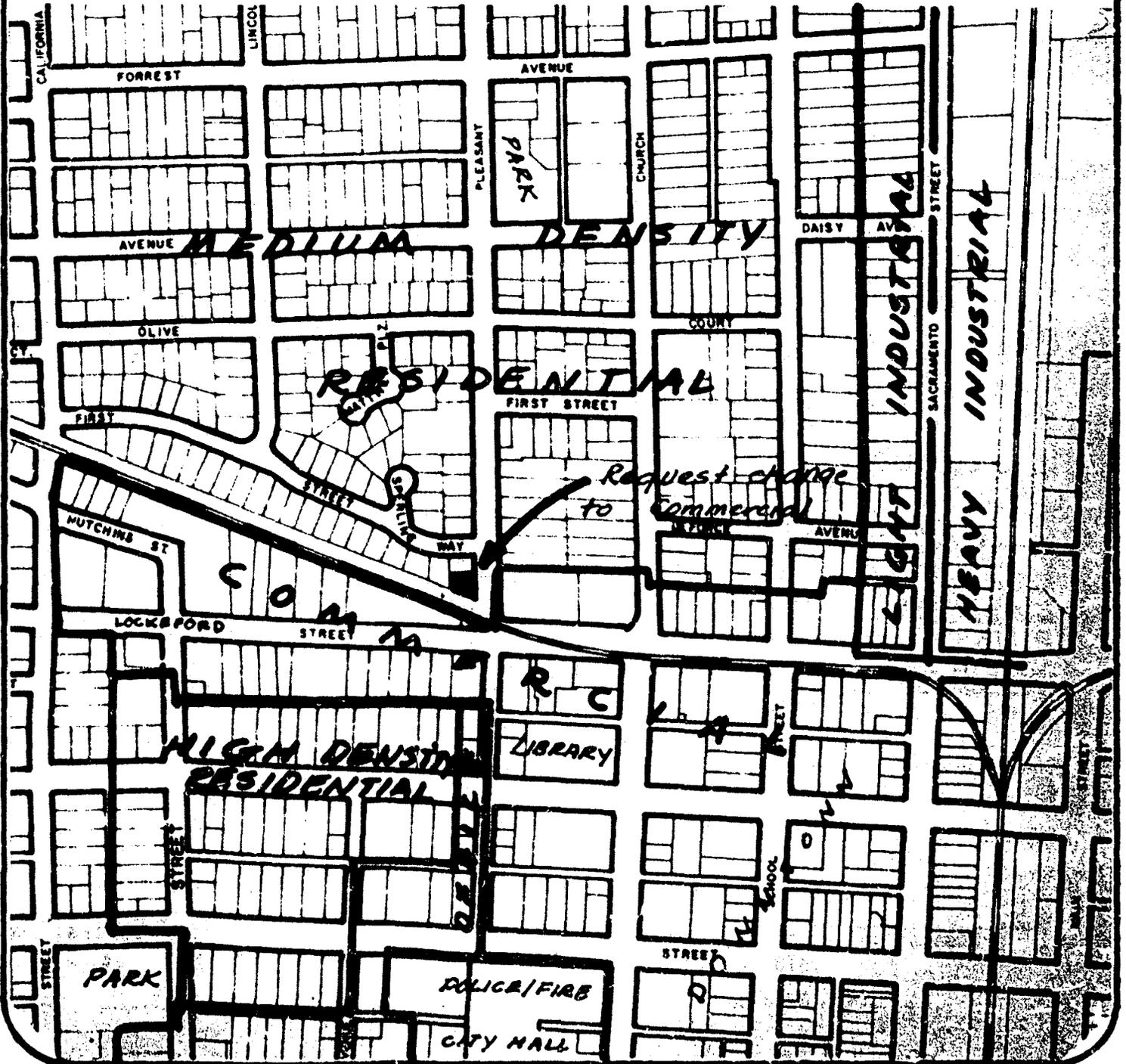
Residential Commercial Professional (RCP) to General Commercial (C-2)

301 North Pleasant Avenue AP# 041-090-33

ND 82-6



HARO GENERAL PLAN AMENDMENT REQUEST GP LU 82-1
Medium Density Residential to Commercial
301 North Pleasant Avenue 041-090-33
ND 82-6



NEGATIVE DECLARATION

ND-82-6

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 9, 1982 Project Title: HARO GENERAL PLAN AMENDMENT

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

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

AL HARO

Address: 1825 W. WALNUT STREET City: LODI County: SAN JOAQUIN

Area Code: 209 Phone: 368-0261

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The applicant is requesting a general plan change from office-institutional to commercial and a rezoning from R-CP, residential-commercial professional to C-1, neighborhood commercial. The parcel at 301 N. Pleasant Street currently is occupied by a real estate office. The proposed zoning would permit retail commercial uses in addition to office uses.

