

## LODI PLANNING COMMISSION

### Teleconference Meeting

Streaming Link: <https://www.facebook.com/CityofLodi/>

**ADJOURNED SESSION**

**WEDNESDAY,**

**JULY 22, 2020**

**@ 7:00 PM**

*Adjourned from meeting of*

WEDNESDAY,

JULY 8, 2020

## SPECIAL TELECONFERENCE NOTICE

### Pursuant to Executive Order N-29-20:

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020 to mitigate the spread of the coronavirus known as COVID-19. In particular, the Executive Order suspends that provision of the Brown Act that requires noticing, posting of agendas, and public access to each location where a member will be participating telephonically, as well as provisions that require physical presence of members of the legislative body or the public for purposes of a quorum or to hold a meeting. Executive Order N-29-20 allows an agency to conduct a teleconference meeting that provides members of the public telephonic or other electronic participation in place of making a physical location for the public to observe the meeting and provide public comment, consistent with other provisions of the Brown Act.

**The following members of the City of Lodi Planning Commission are listed to permit them to appear telephonically at the Planning Commission Meeting on July 22, 2020:** Commissioners William Cummins (Chair), Crystal Hicks (Vice Chair), Richard Maciel, Julieann Martin, Debbie Olson, and Mitchell Slater.

### Public Comment:

As always, members of the public can send written comments to the Planning Commission prior to the meeting by emailing [pccomments@lodi.gov](mailto:pccomments@lodi.gov). These emails will be provided to the members of the Planning Commission and will become part of the official record of the meeting.

Members of the public who wish to verbally address the Planning Commission during the meeting should email those comments to [pccomments@lodi.gov](mailto:pccomments@lodi.gov). Comments must be received before the Chair announces that the time for public comment is closed. Staff will read three minutes of each email into the public record. **IMPORTANT:** identify the Agenda Item Number or description in the subject line of your email. Example: Public Comment for Agenda Item Number 4a Reynolds Ranch Subdivision.

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment in this meeting, please contact the Office of the Community Development Department at (209) 333-6711 or [pccomments@lodi.gov](mailto:pccomments@lodi.gov) at least 48 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. If you need special assistance in this meeting for purposes other than providing public comment, please contact the Office of the Community Development Department at (209) 333-6711 or [pccomments@lodi.gov](mailto:pccomments@lodi.gov) at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.160 (b) (1)).

### Viewing:

Members of the public may view and listen to the meeting at: <https://www.facebook.com/CityofLodi/>

For information regarding this agenda please contact:  
**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

1. ROLL CALL
2. MINUTES – None
3. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

*If you wish to address the Commission, please refer to the Special Teleconference Notice at the beginning of this agenda. Individuals are limited to one appearance during this section.*

4. PUBLIC HEARINGS

a) Request for the Planning Commission approval of:

- A Tentative Tract Map to divide three parcels into 150 single family lots in the northwest quadrant of the Reynolds Ranch Planned Development (south of Harney Lane and west of South Stockton Street); and
- Recommendation to the City Council to approve a growth allocation for the proposed tentative tract.

(Applicant: Bennett Homes Inc.; File No: 2020-016 S GM; CEQA Determination: Impacts have been addressed by the Final Environmental Impact Report for the Reynolds Ranch Project (CEQA Section 15162))

**NOTE: The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31**

5. PLANNING MATTERS/FOLLOW-UP ITEMS – **Item 5a pulled from agenda**

- a. ~~Recommend to City Council to accept the 2019 Housing Element Annual Progress Report and direct staff to transmit to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research~~

6. ANNOUNCEMENTS AND CORRESPONDENCE
7. ACTIONS OF THE CITY COUNCIL
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. ACTIONS OF THE LODI ARTS COMMISSION
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right to Appeal:

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.



**CITY OF LODI**  
**PLANNING COMMISSION**  
Staff Report

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**MEETING DATE:** July 22, 2020 Adjourned from July 8, 2020

**APPLICATION NO:** Tentative Tract Map: PL2020-016

**REQUEST:** Request for:

- 1) Planning Commission approval of a Tentative Tract Map to divide three parcels into 150 single family lots in the northwest quadrant of the Reynolds Ranch Planned Development (south of Harney Lane and west of S Stockton Street).
- 2) Recommendation to the City Council to approve a growth allocation for the proposed tentative tract.

Applicant: Bennett Homes Inc., P.O. Box 1597, Lodi CA 95241;  
CEQA Determination: Impacts have been addressed by the Final Environmental Impact Report for the Reynolds Ranch Project (CEQA Section 15162)

**LOCATION:** Southeast quadrant of Harney Lane and S Stockton Street  
APN 058-130-21, -22 and -25

**APPLICANT:** Bennett Homes, Inc.  
P.O. Box 1597  
Lodi, CA 95241

**PROPERTY OWNERS:** David and Linda Seeman Revocable Trust (APN 058-130-21)  
2299 Greenbriar Ct, Yuba City, CA 95993

Pucinelli Revocable Trust (APN 058-130-22)  
2719 S Stockton St, Lodi, CA 95240

Gary and Joyce Tsutumi 2011 Trust (APN 058-130-25)  
3725 E Armstrong Rd, Lodi, CA 95240

**RECOMMENDATION**

Staff recommends the Planning Commission approve a Tentative Subdivision Map to subdivide three parcels into 150 single family lots, subject to conditions of approval.

**PROJECT SITE AND VICINITY DESCRIPTION**

**General Plan Designation:** Medium Density and Low Density Residential  
**Zoning Designation:** PD 39 (Reynolds Ranch)  
**Property Size:** 28.2 acres

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
<b>Project Site</b>	Medium Density Residential Low Density Residential	PD 39* (Reynolds Ranch)	Vineyard
<b>North</b>	Industrial	M (Industrial)	Vacant and Light Industrial (north of Harney Lane)
<b>South</b>	Medium Density Residential	Low Density Residential	Single Family Homes
<b>East</b>	Low Density Residential Commercial	Low Density Residential	Reynolds Ranch Retail Center
<b>West</b>	Industrial	Low Density Residential	Vacant, Railroad

\* - See additional detail below

General Plan and Zoning maps for the project site and vicinity are shown below.

