

1512

CITY COUNCIL MEETING
SEPTEMBER 16, 1987

PUBLIC HEARING SET
FOR SPECIAL COUNCIL
MEETING OF SEPTEMBER
30, 1987 TO CONSIDER
ENVIRONMENTAL
DOCUMENTATION AND
PREZONINGS REGARDING
VARIOUS MEASURES
APPEARING ON THE
NOVEMBER 3, 1987
BALLOT

CC-18
CC-53(a) ✓
CC-53(d)

Council set public hearings for 7:30 p.m., Wednesday, September 30, 1987 for the environmental documentation and the prezonings for the following November 3, 1987 ballot measures:

1. CENTURY MEADOWS, a proposed 160 acre single-family residential project and an addition to Park-Storm Basin G bounded by Century Boulevard on the north; the Woodbridge Irrigation District Canal on the east; Harney Lane on the south; and Park-Storm Drainage Basin G on the west;
2. BATCH PROPERTY (i.e. LODI PARK WEST ESTATES), a proposed 100 acre project consisting of single-family homesites; a senior citizens housing complex; an elementary school site; and the final acreage for the completion of Westgate Park bounded by Lodi Park West Subdivision on the north; Lower Sacramento Road on the east; and the Woodbridge Irrigation District Canal on the south and west; and
3. BRIDGETOWNE ESTATES AND THE ADDITION TO THE WINE AND ROSES COUNTRY INN, a proposed 61 acre project consisting of 225 single-family lots and the expansion of the Wine and Roses Country Inn bounded by the Woodbridge Irrigation District Canal on the west and north; Lilac Street and Woodhaven Drive on the east; and Turner Road on the south.

At its meeting of Monday, September 14, 1987, the Planning Commission will make its recommendation on these projects which will be presented to the Council at the Special Session of September 30, 1987. After the Council makes the final determination on these projects, the Planning Commission, sometime in October, will approve the Tentative Subdivision Maps.

NOTICE OF PUBLIC HEARINGS
TO CONSIDER ENVIRONMENTAL DOCUMENTATION AND PREZONINGS
REGARDING VARIOUS MEASURES APPEARING ON THE NOVEMBER 3, 1987 BALLOT

NOTICE IS HEREBY GIVEN that on Wednesday, September 30, 1987 at the hour of 7:30 pm., or as soon thereafter as the matters may be heard, the Lodi City Council will conduct public hearings to consider environmental documentation and prezonings regarding various measures appearing on the November 3, 1987 ballot as follows:

CENTURY MEADOWS

- A. To consider certifying as adequate, the Final Environmental Impact Report for Century Meadows, a proposed 160 acre single-family residential project and an addition to Park-Storm Basin G bounded by Century Boulevard on the north; the Woodbridge Irrigation District Canal on the east; Harney Lane on the south; and Park-Storm Drainage Basin G on the West.
- B. To consider the prezoning of Century Meadows, a 160 acre project bounded by Century Boulevard on the north; the Woodbridge Irrigation District Canal on the east; Harney Lane on the south and Park-Drainage Basin G on the west to R-1-Residence District - one family and R-2 - Residence District - one-family (smaller lots).

BATCH PROPERTY (i.e. LODI PARK WEST ESTATES)

- A. To consider certifying as adequate, the Final Environmental Impact Report for the Batch Property (i.e. Lodi Park West Estates), a proposed 100 acre project consisting of single-family homesites; a senior citizens housing complex; an elementary school site; and the final acreage for the completion of Westgate Park bounded by Lodi Park West Subdivision on the north; Lower Sacramento Road on the east; and the Woodbridge Irrigation District Canal on the south and west
- B. To consider prezoning the Batch Property (i.e. Lodi Park West Estates), a 100 acre project bounded by Lodi Park West on the north; Lower Sacramento Road on the east; and the Woodbridge Irrigation District Canal on the south and west to P-D 28 (Planned Development District No. 28).

BRIDGETOWNE ESTATES AND THE ADDITION TO THE WINE AND ROSES
COUNTRY INN

- A. To consider certifying as adequate the Final Environmental Impact Report for Bridgetowne Estates and the addition to Wine and Roses Country Inn, a proposed 61.6 acre project

bounded by the Woodbridge Irrigation District Canal on the north and west; Lilac Street and Woodhaven Drive on the east and West Turner Road on the south.

