

1006 2046  
PUBLIC HEARINGS

APPEAL OF RONALD  
B. THOMAS OF THE  
PLANNING  
COMMISSION'S  
CONDITIONAL  
APPROVAL OF THE  
REVISED TENTATIVE  
MAP OF THE  
JOHNSON-  
TANDY  
SUBDIVISION DATED  
JUNE 1985

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Hinchman called for the Public Hearing to consider the appeal of Mr. Ronald B. Thomas, c/o R. Thomas Development Company, P. O. Box B-28, Lodi, California, of the Planning Commission's conditional approval of the Revised Tentative Map of the Johnson-Tandy Subdivision dated June 1985.

Council was apprised that at its meeting of Monday, September 23, 1985, the Lodi City Planning Commission approved the Revised Tentative Map of the Johnson-Tandy Ranch Subdivision, dated June, 1985. The revised map substituted single-family lots for much of the cluster homes area along Century Boulevard.

Ronald B. Thomas, on behalf of the Johnson Ranch, a General Partnership, has appealed condition 13 of the Commission's approval which reads:

"That the alignment of Century Boulevard be modified to conform to the requirements of the Century Boulevard-Cherokee Lane intersection with the design of said intersection approved by the California State Department of Transportation and with the intersection construction being the responsibility of the developer."

The Johnson Ranch, General Partnership believes the Century-Cherokee construction is the City's responsibility.

Diagrams of the subject area and additional information was provided by Public Works Director Ronsko, who responded to questions regarding the matter as were posed by the Council.

Mr. Ronald B. Thomas, c/o R. Thomas Development Company, P. O. Box B-28, Lodi, California spoke on behalf of the appeal.

On motion of Council Member Snider, Hinchman second, Council directed Staff to develop alternates for the City's participation in the construction of the subject intersection and for staff to bring back these alternatives for Council's review at the earliest convenient date. The Public Hearing will be continued at that time. The motion carried by unanimous vote of all Council Members present.

# COUNCIL COMMUNICATION

TO: THE CITY COUNCIL  
FROM: THE CITY MANAGER'S OFFICE

DATE  
October 29, 1985

NO.

SUBJECT: THOMAS APPEAL - PLANNING COMMISSION'S APPROVAL-JOHNSON-TANDY SUBD.

BACKGROUND: At its meeting of Monday, September 23, 1985, the Lodi City Planning Commission approved the Revised Tentative Map of the Johnson-Tandy Ranch Subdivision, dated June, 1985. The Revised Map substituted single-family lots for much of the cluster homes area along Century Boulevard.

Ronald B. Thomas, on behalf of Johnson Ranch, a General Partnership, has appealed condition No. 13 of the Commission's approval which reads:

"That the alignment of Century Boulevard be modified to conform to the requirements of the Century Boulevard-Cherokee Lane intersection with the design of said intersection approved by the California State Department of Transportation and with the intersection construction being the responsibility of the developer."

The Johnson Ranch, General Partnership believes the Century-Cherokee Construction is the City's responsibility

  
\_\_\_\_\_  
JAMES B. SCHROEDER  
Community Development Director

NOTICE OF PUBLIC HEARING  
BY THE CITY COUNCIL OF THE CITY OF LODI  
TO CONSIDER THE APPEAL OF MR. RONALD B. THOMAS,  
C/O R. THOMAS DEVELOPMENT COMPANY, P. O. BOX B-28,  
LODI, CALIFORNIA, OF THE PLANNING COMMISSION'S  
CONDITIONAL APPROVAL OF THE REVISED TENTATIVE MAP OF THE  
JOHNSON-TANDY SUBDIVISION DATED JUNE 1985

NOTICE IS HEREBY GIVEN that on Wednesday, November 6, 1985, at the hour of 7:30 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 appeal of Mr. Ronald B. Thomas, c/o R. Thomas Development Company, P. O. Box B-28, Lodi, California, of the Planning Commission's conditional approval of the Revised Tentative Map of the Johnson-Tandy Subdivision dated June 1985 as it pertains to the condition that the alignment of Century Boulevard be modified to conform to the requirements of the Century Boulevard - Cherokee Lane intersection with the design of said intersection to be on the approval of the California State Department of Transportation and with the intersection construction being the responsibility of the developer.