**Figure #: General Plan Land Use Map**

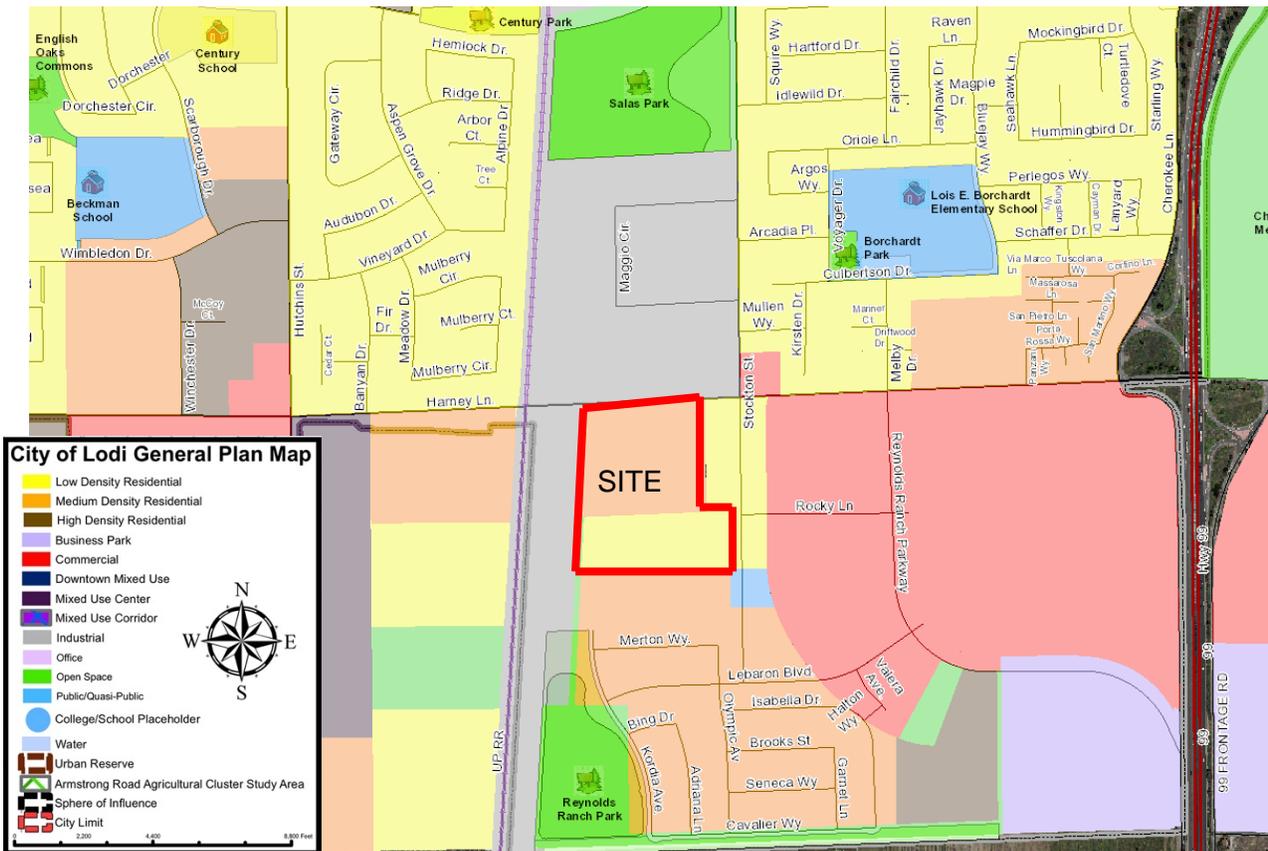


Figure #: Zoning Map

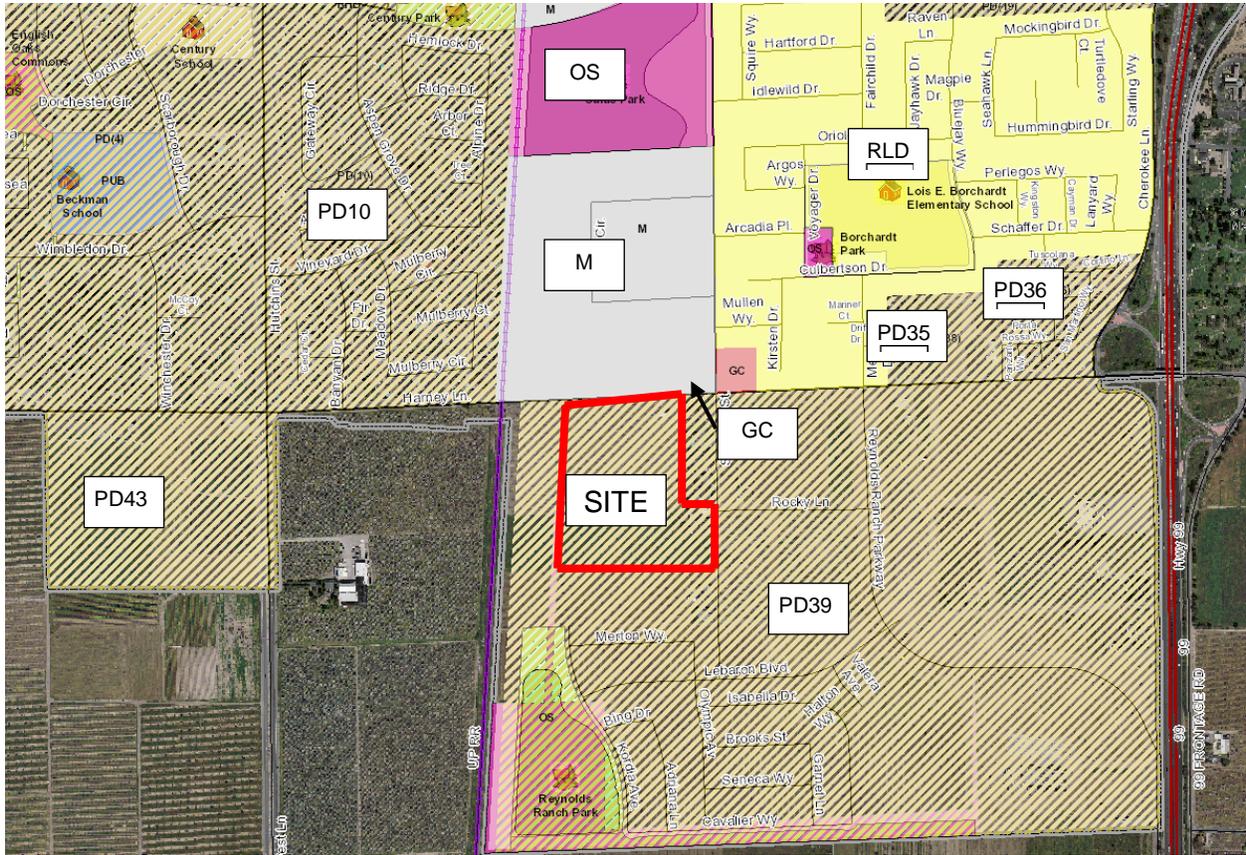


Figure #: PD 39 Land Use Diagram



## BACKGROUND/EXISTING SETTING:

The proposed subdivision is located in the northeast portion of the Reynolds Ranch Planned Development (PD 39), a mixed-use residential/commercial/office project originally approved and annexed to the city in 2006.

The project site is designated in PD 39 for medium density and low density development, as shown in Figure #, above.