- B. To consider the rezoning of Bridgetowne Estates and the addition to Wine and Roses Country Inn, a 61.6 acre project bounded by the Woodbridge Irrigation District Canal on the north and west; Lilac Street and Woodhaven Drive on the east and West Turner Road on the south to R-1 - Residence District - One Family and C-1 - Neighborhood Commercial District.

Information regarding these items 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 these matters. Written statements may be filed with the City Clerk at any time prior to the hearings scheduled herein and oral statements may be made at said hearings.

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

By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: September 17, 1987

Approved as to form:

Ronald M. Stein
City Attorney

CITY OF LODI
221 W. Pine Street
Lodi, California 95240

ADVERTISING INSTRUCTIONS

Subject: Public Hearing - Various 11/3/87 Election measures

Publish Dates: Saturday, September 19, 1987

Tear Sheets Wanted: Three

Affidavit and Bill to: ALICE M. REIMCHE, CITY CLERK

Date: 9/17/87

Ordered by:

Alice M. Reimche
ALICE M. REIMCHE
CITY CLERK

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL	DATE: September 16, 1987	NO.
FROM: THE CITY MANAGER'S OFFICE		
SUBJECT: SET PUBLIC HEARINGS FOR SPECIAL COUNCIL MEETING OF SEPTEMBER 30, 1987 TO CONSIDER ENVIRONMENTAL DOCUMENTATION AND PREZONINGS REGARDING VARIOUS MEASURES APPEARING ON THE NOVEMBER 3, 1987 BALLOT.		

INDICATED ACTION

That the City Council set public hearings for 7:30 p.m., Wednesday, September 30, 1987 for the environmental documentation and the prezonings for the following November 3, 1987 Ballot Measures:

1. CENTURY MEADOWS, a proposed 160 acre single-family residential project and an addition to Park-Storm Basin G bounded by Century Boulevard on the north; the Woodbridge Irrigation District Canal on the east; Harney Lane on the south; and Park-Storm Drainage Basin G on the west;
2. BATCH PROPERTY (i.e. LODI PARK WEST ESTATES), a proposed 100 acre project consisting of single-family homesites; a senior citizens housing complex; an elementary school site; and the final acreage for the completion of Westgate Park bounded by Lodi Park West Subdivision on the north; Lower Sacramento Road on the east; and the Woodbridge Irrigation District Canal on the south and west; and
3. BRIDGETOWNE ESTATES AND THE ADDITION TO THE WINE AND ROSES COUNTRY INN, a proposed 61 acre project consisting of 225 single-family lots and the expansion of the Wine and Roses Country Inn bounded by the Woodbridge Irrigation District Canal on the west and north; Lilac Street and Woodhaven Drive on the east; and Turner Road on the south.

BACKGROUND

At its meeting of Monday, September 14, 1987, the Planning Commission will make its recommendation on these projects which will be presented to the Council at the Special Session of September 30, 1987. After the Council makes the final determination on these projects, the Planning Commission, sometime in October, will approve the Tentative Subdivision Maps.