Project Location City
LODI

Project Location County
SAN JOAQUIN COUNTY

Last Date to Appeal:
3-19-82

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 HARO GENERAL PLAN AMENDMENT (Z-82-7/ND-82-6/GPA-LU-82-1)
2. LOCATION 301 N. Pleasant Street
3. PROJECT DESCRIPTION Rezone single-parcel from R-CP, residential-commercial-professional to C-1, neighborhood commercial. Also change General plan designation from office-institutional to commercial.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Office-Institutional; (B) Commercial.
5. Site description and surrounding land use Existing residence that has been converted to real estate office. Commercial uses to the south, residential uses to the north.
6. Zoning (A) Existing, (B) Proposed (A) R-CP; (B) C-1

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

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

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

Adverse impacts of project and their magnitude: Requires rezoning and general plan amendment. No significant environmental impacts.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: City will evaluate whether request has merit.

RECOMMENDATION

XXX Negative Declaration ___ EIR ___ Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By David Marinetti Date 3-9-82

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

Adverse impacts of project and their magnitude: Requires rezoning and general plan amendment. No significant environmental impacts.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: City will evaluate whether request has merit.

RECOMMENDATION

XXX Negative Declaration ___ EIR ___ Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By David Marinovich Date 3-9-82

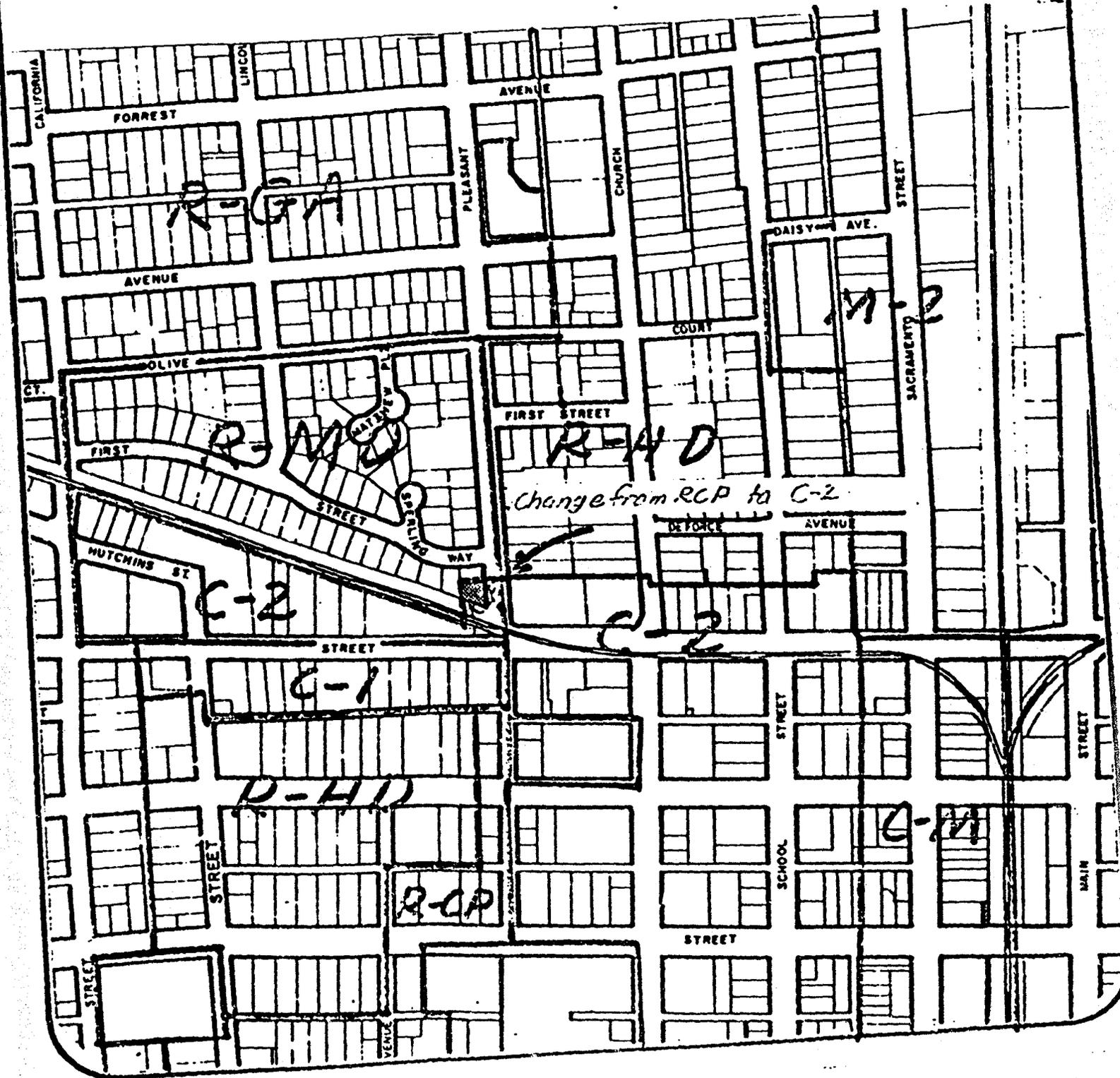
REZONING REQUEST

Z-82-7

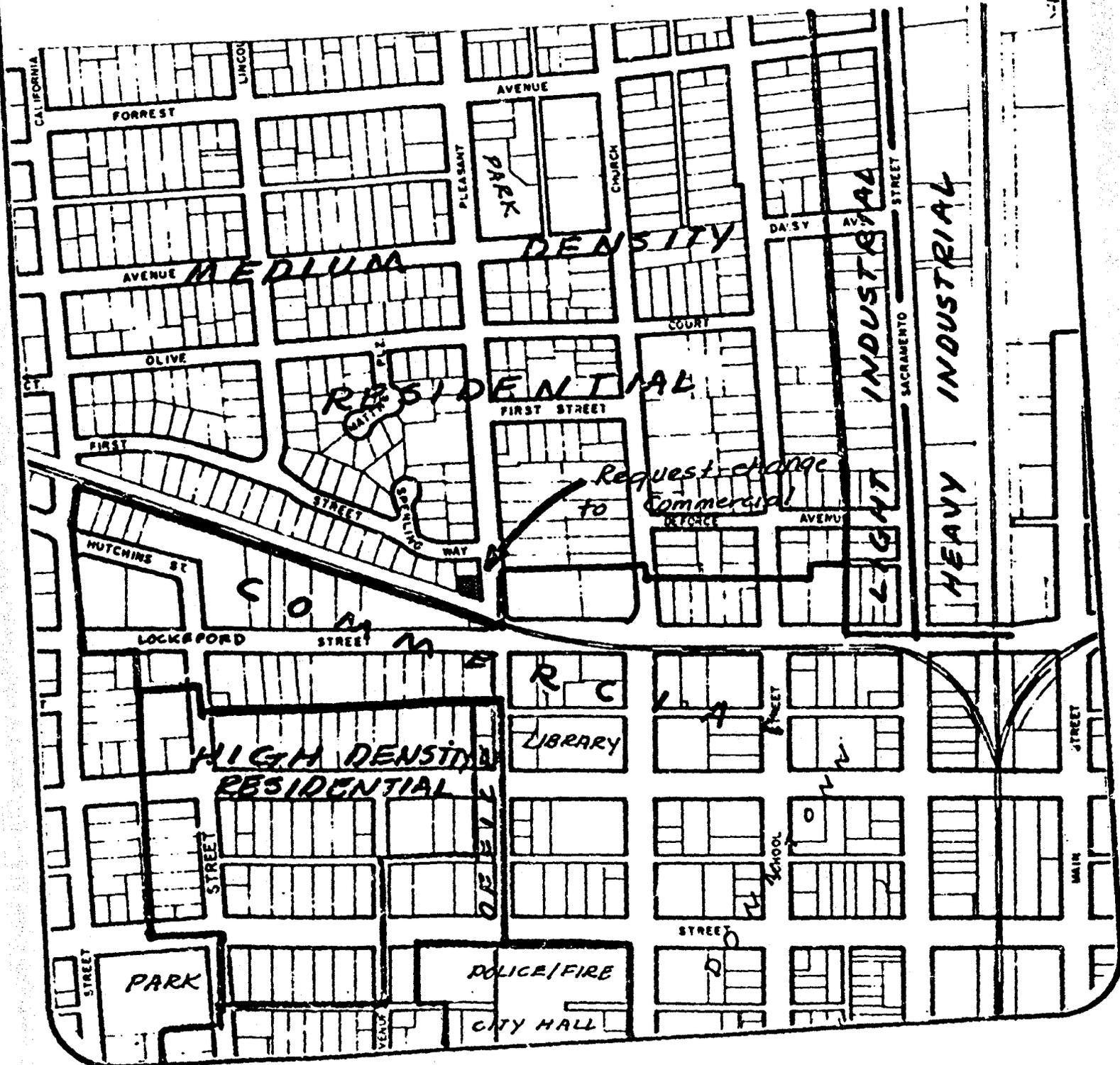
Residential Commercial Professional (RCP) to General Commercial (C-2)