To date, much of the Reynolds Ranch project has been developed, including:

- Blue Shield office complex
- Costco, Home Depot and related retail
- Sprouts Farmers Market and related retail
- Fairfield Inn and Suites (under construction)
- Single family homes
- Rubicon apartments
- Oakmont Senior Living
- Orchard Lane Park

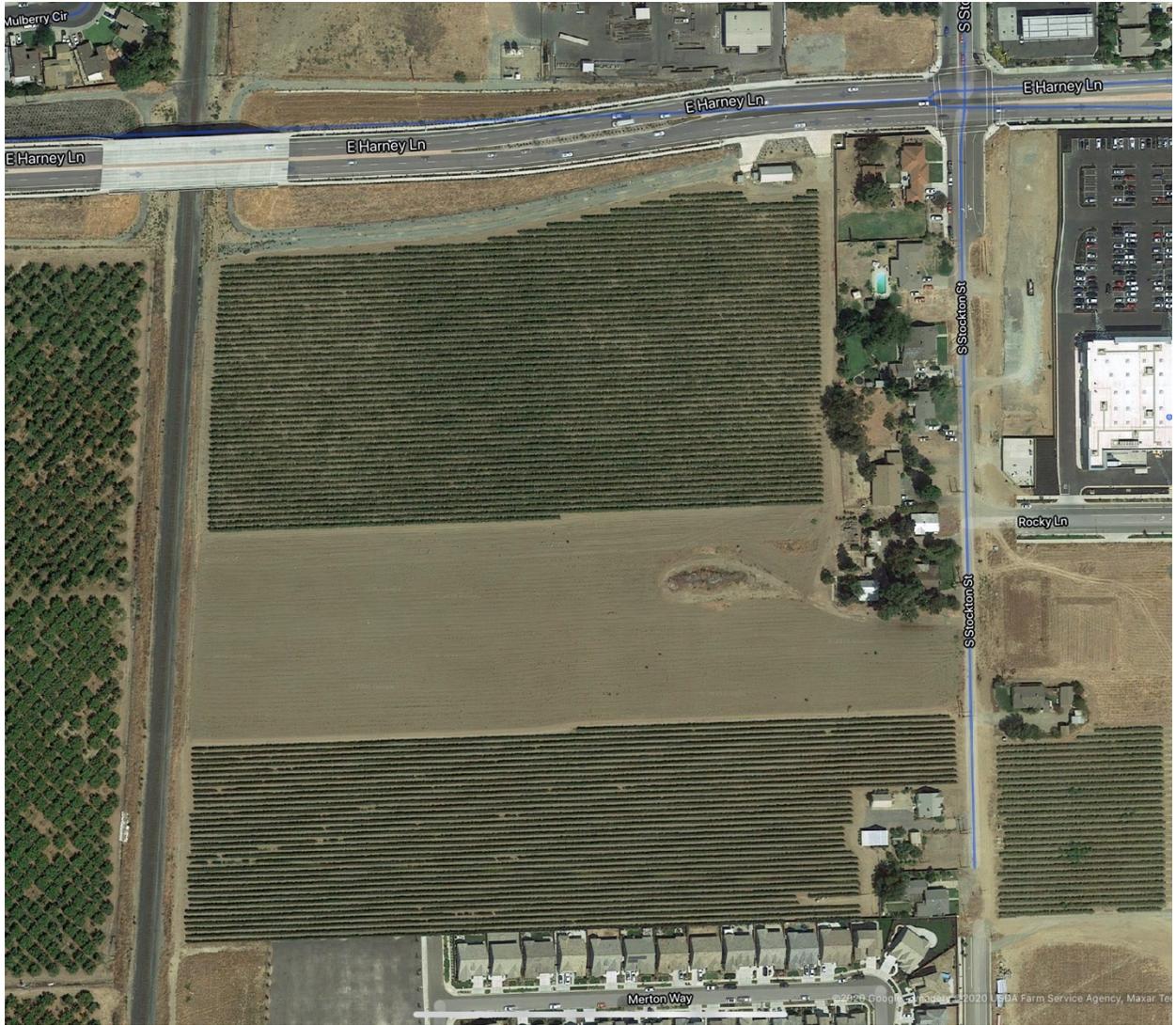
A recent (2019) aerial photo of the Reynolds Ranch area is shown below.

**Figure #: Reynolds Ranch Aerial Photo**



Photos of the project site are provided below.

Figure #: Project Site Aerial Photo



**Figure #: Project Site Photos**



View of the site looking northeast toward Harney Lane



View of the site looking east toward Stockton Street



Existing vineyards

As shown in the photos above, the project site is mostly vacant. Portions of the site are planted with vineyards.

West of the project site is an active rail line (shown below). Potential noise from this rail line is discussed in more detail in the Analysis section of this report.

**Figure #: Existing Rail Line**



Also located within the project site are several existing homes on the west side of Stockton Street. These homes, which would be removed prior to development of the proposed subdivision, are shown below.

**Figure #: Photos of Existing Homes**



Aerial view of existing homes (to be removed)