James B. Schroeder
Community Development Director

Attachments

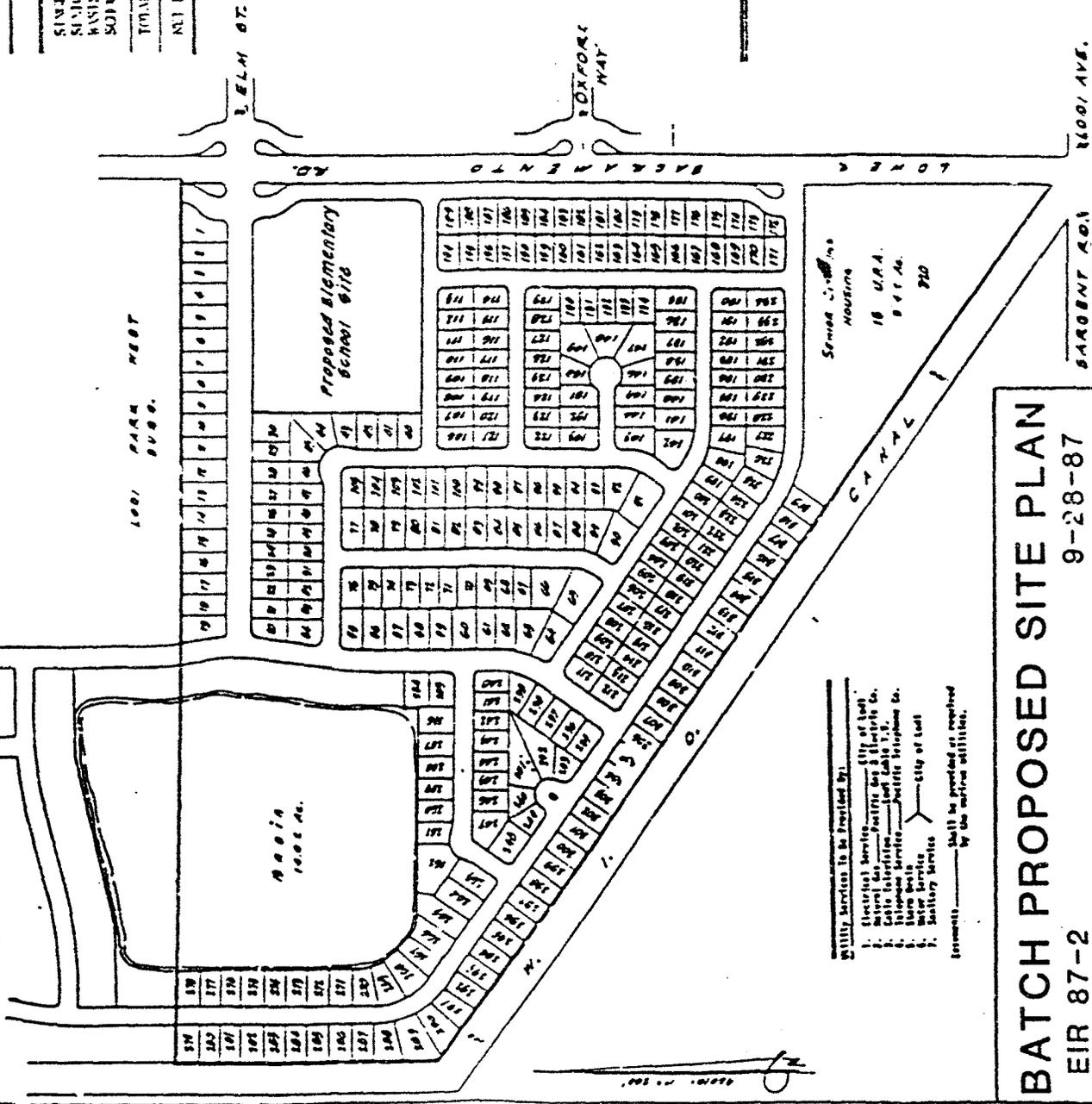
ACTUS	UNITS	U.P.A.
SINGLE FAMILY	60.8	3.2
SENIOR CITIZENS HOUSING	10.4	33.0
WASH PARK	14.0	
SCHOOL SITE	8.8	
TOTAL	94.0	30.2

FILED AS A TENTATIVE MAP
 PLANNING DIRECTOR - CITY OF LOS ANGELES
 APPROVED BY THE CITY OF LOS ANGELES PLANNING COMMISSION
 THIS DAY OF _____, 1987
 CALIFORNIA - PLANNING COMMISSION

REVISED
 TENTATIVE MAP OF TRACT NO. 3122
 SUBDIVISION OF THE SOUTHWEST QUARTER
 SECTION 1, T. 3 N., R. 9 E., S. 1 & 2
 CITY OF LOS ANGELES, CALIFORNIA
 1987 SCALE: 1" = 20'

Prepared for:
 Robert Bates
 12723 E. Lower Sacramento Rd
 9001 W. 31st St

Prepared by:
 Burchell & Platte



- Utility Services to be Provided by:
1. Electrical Service - City of Los Angeles
 2. Natural Gas - Pacific Gas & Electric Co.
 3. Cable Television - Cable California
 4. Telephone Service - Pacific Telephone Co.
 5. Water Service - City of Los Angeles
 6. Sanitary Service - City of Los Angeles
- Comments: _____ shall be provided as required by the various utilities.