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.

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: October 16, 1985

October 2, 1985

RECEIVED

1985 OCT -7 AM 8:45

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

Ms. Alice Reimche, City Clerk  
City of Lodi  
221 W. Pine St.  
Lodi, CA 95240

Re: Item 13 of Planning Commission conditions of approval of Johnson-Tandy Tentative Map (copy attached).

Dear Alice:

We wish to appeal the above referenced condition relative to the requirement that the developer pay the cost of design and construction of the Century Blvd./Cherokee Lane Frontage Road/Freeway 99 On Ramp Intersection.

It is our feeling that since this intersection serves a much greater public need than just the Johnson Ranch Subdivision, the City has most, if not all, of the financial responsibility to redesign and construct this intersection.

The facts upon which we've based our opinion are as follows:

- (1) The alignment of Century Blvd. was set by the City and, until now, has not had a specific design plan upon which to base cost estimates and/or the development plan of the adjacent property. Had the design been studied and the alignment been moved to our southerly property line, the intersection in question would have been simplified and the development plan of Johnson Ranch more desirable. In addition, the 80-100 foot right of way required for Century Blvd. comes entirely from Johnson Ranch property rather than sharing the burden between properties that a more southerly alignment would have accomplished.
- (2) Century Blvd. is designed as a major east west collector street that will run through Lodi from Cherokee Lane to Lower Sacramento Road. It is obviously not just a street to be used by the Johnson Ranch Subdivision. Likewise, the Century Blvd./Cherokee Lane Frontage Road intersection will serve all of Lodi as it will include the existing Freeway 99 On Ramp.
- (3) The present Cherokee Lane Frontage Road/Freeway 99 On Ramp intersection is located entirely on City of Lodi property.

We have been made aware of the above referenced recommendation and/or condition at numerous meetings held on this property over the past five years. We did not choose to appeal this condition before, because, as you know, the property has been under litigation until this year and, therefore, undevelopable until now.

To date we have provided engineering and have worked with the City to achieve an acceptable design that both the City and the State will approve.

Ms. Alice Reimche, City Clerk  
Page 2  
October 2, 1985

Please know that we will continue to work with the City to successfully resolve this intersection problem, however, we would appreciate your consideration of our request for a fair determination of responsibilities in this matter.

Sincerely,

JOHNSON RANCH

By   
Ronald B. Thomas

RBT/dl  
encl.

cc: Mr. Bruce Campora  
Mr. Russ Munson

CITY COUNCIL

DAVID M. HINCHMAN, Mayor  
FRED M. REID  
Mayor Pro Tempore  
EVELYN M. OLSON  
JAMES W. PINKERTON, Jr.  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

RONALD M. STEIN  
City Attorney

September 27, 1985

Mr. Ronald B. Thomas  
c/o R. Thomas Development Co.  
P. O. Box B-28  
Lodi, CA 95241

Dear Ron:

RE: Revised Tentative Map - Johnson-Tandy Subdivision  
File No.: 85 S 004

At its meeting of Monday, September 23, 1985 the Lodi City Planning Commission approved your request on behalf of Johnson Ranch, a General Partnership for the approval of the Revised Tentative Map of the Johnson-Tandy Subdivision dated June 1985.

The Planning Commission's approval is subject to the following conditions:

1. that the developer install all off-site utilities and street improvements;
2. that engineered improvement plans be prepared for all public improvements prior to Final Map filing;
3. that public utility easements as required by the various utility companies and the City of Lodi be dedicated;
4. that the developer pay all appropriate fees in affect at time of map filing or issuance of Building Permit and enter into all applicable agreements;
5. that existing wells and septic tanks be abandoned in conformance with City requirements and their locations shown on the Final Map;
6. that the developer provide a master plan for all utilities before filing maps on additional units;