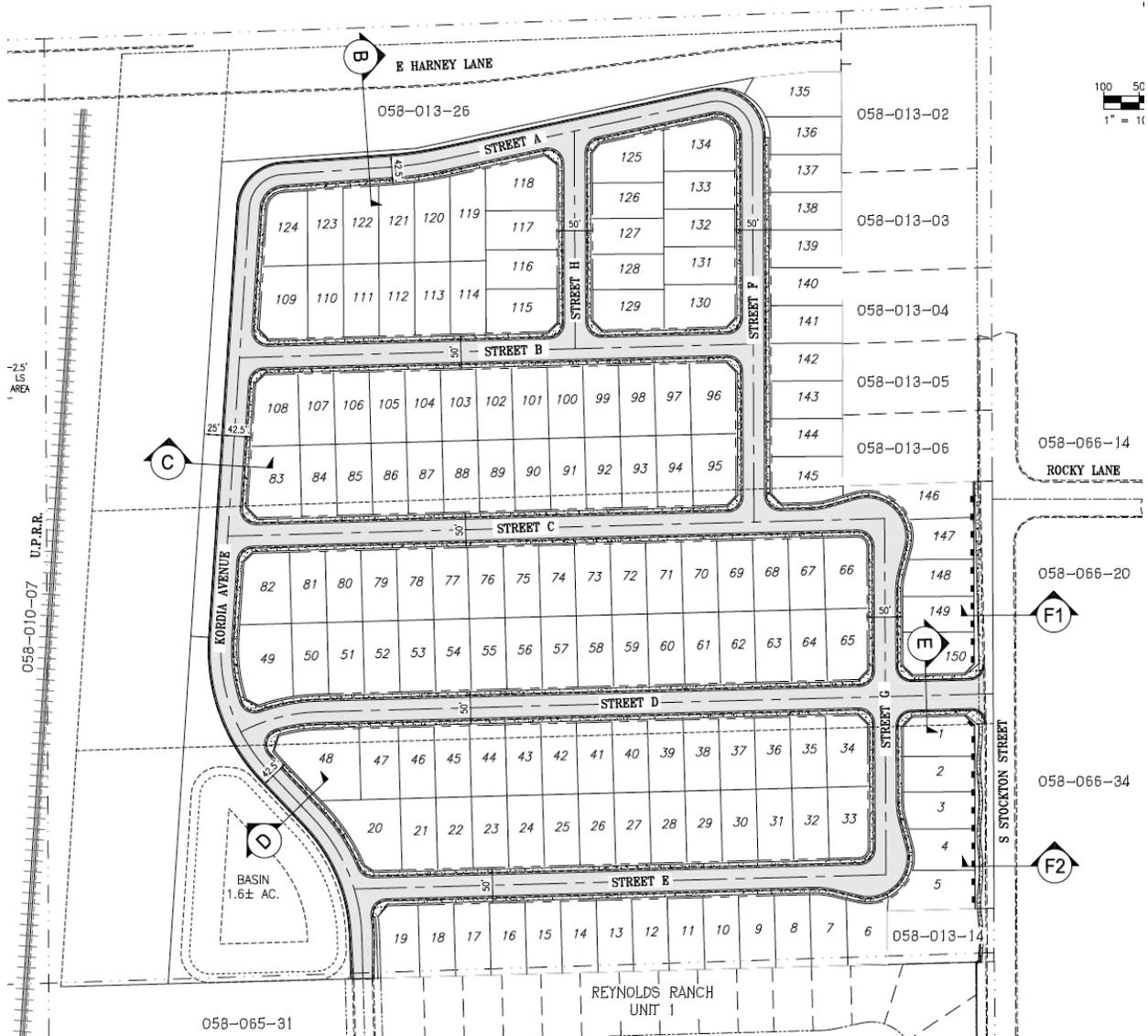
View of existing homes (to be removed) from Stockton Street

# PROPOSED TENTATIVE TRACT MAP

The proposed subdivision is shown in Figure #, below. A more detailed version of the Tentative Tract Map is included in the attachments to this report.

The applicant is proposing a standard tentative subdivision map. The proposed subdivision is not a Vesting Map.

**Figure #: Proposed Tentative Map**



The proposed subdivision would create 150 lots for single family homes (similar to the existing subdivision to the south), plus lots for landscaping and an on-site flood basin.

Most of the proposed lots are 5,000 square feet in size (50x100 feet). (Some corner lots are shown with less than the required frontage but comply due to a different measurement method for corner lots.)

The average of all lots in the subdivision is 5,314 square feet. The largest lot #48, is 9,453 square feet in size. A summary of the sizes and dimensions of all lots in the subdivision is included in the attachments to this report.

All of the proposed lots meet the standards of the RLD zoning district, which is used by the Reynolds Ranch Planned Development.

<u>Dimension</u>	<u>Minimum</u>
Size	5,000 square feet
Frontage	50 feet
Depth	No standard

## **TENTATIVE TRACT MAP ANALYSIS**

The properties are currently zoned Low Density Residence (LDR) and designated Low Density Residential (1-8 units per acre) in the General Plan. As proposed, the lots will exceed minimum lot size and width and comply with land use density standards.

### ***General Plan Conformance***

The subject property is currently designated Low Density Residential (2-8 DU/ acre) and Medium Density Residential (8-20 DU/acre) on the Land Use Map of the General Plan. The following General Plan Land Use and Community Design and Livability (CDL) goals and policies are applicable to the proposed subdivision:

The overall density of the project, excluding areas set aside for roadways and the flood detention basin<sup>1</sup>, is 8.2 dwelling units per acre, which substantially complies with the density ranges of the Low Density Residential (2-8 DU/acre) and Medium Density Residential (8-20 DU/acre) General Plan land use categories.

The General Plan requires that residential developments be at least as dense as the minimum for each land use category:

*LU-P3 Do not allow development at less than the minimum density prescribed by each residential land use category, without rebalancing the overall plan to comply with the “no net loss provisions of state housing law.”*

As discussed above, the proposed project meets the density requirements for the Low- and Medium Density Residential land use categories, consistent with Policy LU-P3.

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<sup>1</sup> Per the General Plan: “Residential density is expressed as housing units per net acre (excluding existing and proposed public streets and other rights of way).” [General Plan, page 2-7]

## **Zoning Compliance**

All of the proposed lots meet the standards of the RLD zoning district, which is used by the Reynolds Ranch Planned Development to establish standards for lots.

<u>Dimension</u>	<u>Minimum</u>	<u>Complies?</u>
Size	5,000 square feet	Yes
Frontage	50 feet	Yes
Depth	No standard	N/A

## **Design**

The Lodi Zoning Code provides basic guidelines for the design of residential subdivisions:

*“The guidelines provided here are intended to assist project designers and property owners in understanding and implementing the city's goals for attaining high quality residential development. They are also intended to help preserve the traditional character of the city's older neighborhoods.”*

*These guidelines are intended to encourage well designed residential neighborhoods that people enjoy living in, which: reduce the visual dominance of the automobile; promote pedestrian activity; create variety and interest in the appearance of residential streets; provide community open space; and protect significant features of the natural environment. [Zoning Code 17.18.050.A]*

The guidelines in the Zoning Code address two basic topics: 1) Street Layout and 2) Open Space and Natural Features. The suggested guidelines, and staff's analysis of each, are shown below.

### Street Layout

- i. Pedestrian orientation. Subdivision design should emphasize pedestrian connectivity within each project, to adjacent neighborhoods, nearby schools and parks, and to transit stops within one-quarter-mile of planned residential areas. All streets and walkways should be designed to provide safe and pleasant conditions for pedestrians, including the disabled, and cyclists.*

Staff's Analysis: The proposed subdivision provides direct pedestrian access to the nearby retail area to the east and to the public park to the south. All of the streets in the subdivision have sidewalks on both sides (except the streets and the north and west edges of the tract, which are have homes and sidewalks only on one side).

- ii. Block Length. The length of block faces between intersecting streets should be as short as possible, ideally no more than four hundred feet, to provide pedestrian connectivity.*

Staff's Analysis: The longest block faces are 750-900 feet long, which exceeds the recommended length. However, these blocks are oriented in the direction in which most pedestrians will want to travel (east toward the nearby retail center). Direct pedestrian access is provided to the public park south of the project. Staff feels that the design provides sufficient pedestrian access.

- iii. *Street Width and Design Speed. Streets within neighborhoods should be no wider than needed to accommodate parking and two low-speed travel lanes. Streets in new subdivisions should be designed to accommodate traffic speeds of twenty-five miles per hour or less, with most streets in a subdivision designed for lower speeds.*

Staff's Analysis: The streets in the proposed subdivision comply with City of Lodi standards for local public streets.