BATCH PROPOSED SITE PLAN

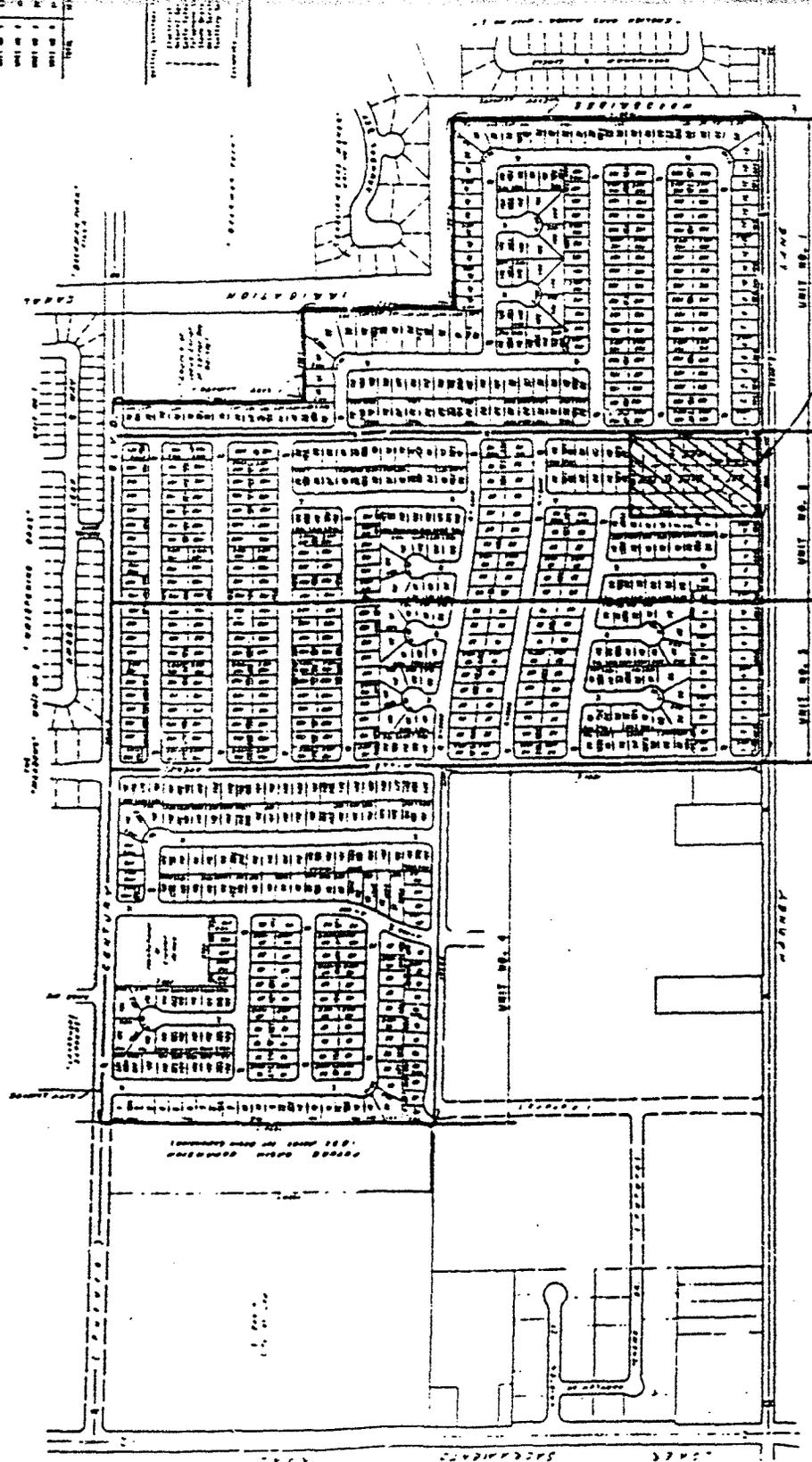
EIR 87-2
 PREZONING GA20 TO PD-28

9-28-87

16001 AVE.
 SARGENT AVE.

UNIT NO.	UNIT AREA	UNIT PRICE
101	1,100	110,000
102	1,100	110,000
103	1,100	110,000
104	1,100	110,000
105	1,100	110,000
106	1,100	110,000
107	1,100	110,000
108	1,100	110,000
109	1,100	110,000
110	1,100	110,000