Mr. Ronald B. Thomas  
September 17, 1985  
Page 2

7. that the Century Boulevard alignment at Cherokee Lane be resolved prior to the filing of any Final Map containing Century Boulevard frontage;
8. that no vehicular access be permitted to Century Boulevard from any parcel or lot having access to other streets except cluster home parcel (lot 167) and that the driveways to Lot 167 be specifically approved by the Public Works Department;
9. that the driveways for the commercial parcels be specifically approved by the Public Works Director;
10. that the Final Map show the City acquiring abutters rights on all reverse frontage lots;
11. that fencing be installed to the approval of the Public Works Department;
12. that sight distance easements be provided in locations specified by the Public Works Department; and
13. that the alignment of Century Boulevard be modified to conform to the requirements of the Century Boulevard - Cherokee Lane intersection with the design of said intersection of the approval of the California State Department of Transportation and with the intersection construction being the responsibility of the developer.

Sincerely,

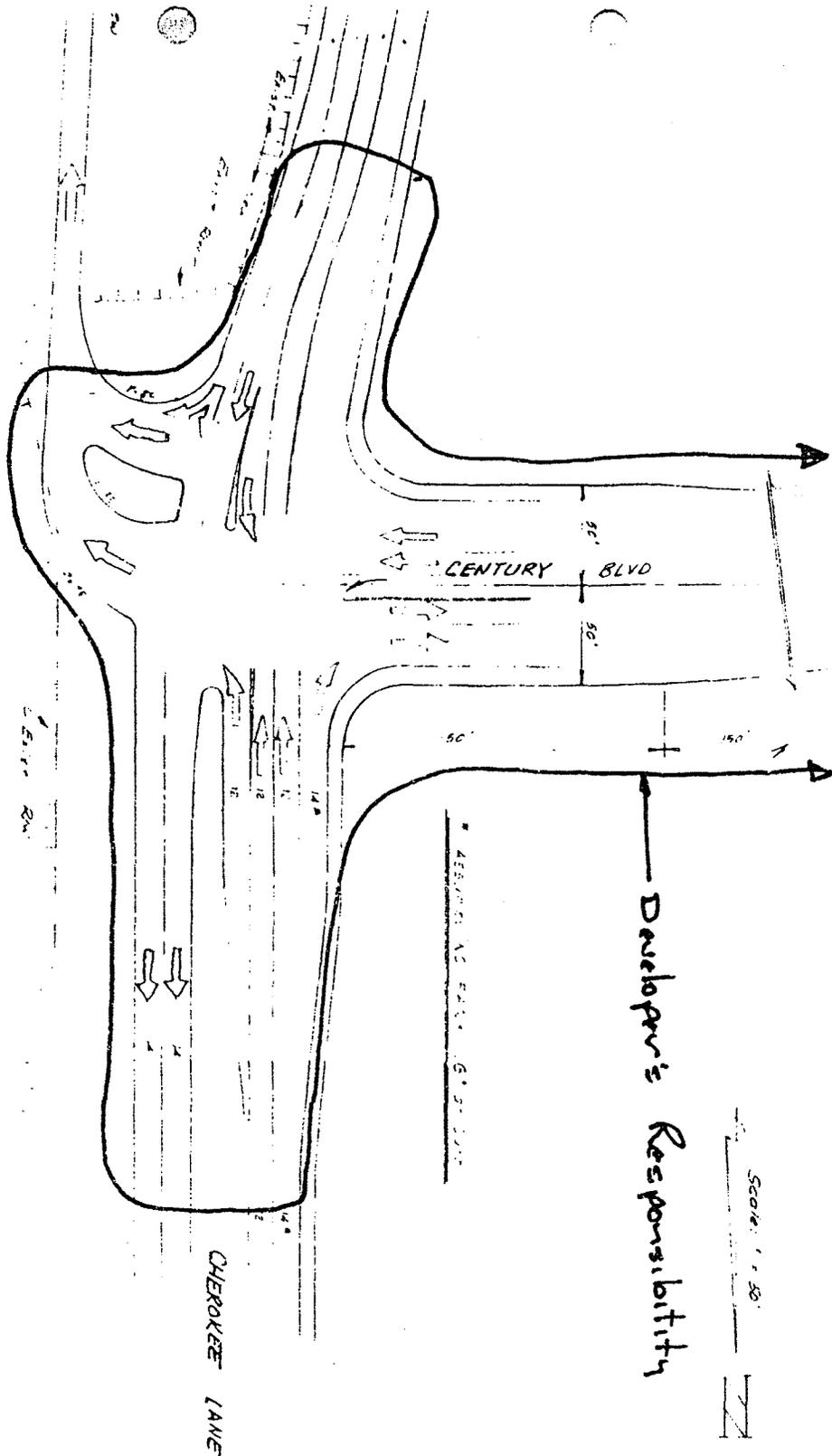


JAMES B. SCHROEDER  
Community Development Director

cc: Baumbach and Piazza



FREEMWAY



**MBACH & PIAZZA**  
 ENGINEERS  
 EYORS

323 W. ELM ST. LOUI, CALIF.  
 95240 PH: 209-368-6618

CENTURY BLVD - CHEROKEE LANE  
 INTERSECTION

Aug 1985

Scale: 1" = 50'

APPROVED BY PLANNING COMMISSION

AUG 1984

**JOHNSON - TANBY RANCH**

Lot 7 and a portion of Lot 12 of A.L. Larson's subdivision  
 Section 13, T38R2E, M.5 & 6 N.  
 City of Loudoun, Loudoun County, California  
 July 1984  
 SCALE: 1" = 100'

Alternative B

Utilities Services to be provided by:

- 1. Electrical Service - \_\_\_\_\_
  - 2. Water Service - \_\_\_\_\_
  - 3. Telephone Service - \_\_\_\_\_
  - 4. Sewer Service - \_\_\_\_\_
  - 5. Gas Service - \_\_\_\_\_
  - 6. Irrigation Service - \_\_\_\_\_
- \_\_\_\_\_ City of Loudoun
- \_\_\_\_\_ Shall be provided as required by the subdivision.