- iv. *Parkway/Planting Strips. Sidewalks should be separated from curbs by parkway strips of at least five feet in width. The parkways should be planted with canopy trees at a twenty-foot interval, or as appropriate to the species of the selected street tree, to produce a continuously shaded sidewalk. The parkways should also be planted with ground covers and other plant materials that will withstand pedestrian traffic.*

Staff's Analysis: The

- v. *Access to Open Areas. Single-loaded streets (those with residential development on one side and open space on the other) should be used to provide public access to, and visibility of natural open spaces, public parks, and neighborhood schools, as well as a means for buffering homes from parks and schools.*

Staff's Analysis: None of the situations noted apply to this project.

#### Open Space

- i. *Natural amenities (such as views, mature trees, creeks, riparian corridors, and similar features) should be preserved and incorporated into proposed development to the greatest extent feasible.*

Staff's Analysis: None of the situations noted apply to this project.

- ii. *Development adjacent to parks or other public open spaces should be designed to provide maximum visibility of these areas.*

Staff's Analysis: None of the situations noted apply to this project.

#### ***Noise from Harney Lane and Nearby Rail Line***

Two potential sources of noise—Harney Lane and an active rail line—are located near the project site. Potential impacts to homes created by noise from Harney Lane and the railway were identified in the environmental impact report (EIR) for the Reynolds Ranch Planned Development. Because the roadway and railway were identified to have the potential to create unacceptable levels of noise, the following mitigation measures were included in the Reynolds Ranch EIR:

*Habitable second-story residential space, located within 245 feet of the Harney Lane centerline, must have upgraded structural protection including dual-paned windows and supplemental ventilation (air conditioning) to allow for window closure, in compliance with the City of Lodi Compatibility Standards. (Final EIR Mitigation Measure 3.8.3)*

*Outdoor recreational space within 145 feet of the Harney Lane centerline must be shielded by solid perimeter walls of 6-7 feet in height or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.4)*

*New residential development both north and south of Harney Lane shall require installation of 6-7 foot high sound walls or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.5)*

*Homes situated adjacent to the train tracks require either a setback distance of 430 feet or a 6 foot sound wall, landscape berming, or any combination of the two to mitigate train noise to 65 dB at the residential exterior and ground floor interior. This attenuation may be achieved by the design of the min storage facility. An interior noise analysis should be submitted in conjunction with building plan check, to verify that structural noise reduction will be achieved in a livable upstairs space, at the perimeter tier of homes by the specified structural components (windows, walls, doors, roof/ceiling assembly) shown on building plans. Disclosure of the presence of the tracks should be included in all real estate transfer documents to anyone buying or leasing a property within 500 feet of the train tracks. (Final EIR Mitigation Measure 3.8.6)*

All of these mitigation measures would apply to the project, for the following reasons:

- Homes are within 245 feet of the Harney Lane centerline
- Rear yards of homes (outdoor recreational space) are within 145 feet the Harney Lane centerline
- The project proposes residential development south of Harney Lane
- Homes are proposed near the train tracks

All of these mitigation measures are included in the proposed conditions of approval.

## **TENTATIVE TRACT MAP FINDINGS**

In order to approve the proposed tentative tract map, the proposed subdivision must be found consistent with the General Plan, Zoning Code, and the Subdivision Map Act<sup>2</sup>.

The following are the required findings for approval of a subdivision, and staff's analysis for each. If any of the findings can be made, the map cannot be approved; staff's recommendation is that the map **can** be approved.

1. *The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable Specific Plan.*

Staff's Analysis: The overall density of the project, excluding areas set aside for roadways and the flood detention basin, is 8.2 dwelling units per acre, which substantially complies with the density ranges of the Low Density Residential (2-8 DU/acre) and Medium Density Residential (8-20 DU/acre) General Plan land use

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<sup>2</sup> Lodi Zoning Code Section 17.52.070

categories. The proposed map is consistent with the General Plan density requirements. The project is not located in a Specific Plan.

- 2. The site is not physically suitable for the type or proposed density of development.*

Staff's Analysis: No unusual topographic features are present onsite that would prohibit development of the proposed subdivision. The site is generally flat, with no regulated sensitive areas or other limiting topographic features. The subdivision would create lots with adequate land area to support 150 detached single-family lots that meet the size and width standards of the Zoning Code.

- 3. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat.*

Staff's Analysis: The project site is not located in a sensitive environment. The entire site has been cleared of native vegetation or planted with a vineyard. No wildlife habitat will be affected. To ensure that protected species are not affected, the proposed conditions of approval require pre-grading surveys for a variety of protected bird species. No fish habitat is present on-site.

- 4. The design of the subdivision or type of improvements is likely to cause serious public health or safety problems.*

Staff's Analysis: The proposed subdivision has been reviewed by the Public Works Department and meets all applicable design and improvement standards. The lots being created will comply with all applicable single-family sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards.

- 5. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may not be made if the Commission finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.*

Staff's Analysis: There are no public easements that currently encumber the properties to be subdivided, and all modifications made to the existing public improvements fronting the project site will be required to be reconstructed to current City standards.

- 6. The discharge of wastewater from the proposed subdivision into the community wastewater system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.*

Staff's Analysis: The site will be served by the City of Lodi wastewater system. No discharges of wastewater will occur that could result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

7. *Information available to the City indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the Public Works Director or the Commission that the conditions can be corrected in the plan for the development.*

Staff's Analysis: No information has been found to indicate the project site is considered contaminated, or may contain contaminant particles. A condition of approval requires the completion of detailed studies of on-site soils to ensure that no contamination is present before grading permits are issued.

8. *The proposed subdivision is not consistent with all applicable provisions of this Title, any other applicable provision of the Municipal Code, and the Subdivision Map Act.*

**Comment:** The procedural requirements of the Map Act are being followed. The proposed lots will comply with the applicable engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density.

Based on the analysis above, staff recommends approval of the Tentative Parcel Map subject to the findings and conditions of approval contained in the staff report.

## **GROWTH ALLOCATION**

### **Background and History of Growth Allocation**

*The following is provided for context and to update the Planning Commission on recent action by the City Council related to the Growth Allocation process.*

In the late 1980s and early 1990s, there was widespread concern about growth in Lodi, sparked in part growth in San Joaquin County, which at the time was one of the fastest-growing regions in the United States. The City feared “[r]apid uncontrolled growth” that would be “... a direct cause of serious adverse environmental and economic effects.” [City of Lodi Ordinance No. 1521, 1991]

In response, the City Council adopted a “Growth Management Plan”<sup>3</sup> to give the Council more control over the timing, location, and quality of future residential development.