301 North Pleasant Avenue AP# 041-090-33

ND 82-6



HARO GENERAL PLAN AMENDMENT REQUEST GP·LU 82-1
Medium Density Residential to Commercial
301 North Pleasant Avenue 041-090-33
ND 82-6



NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDATION
THAT THE PARCEL AT 105 EAST TURNER ROAD (i.e.
SCENIC OVERLOOK PROPERTY) BE REZONED FROM F-P,
FLOODPLAIN, TO R-1, SINGLE-FAMILY RESIDENTIAL,
AND THE CERTIFICATION OF THE FILING OF NEGATIVE
DECLARATION ND-82-7 BY THE COMMUNITY DEVELOPMENT
DIRECTOR

NOTICE IS HEREBY GIVEN that on Wednesday, May 5, 1982
at the hour of 8:00 p.m. or as soon thereafter as the matter
may be heard, the Lodi City Council will conduct a public
hearing in the Council Chambers, City Hall, 221 West Pine
Street, Lodi, California, to consider the recommendation that
the parcel at 105 East Turner Road (i.e. Scenic Overlook
Property) be rezoned from F-P, Floodplain, to R-1,
Single-Family Residential, and the certification of the filing
of Negative Declaration ND-82-7 by the Community Development
Director.

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 either for or against the above
proposal. 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.

Dated: April 7, 1982

By Order of the City Council

ALICE M. RBIMCHE
City Clerk

CITY OF LODI SCENIC OVERLOOK

Amend General Plan Land Use Element and Open Space/Conservation Elements from
FLOOD PLAIN TO LOW DENSITY RESIDENTIAL/URBAN