FILED AS A TENTATIVE MAP

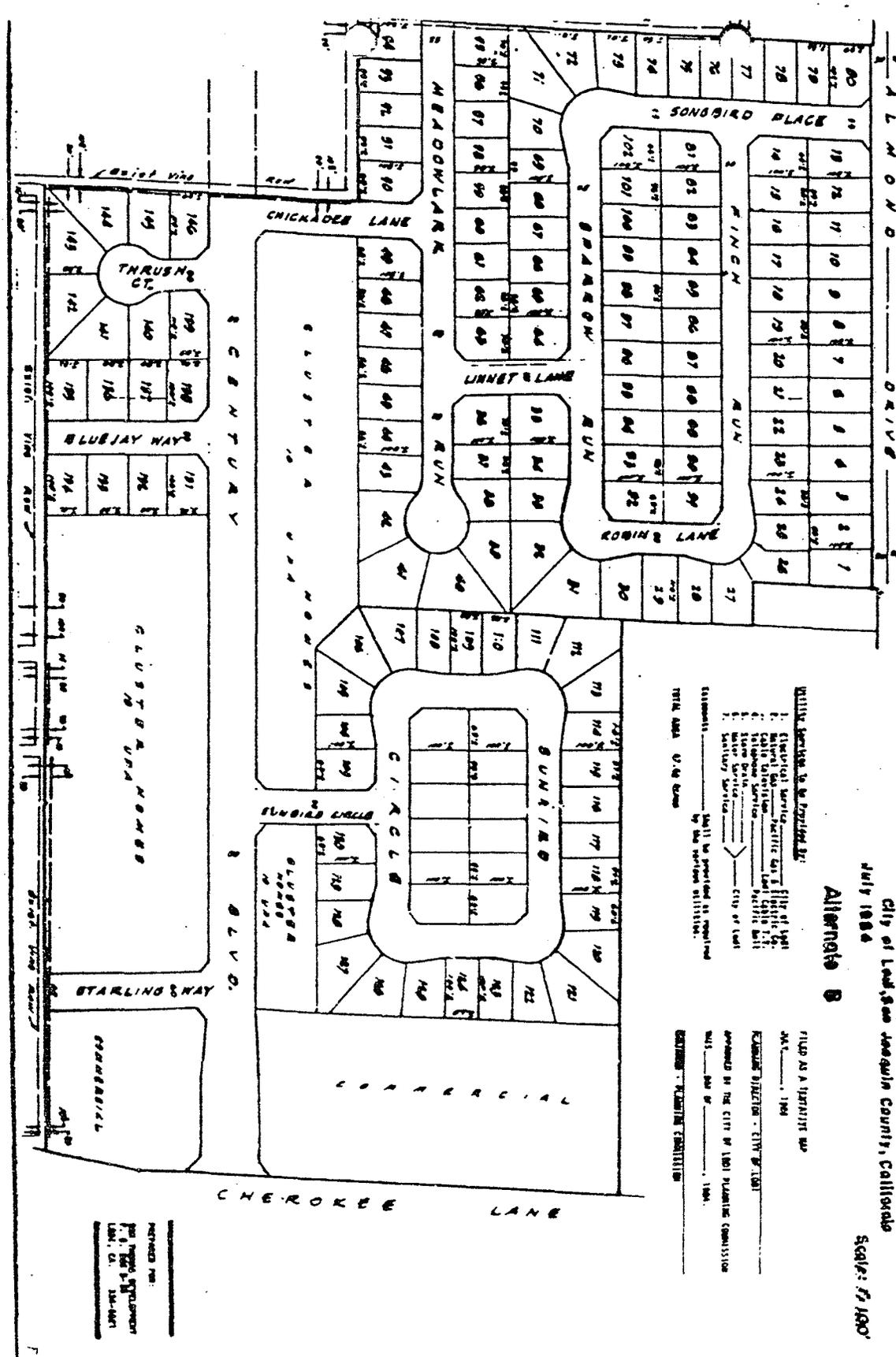
DATE: \_\_\_\_\_ 1984

EXAMINED BY: \_\_\_\_\_ CITY OF LOUDOUN

APPROVED BY THE CITY OF LOUDOUN PLANNING COMMISSION

DATE: \_\_\_\_\_ AND BY \_\_\_\_\_ 1984.