UNIT NO. 101
 UNIT NO. 102
 UNIT NO. 103
 UNIT NO. 104
 UNIT NO. 105
 UNIT NO. 106
 UNIT NO. 107
 UNIT NO. 108
 UNIT NO. 109
 UNIT NO. 110



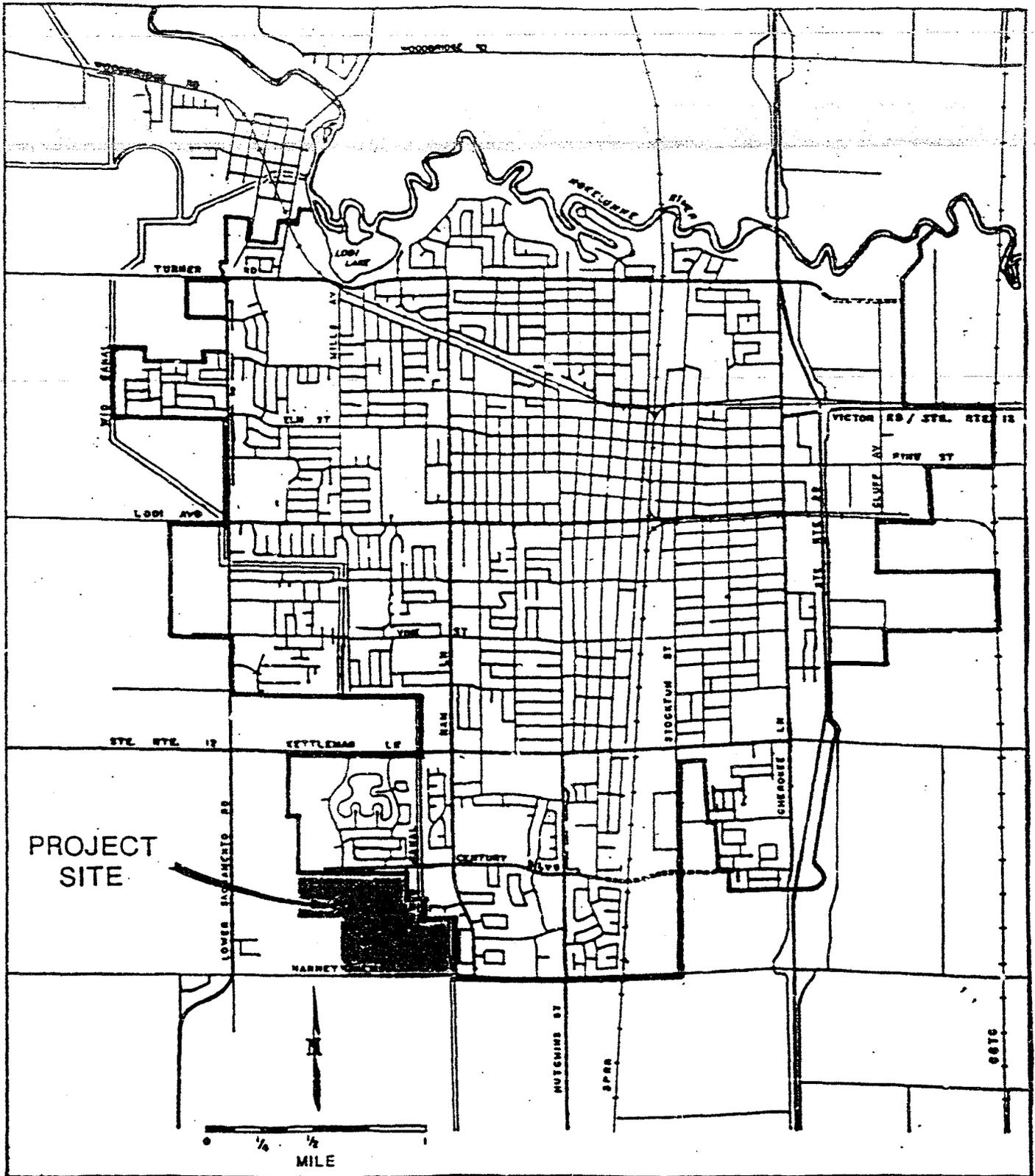
Not a part of this project.