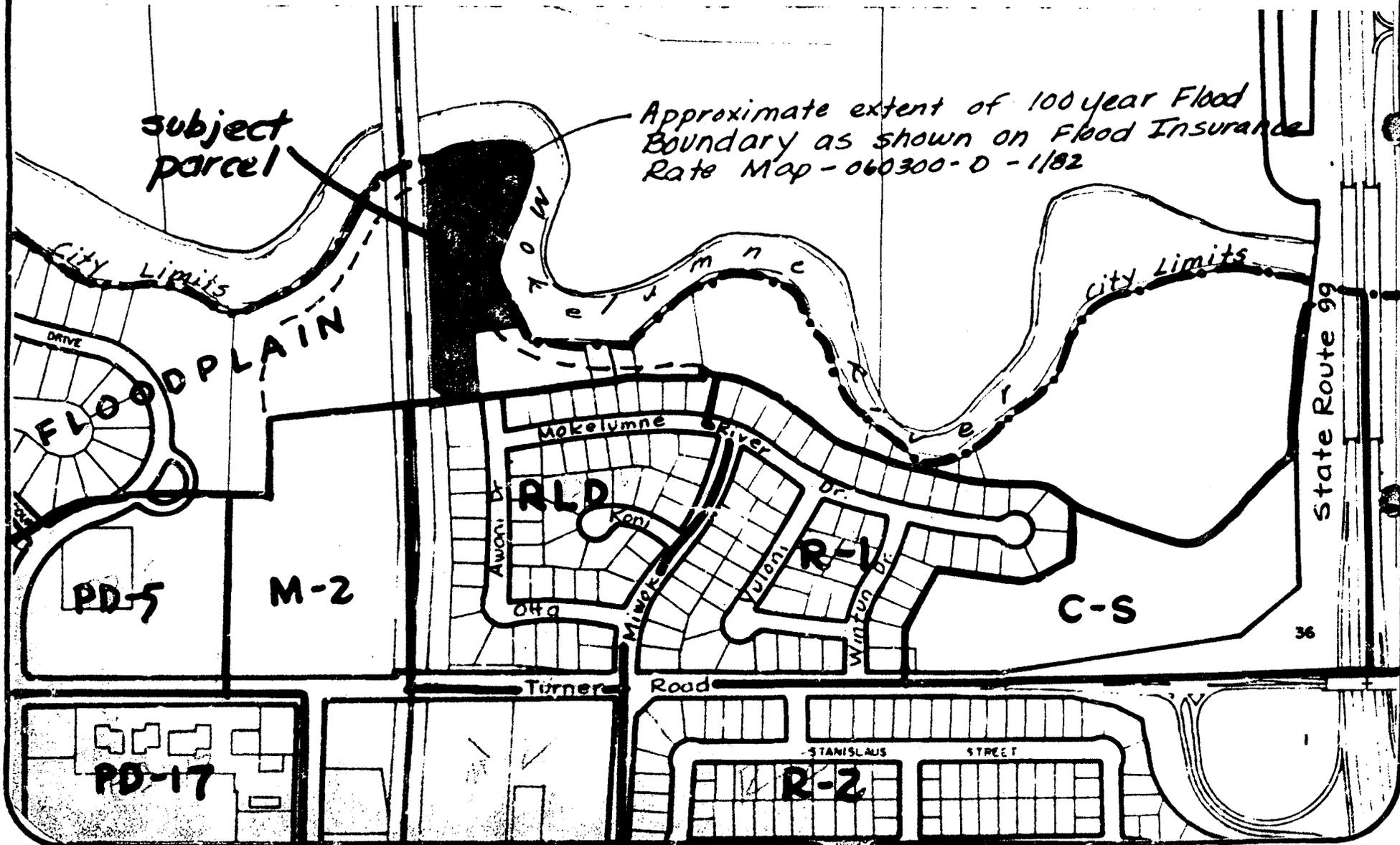
and Rezone from

FLOODPLAIN to SINGLE FAMILY RESIDENTIAL/R-1

105 East Turner Road

(Z-82-5)

041-250-11



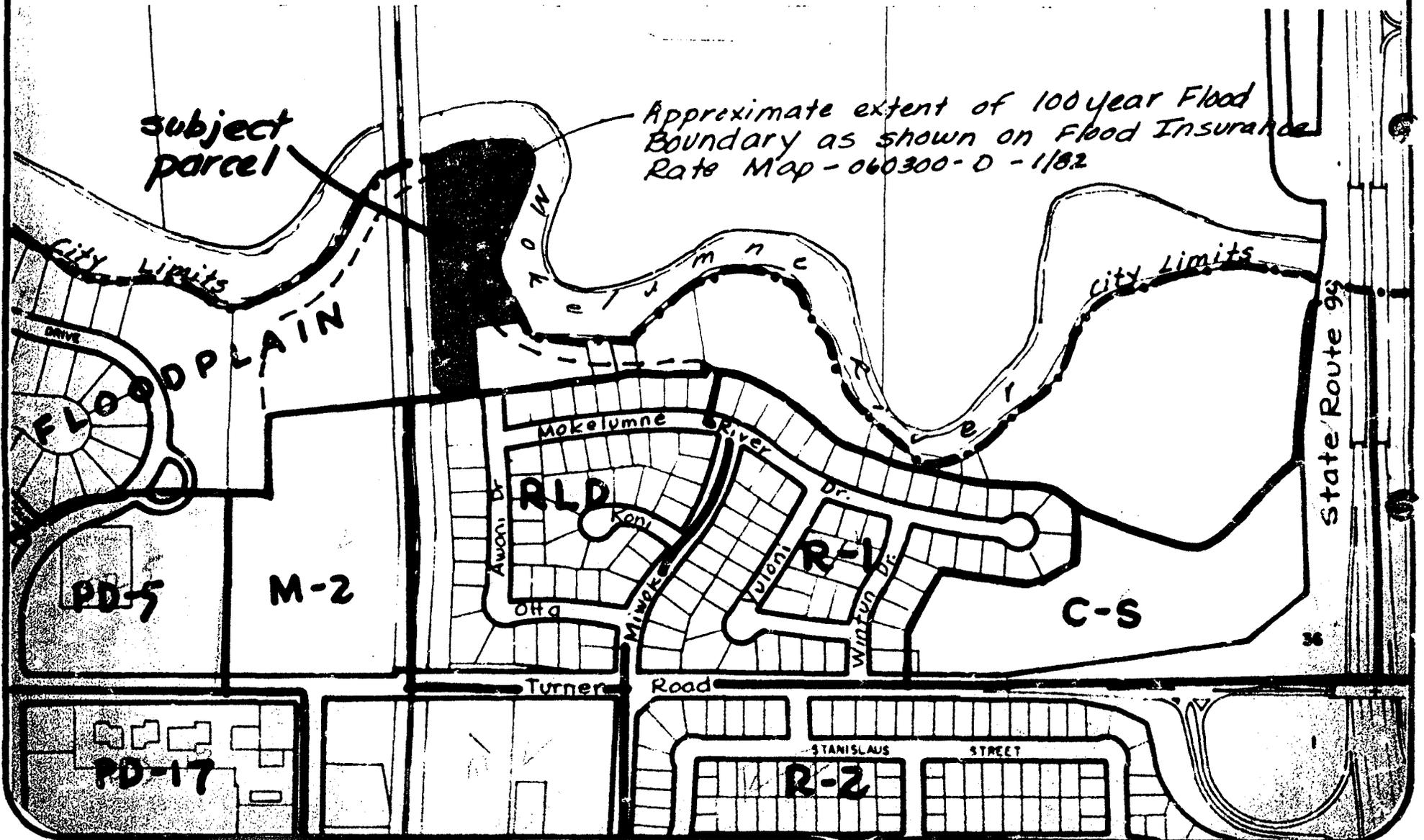
CITY OF LODI SCENIC OVERLOOK
Amend General Plan Land Use Element and Open Space/Conservation Elements from
FLOOD PLAIN TO LOW DENSITY RESIDENTIAL/URBAN