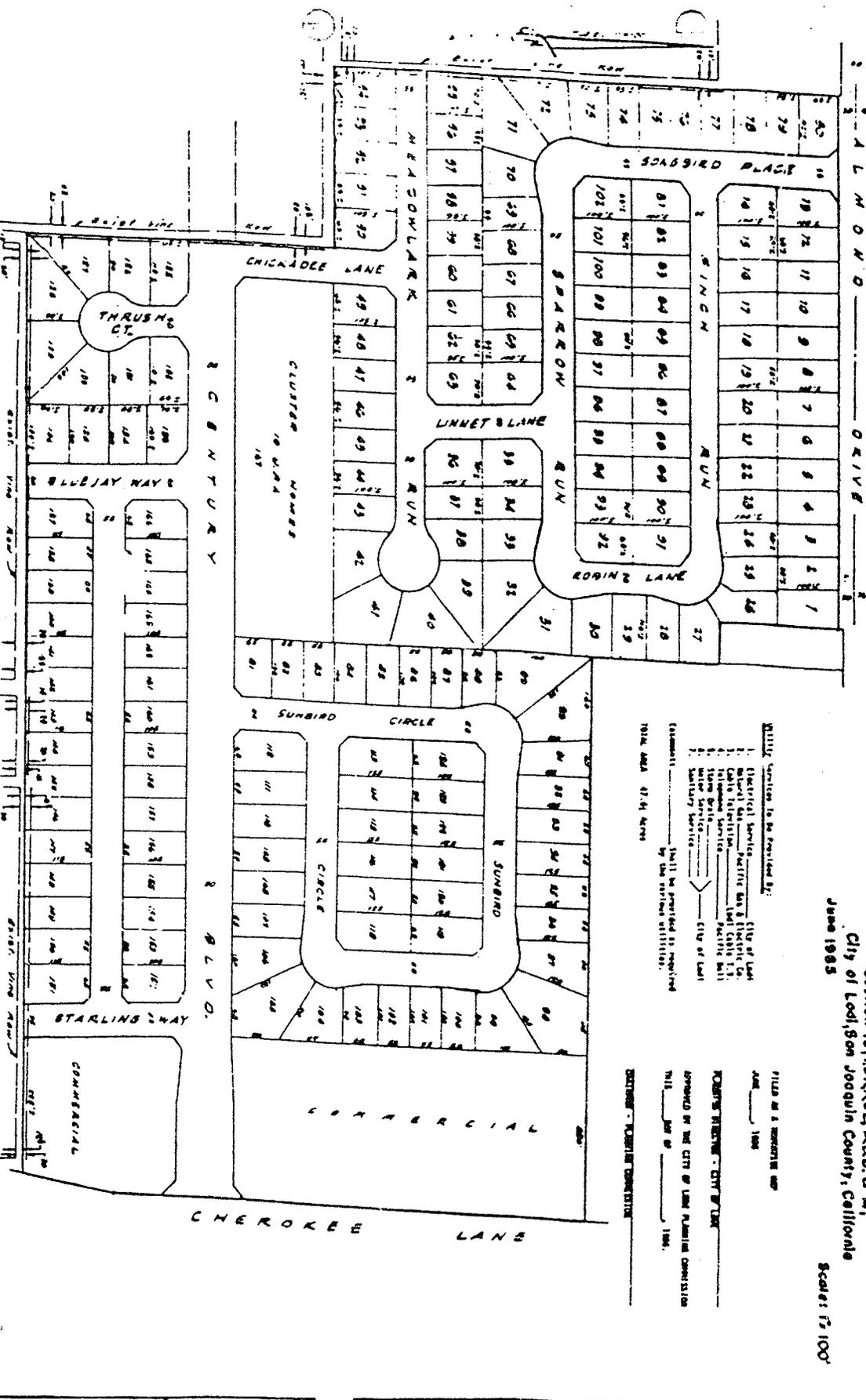
CONTAINING - RESUBMITTING CONDITIONS



# AGENDA ITEM JULY 22, 1985

## REVISED TENTATIVE SUBDIVISION MAP OF TRACT NO. 1554 JOHNSON - TANDY RANCH

Lot 7 and a portion of Lot 12 of A. ALARSON'S Subdivision  
 Section 13, T3N R6E, M.D. & M.  
 City of Los Alamitos, Orange County, California  
 June 1985  
 Scale: 1" = 100'



Utility Services to be provided by:

1. Electrical Service - City of Los Alamitos
2. Gas Service - City of Los Alamitos
3. Cable Television - Pacific Gas & Electric Co.
4. Telephone Service - Pacific Bell
5. Storm Drain - City of Los Alamitos
6. Water Service - City of Los Alamitos
7. Sewer Service - City of Los Alamitos
8. Sanitary Service - City of Los Alamitos

Shall be provided as required by the various utilities.