CENTURY MEADOWS

PREPARED BY
 ARCHITECTS
 1000 ...
 ...
 ...

CENTURY MEADOWS
PROPOSED SITE PLAN
 EIR 87-4
 9-28-87
 PREZONING GA40 TO R-1 AND R-2

UNIT NO. 1
 UNIT NO. 2
 UNIT NO. 3
 UNIT NO. 4
 UNIT NO. 5

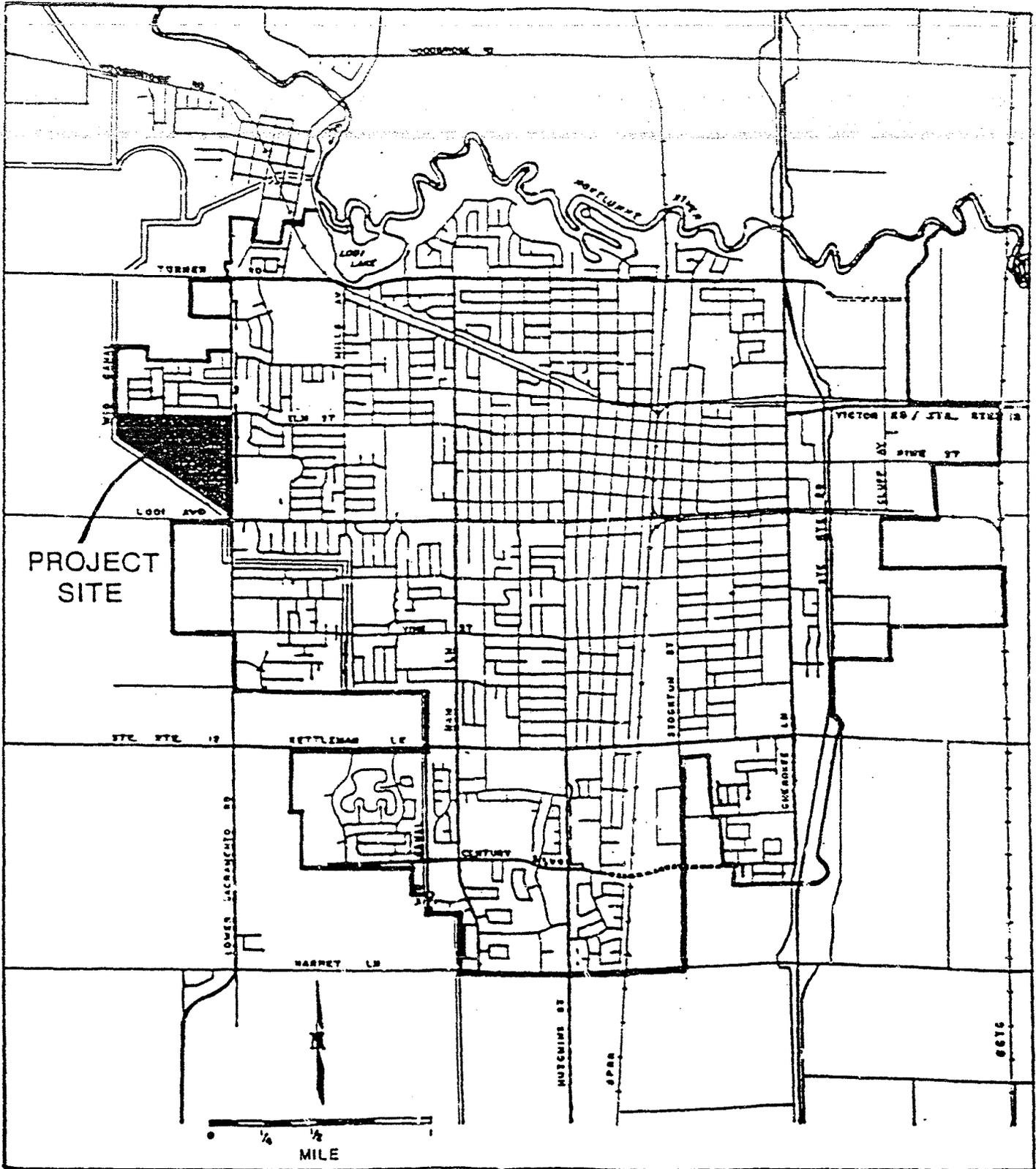


CENTURY MEADOWS PROJECT LOCATION

EIR 87-4

9-28-87

PREZONING GA40 TO R-1 AND R-2

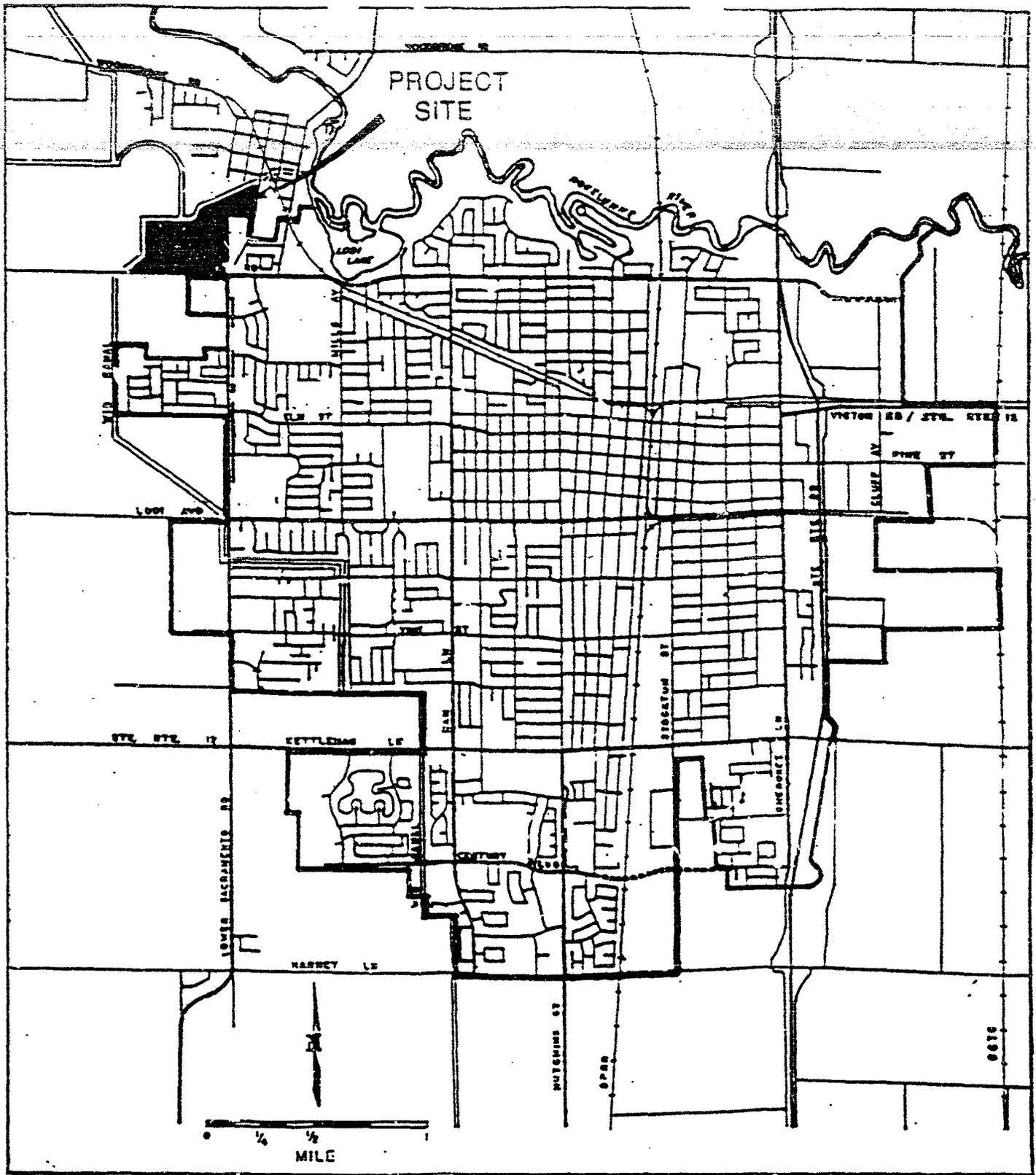


BATCH PROJECT LOCATION

EIR 87-2

9-28-87

PREZONING GA20 TO PD-28