The City’s growth allocation process was intended to,

*“... provide a growth management system to regulate the character, location, amount and timing of future development so as to achieve the policies stated in the Lodi General Plan. It is further the purpose of this Chapter to provide for increased housing opportunities for all segments of society and to promote and protect the public health, safety and welfare by regulating the future use and development of land in the City of Lodi.” [Lodi Ordinance No. 1521]*

The growth management system was intended to ensure that Lodi’s population did not grow more than 2% in any given year.

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<sup>3</sup> Some readers may be aware that the state Housing Crisis Act of 2019 has invalidated some growth control/management programs, and now makes it illegal for cities to enact new growth control/ management plans. Lodi’s plan, due to its adoption date in 1991, is exempt from these restrictions and can remain in force. If the City wished to enact a new growth control/management plan today, state law would prevent it from doing so.

Via a separate Resolution, the City Council in 1991 (City Council Resolution No. 91-170) established a “point system” to be used to review proposed residential projects. The point system measured each project’s performance in a variety of areas, including:

- Agriculture Land Conflicts
- On-Site Agricultural Land Mitigation
- General Location (with regard to “Priority Areas” to be established by the City Council)
- Relation to Public Services (water, sewer, drainage, etc.)
- Traffic
- Housing
- Schools
- Fire Protection

Finally, the City Council in 1991 also adopted Resolution No. 1991-171, which established the requirements for a “Development Plan” that was required by Ordinance No. 1521 to be submitted with proposed tentative parcel maps and tentative tract maps. The Development Plan was to include a schedule which estimated the time period over which the project would be developed, so that growth allocations could be apportioned over several years.

Resolution 1991-171 also established a once-a-year schedule for considering the allocation of growth by the City Council, which was to occur each year in November. If a project did not receive an allocation in November of any given year, it would have to wait until the following year to reapply.

In addition to these three foundational actions to establish and implement the Growth Management Program, the City Council took various actions to adjust the Program:

- Resolution No. 2006-141 (adopted July 19, 2006) made a one-year adjustment to the timing for submittal of Growth Allocation applications.
- Ordinance No. 1877 (adopted June 5, 2013) expired unused allocations and suspended the provisions of Resolution No. 91-171 from 2013 through December 31, 2019. This effectively eliminated the requirement for the submittal of a development plan. It also eliminated the once-a-year schedule for considering growth allocations.

The result of these latest actions was that projects could file for a growth allocation at any time, and the City Council could approve an allocation at any time during the year.

With the expiration of Ordinance No. 1877 at the end of 2019, the once-a-year allocation schedule returned, as did the requirement to submit a development plan. This had the effect of making it more difficult to submit tentative subdivision maps, since the next scheduled allocation of units would not occur until November 2020.

At staff’s recommendation, the City Council made the following changes to the growth management process, changing the requirements of Resolution No. 1991-171.

#### Section B. Development Schedule.

Previously, the municipal code required that a Growth Allocation be approved before a Tentative Map application can be accepted. The changes approved by the City Council now allow the Planning Commission to review Growth Allocations and Tentative Maps concurrently. The final decision on the Growth Allocation remains with the City Council.

#### Section C. Processing of Application for Growth Allocation.

This section was amended as follows:

- Applications can be accepted at any time with review to begin with application submittal.
- Growth Allocation applications can be submitted prior to or concurrent with a Tentative Map application.
- The Planning Commission makes recommendation on the requested Growth Allocation and the City Council takes final action.
- Establishes that if the City Council reduces a Growth Allocation supported by the Planning Commission, the associated Tentative Map must return to the Planning Commission for revision.
- Establishes that no Final Map may be recorded without prior City Council approval of a Growth Allocation.
- Removes discussion of CEQA review from Growth Allocation procedures. CEQA review will be completed as required consistent with the provisions of CEQA.

These changes—particularly allowing a tentative map to be submitted prior to receiving a Growth Allocation—allowed the filing of the Reynold Ranch tentative tract map.

### **Analysis**

The following analysis examines several factors:

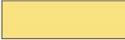
- Relationship of the project to the Priority Areas defined by the City Council
- Relationship of the project to the amount of growth allowed by the Growth Allocation process
- Growth Allocation Points System

#### Priority Areas

The Lodi General Plan includes a map (Figure 3-1, excerpted below) which identifies Phase I, II and III areas for growth.

Figure #: General Plan “Development Phases” Map (excerpt)



-  Phase I
-  Phase II
-  Phase III
-  Urban Reserve
-  Sphere of Influence (2008)
-  City Limits (2008)

While the project site is not specifically shown as being in a particular Development Phase, the City has historically defined Phase I as including “infill development,” a category which includes sites such as the proposed Reynolds Ranch tentative map, which is surrounded on all sides by existing development. From the General Plan:

*“Phase I development includes: ...*

*2. Infill development and redevelopment downtown, along the city’s major corridors, and in the eastern industrial areas.”* [General Plan Chapter 3, page 3-5]

### Relationship to Projected Growth

When the City initiated the Growth Allocation process, a major component was to limit population growth in the city to 2 percent per year. From Ordinance 1521:

*“The number of residential units approved by the City shall reflect a two percent (2%) yearly limitation on growth based on population, to be compounded annually. Calculations for residential building approval shall be based on a population figure of 50,900 as of September 1, 1989, and assuming an average number of persons per residential unit as determined annually by the State [of California] Department of Finance.”*

- Applying a compounded two percent annual growth rate to the starting figure of 50,900, the allowable population of Lodi as of 2020 is 94,209. This compares to the City’s current population, per the California Department of Finance, of 67,930<sup>4</sup> (26,279 below the allowed maximum).
- Applying a two percent growth rate to the City’s 2019 population of 67,430 (per the California Department of Finance), the allowable year-to-year increase would be 1,349 persons.

Assuming an average household size of 2.8 persons (per the Housing Element of the General Plan), the proposed tentative map would generate approximately 420 residents. Adding these residents to the existing population would allow the city to remain far below the maximum allowable population *and* a maximum year-to-year growth rate of two percent.

### Growth Allocation Points System

Ordinance 1521 called for the establishment of a “points system/criteria schedule to be established by Council resolution.” The points system was to be used,

*“If, in any year, the number of applications for residential units subject to this ordinance exceeds the number of building permits to be issued in that year by the City ...”* [Ordinance 1521]

Because the City is not approaching the maximum number of applications for growth allocation (the Reynolds Ranch project is the only current application), the points system does not apply and is not analyzed.

### Growth Allocation Analysis

Based on staff’s review of the applicable portions of the Growth Allocation process (as revised by the City Council in May 2020), staff recommends that the Planning Commission recommend allocation of 150 units of growth by the City Council.

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<sup>4</sup> State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2019 and 2020. Sacramento, California, May 2019

## ENVIRONMENTAL ASSESSMENT

An environmental impact report (EIR) was prepared for the Reynolds Ranch Planned Development in 2006. In 2008, an addendum to the original EIR was prepared when the Planned Development was amended.