TOTAL AREA: 47.41 Acres

FILED AS A REPORT ON: \_\_\_\_\_  
 DATE: \_\_\_\_\_ 1985

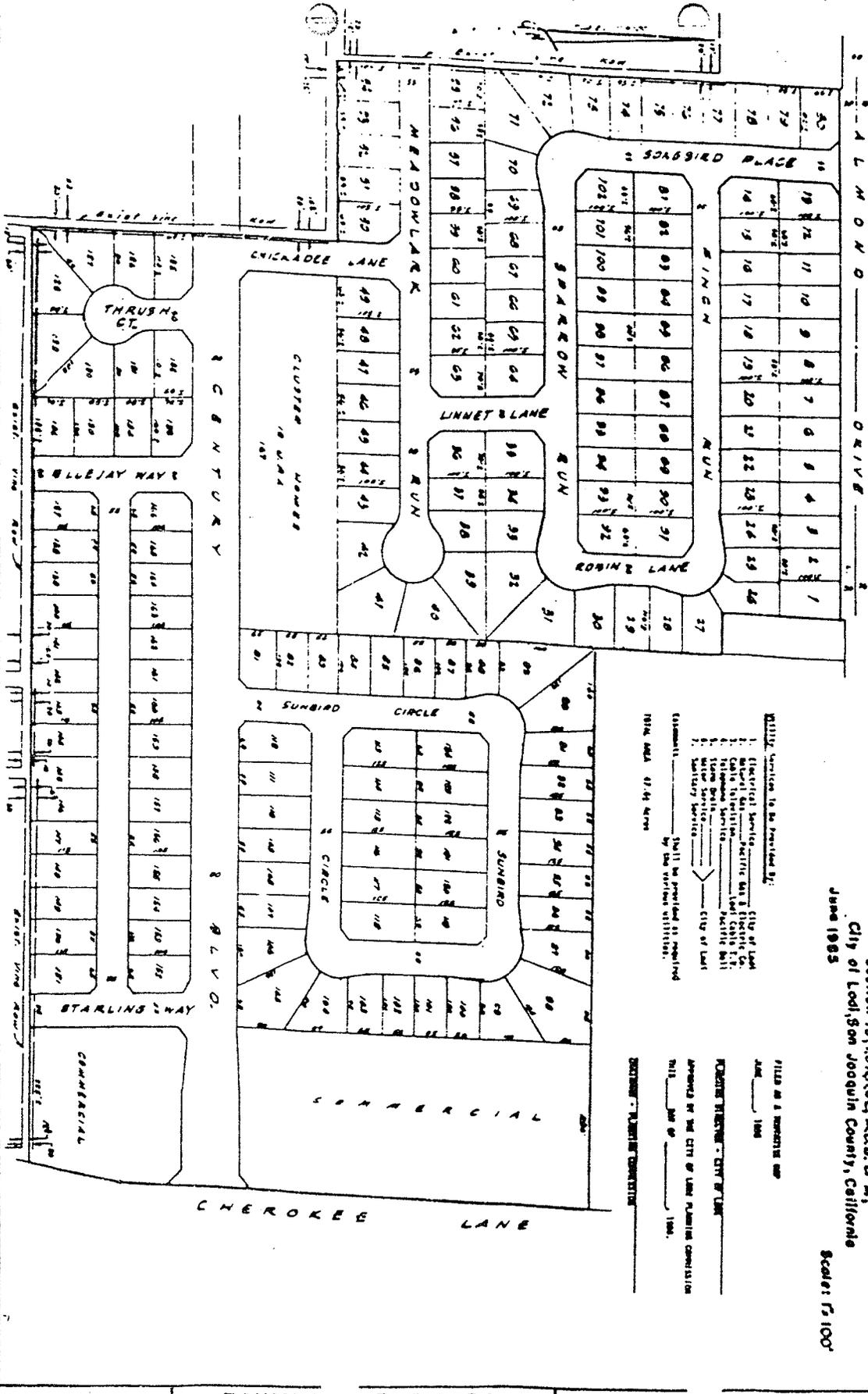
FOR THE ENGINEER - CITY OF LOS ALAMITOS  
 PROVIDED BY THE CITY OF LOS ALAMITOS COMMISSION  
 TITLE: \_\_\_\_\_ DATE OF: \_\_\_\_\_ 1985.

DESIGNER - ROBERT COMPTON

# AGENDA ITEM JULY 22, 1985

## REVISED TENTATIVE SUBDIVISION MAP OF TRACT NO. 1864 JOHNSON - TANDY RANCH

Lot 7 and a portion of Lot 12 of A. Larson's Subdivision  
 Section 13, T3N R6E, M.D.B. & M.  
 City of Los Angeles, Orange County, California  
 June 1985  
 Scale: 1" = 100'



Utilities Section to be provided by:

- 1. Electrical Service - Pacific Gas & Electric Co.
  - 2. Gas Service - Pacific Gas & Electric Co.
  - 3. Telephone Service - Pacific Bell
  - 4. Water Service - City of Los Angeles
  - 5. Sewer Service - City of Los Angeles
- Should be provided as required by the various utilities.

FILED AS A REGISTERED MAP  
 DATE \_\_\_\_\_ 1985  
 RECORDING DISTRICT - CITY OF LOS ANGELES  
 APPROVED BY THE CITY OF LOS ANGELES PLANNING COMMISSION  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1985.  
 DEPARTMENT - PLANNING COMMISSION