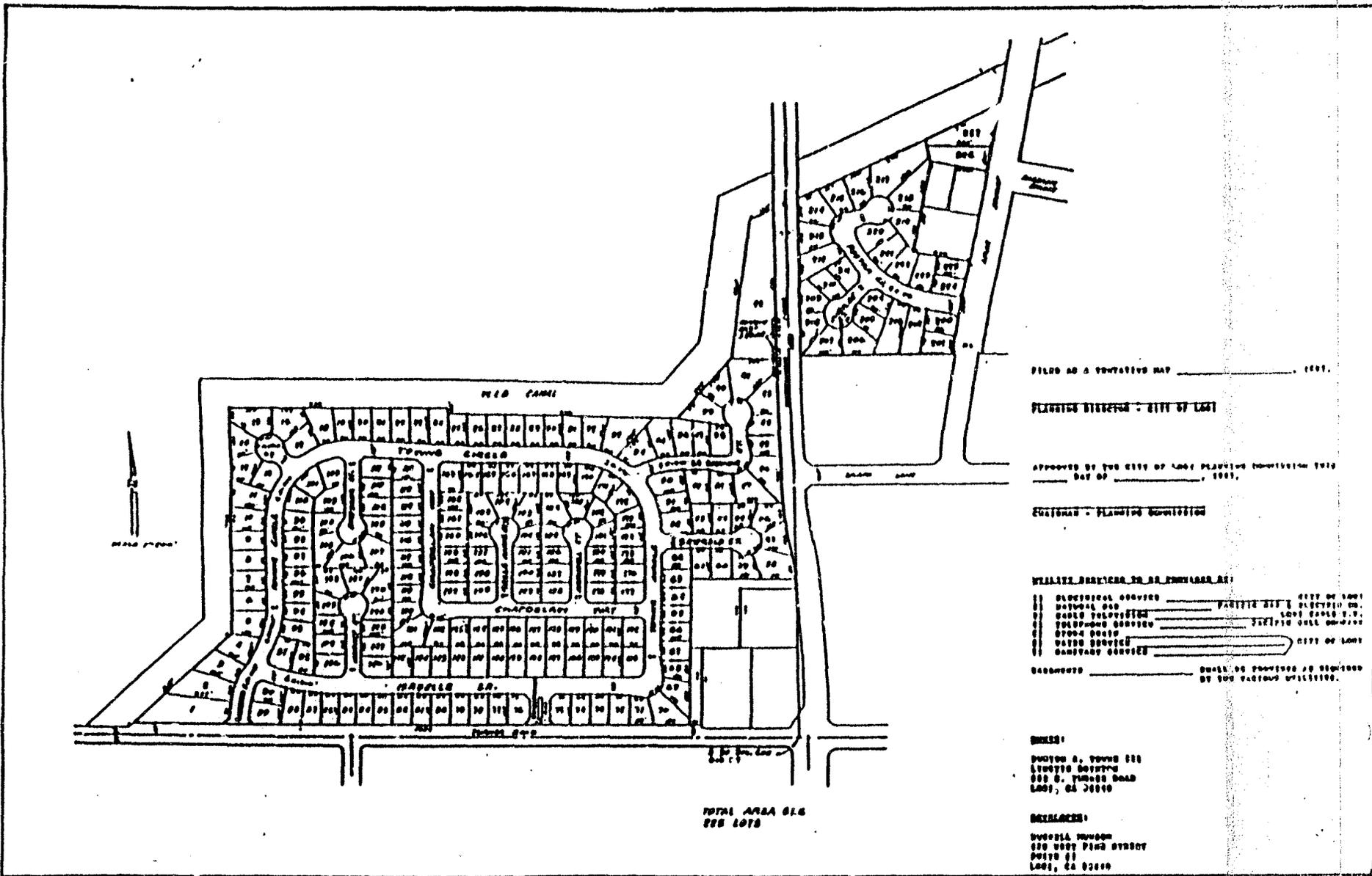


BRIDGETOWNE ESTATES PROJECT LOCATION

EIR 87-3

9-28 87

PREZONING GA40 TO R-2



BRIDGETOWNE ESTATES PROPOSED SITE PLAN

EIR 87-3
 PREZONING GA40 TO R-2

9-28-87