The California Environmental Quality Act (Section 15162) allows the use of a prior EIR so long as none of the following findings can be made. Staff's analysis follows each potential finding.

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Staff's Analysis: The proposed tentative subdivision map is consistent with the land use designations shown in the Reynolds Ranch Planned Development, and which was considered in the 2006 Final Environmental Impact Report and the 2008 Addendum. Because the land use and density of development proposed (single family homes at Low and Medium densities) are the same as the project examined in those documents, there is no evidence that any of the impacts identified would be substantially increased or made more severe.

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

Staff's Analysis: The setting in which the project is proposed—the southeastern portion of Lodi and the City in general—have not changed substantially since the certification of the 2006 Final EIR and the approval of 2008 Addendum. At that time, development north of Harney Lane had already taken place (see photos below from 2006 and 2018) while the Reynolds Ranch Planned Development was vacant.

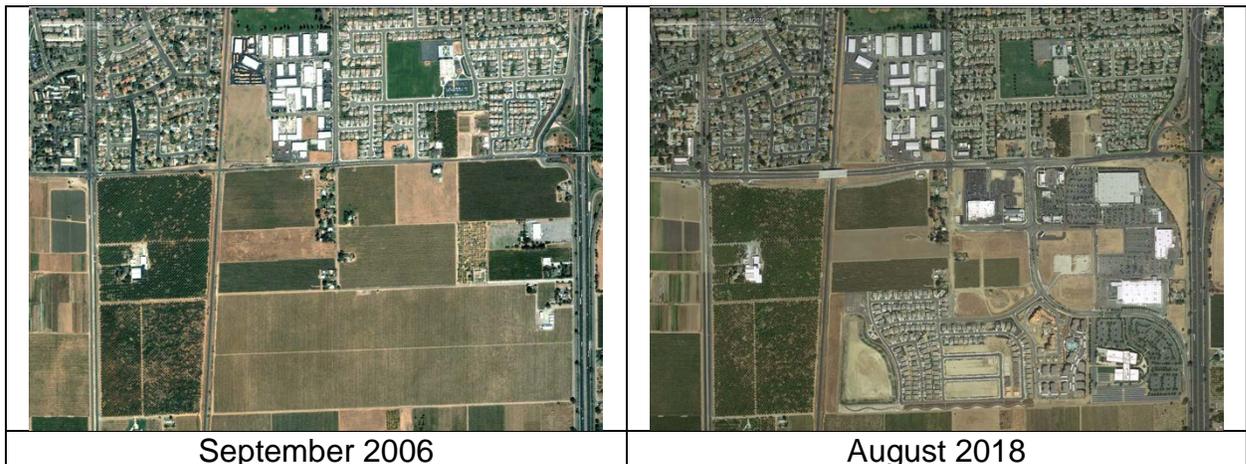


Image source: Google Earth

Development which has occurred since 2006 is consistent with the assumptions included in the Final EIR and Addendum, including development within the Reynolds

Ranch Specific Plan. No major changes in land use which would have resulted in changes in traffic, noise, or other impacts have taken place. Cumulative growth assumptions made in the 2006 Final EIR and 2008 Addendum remain valid.

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

Staff's Analysis: Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result that were not examined in the prior environmental analyses.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Staff's Analysis: Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result which are more severe than those examined in the prior environmental analyses.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

Staff's Analysis: None of the mitigation measures in the 2006 Final EIR have been found to be infeasible. All of the mitigation measures from the 2006 Final EIR which apply to the proposed project are included in the conditions of approval for the Reynolds Ranch tentative map.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Staff's Analysis: None of the mitigation measures included in the 2006 Final EIR have been determined to be infeasible or ineffective. Impacts have been consistent with those examined in the 2006 Final EIR and the 2008 Addendum, and the City has not needed to identify either new mitigation measures or project alternatives to reduce impacts further.

Based on the analyses above, none of the findings in CEQA section 15162 can be made, and the 2006 Final EIR and 2008 Addendum can be relied upon to be a complete and adequate environmental analysis for the proposed Reynolds Ranch tentative tract map.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, June 27, 2020. Sixty (60) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project.

**RECOMMENDED MOTIONS:**

Should the Planning Commission agree with staff’s recommendation, the following motions are suggested:

“I move that the Planning Commission adopt a Resolution: 1) finding that the impacts of the proposed are fully addressed by the 2006 Final Environmental Impact Report for the Reynolds Ranch Planned Development and the 2008 Addendum to the 2006 Final Environmental Impact Report project per CEQA section 15162, 2) approving the Reynolds Ranch Tentative Parcel Map to subdivide three parcels into 150 lots for single family homes and two parcels for drainage and other purposes, subject to the conditions outlined in the draft resolution, and 3) recommending that the City Council approve a Growth Allocation for the tentative map.”

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the proposed tentative map
- Approved the proposed tentative map with revised conditions of approval
- Deny the proposed tentative map
- Direct staff and/or the applicant to provide additional information and/or changes in the project and continue the item to a future meeting.

Respectfully Submitted,

Concur,

Eric Norris  
Contract Planner

John Della Monica  
Community Development Director

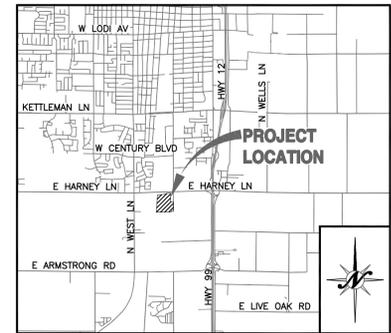
**ATTACHMENTS:**

- A. Tentative Map
- B. Lot Summary
- C. Public Comments
- D. Draft Resolution
- E. Conditions of Approval

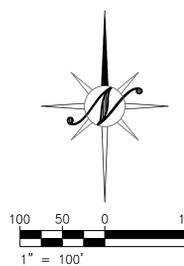
# REYNOLDS RANCH RESIDENTIAL SUBDIVISION

## TENTATIVE SUBDIVISION MAP

### LODI, CALIFORNIA



VICINITY MAP  
NOT TO SCALE



**SHEET INDEX**

1. TM1.1	COVER AND CROSS SECTIONS SHEET
2. TM2.1	DIMENSION AND TOPOGRAPHIC PLAN
3. TM2.2	GRADING AND DRAINAGE PLAN
3. TM2.3	UTILITY PLAN