and Rezone from
FLOODPLAIN to SINGLE FAMILY RESIDENTIAL/R-1

105 East Turner Road

(Z-82-5)

041-250-11



NEGATIVE DECLARATION

ND-82-7

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 3/9/82 Project Title: "SCENIC OVERLOOK" / Redesignate from flood plain to low Density Residential

Responsible Agency: Lodi Planning Dept. Contact Person: Mamie Starr

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

City of Lodi

Address: 221 W. Pine City: Lodi County: San Joaquin

Area Code: 209 Phone: 334-5634

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

The City of Lodi owns a parcel of land at 105 E. Turner Rd. that is an abandoned leaf disposal site. The parcel is currently designated as a portion of the flood plain in the Lodi

General Plan. The most recent Federal Flood Hazard Map shows the area outside of the Flood Plain. The redesignation will bring the City's General Plan into conformance with the Flood Hazard Maps. The low Density Residential designation will conform to adjacent land uses.

Project Location City LODI Project Location County SAN JOAQUIN COUNTY

Last Date to Appeal: 3-22-82 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 "SCENIC OVERLOOK" General Plan Redesignation.
2. LOCATION 105 E. Turner Road
3. PROJECT DESCRIPTION Remove a City-owned parcel from the Mokelumne River floodplain. Although parcel is shown as part of the floodplain in City General Plan, the most recent Federal Flood Hazard Maps show the area outside of the floodplain.
4. General Plan Designation (A) Existing (city), (B) Proposed (A) Floodplain; (B) Low Density Residential.
5. Site description and surrounding land use Currently the property is vacant. Mokelumne River to the north, S.P.R.R. to the west and residential subdivision to the south and east.
6. Zoning (A) Existing, (B) Proposed (A) F-P, Floodplain; (B) Residential Single-Family.

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

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

Yes No Maybe

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

Adverse impacts of project and their magnitude: NONE

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

RECOMMENDATION

Negative Declaration EIR Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By David M. Mumme / Date 3-9-87

Yes No Maybe

- k. Have a substantial, demonstrable, negative aesthetic effect.....
- l. Result in the disruption or alteration of an archeological, historical or paleontological site....
- m. Cause or allow substantial increase in consumption in any natural resources.....
- n. Results in the use or waste of substantial amounts of fuel or energy.....
- o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads.....
- p. Substantially increase demand for or utilization of public services such as schools or fire or police protection.....
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....
- r. Induce substantial growth, concentration or displacement of population.....
- s. Result in an alteration or conflict with existing or planned land uses.....
- t. Conflict with adopted plans, goals or policies of the City of Lodi.....

Yes	No	Maybe
—	X	—
—	X	—
—	X	—
—	X	—
—	X	—
—	X	—
—	X	—
—	X	—
—	X	—
—	X	—
—	X	—

Adverse impacts of project and their magnitude: NONE

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

RECOMMENDATION

Negative Declaration EIR Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By David M.../r Date 3-9-82