**PROJECT INFORMATION**

A. REGULATORY AGENCY:	CITY OF LODI 221 W. PINE STREET LODI, CA 95240 T: (209) 333-6700 CONTACT: PLANNING DEPARTMENT
B. APPLICANT:	BENNETT HOMES, INC. 1209 W TOKAY STREET #8 LODI, CA 95242 T: (209) 334-6385 CONTACT: DENNIS BENNETT
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12TH STREET MODesto, CA 95354 T: (209) 524-3525 CONTACT: TONY DE MELO, P.E.
D. ASSESSOR'S PARCEL NUMBERS:	058-130-21, 22, and 25
E. CURRENT SITE USE:	AGRICULTURAL
F. PROPOSED SITE USE:	SINGLE FAMILY HOMES
G. EXISTING GP DESIGNATION:	MDR & LDR (MEDIUM & LOW DENSITY RESIDENTIAL)
H. PROPOSED GP DESIGNATION:	NO CHANGE
I. EXISTING ZONING:	PLANNED DEVELOPMENT
J. PROPOSED ZONING:	NO CHANGE
K. TOTAL PROJECT SIZE:	28.2± ACRES
L. TOTAL NUMBER OF LOTS:	150
M. GROSS DENSITY:	5.4 UPA
N. CONTOURS:	1.0-FOOT INTERVALS
O. RETURNS:	PER CITY OF LODI STANDARDS
P. UTILITIES:	WATER SYSTEM - CITY OF LODI SANITARY SEWER - CITY OF LODI STORM DRAINAGE - CITY OF LODI GAS - PG&E ELECTRIC - LODI ELECTRIC UTILITY TELEPHONE - AT&T SCHOOL DISTRICT - LODI UNIFIED SCHOOL DISTRICT

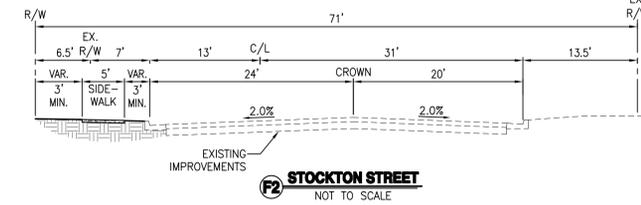
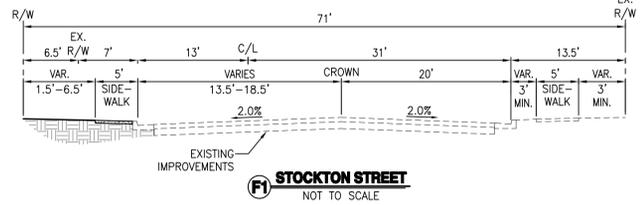
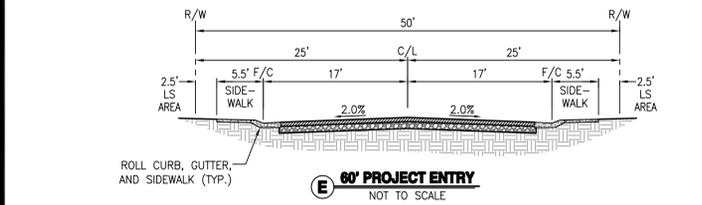
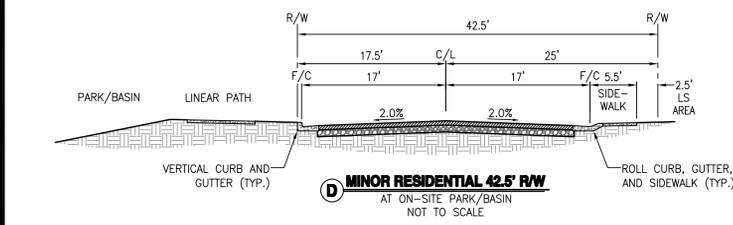
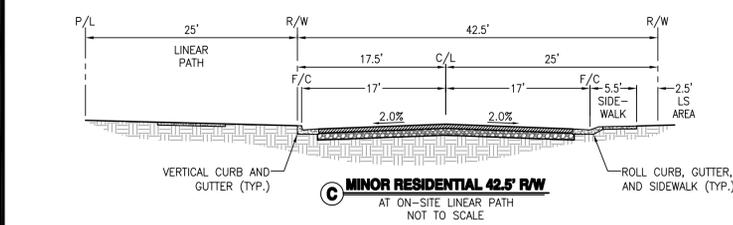
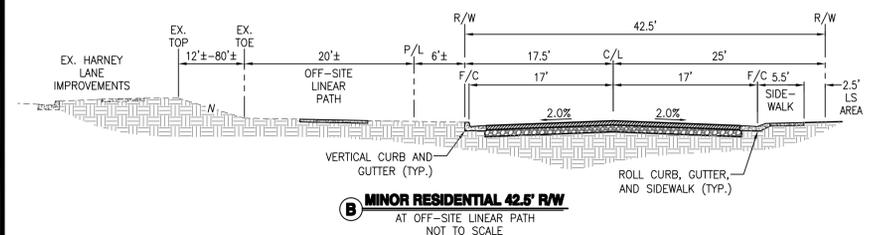
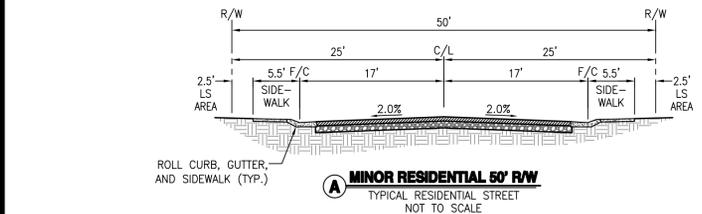
**GENERAL NOTES**

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF LODI STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO ON-SITE STORM DRAINAGE RETENTION SYSTEM WHICH WILL DISCHARGE TO THE CITY OF LODI STORM DRAINAGE SYSTEM. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF LODI STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1., AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF LODI REQUIREMENTS.
- ALL LOT SETBACK REQUIREMENTS ARE TO BE IN ACCORDANCE WITH CITY OF LODI REQUIREMENTS.

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LODI MUNICIPAL CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF LODI, AND IS DESCRIBED AS FOLLOWS: A PROTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.



NO.	DATE	APPROVED	DESCRIPTIONS

**COVER SHEET**  
 TENTATIVE SUBDIVISION MAP  
 REYNOLDS RANCH SUBDIVISION  
 CALIFORNIA  
 LODI



JOB #:	#20-2521
DATE:	03/10/2020
SCALE:	AS SHOWN
DRAWN:	PMH/KM
DESIGN:	PMH/KM
CHK'D:	TFD

SHEET NUMBER

**TM 1.1**

**Reynolds Ranch Tentative Tract Map  
Lot Summary**

**ATTACHMENT B**

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
1	42'	100'	5,417		
2	50'	100'	5,000		
3	52'	93'	5,106		
4	58'	93'	5,077		
5	54'	123'	6,642		
6	59'	92'	5,000		
7	51'	101'	5,004		
8	50'	101'	5,050		
9	50'	101'	5,050		
10	50'	101'	5,050		
11	50'	101'	5,050		
12	50'	101'	5,050		
13	50'	101'	5,050		
14	50'	101'	5,050		
15	50'	101'	5,050		
16	50'	101'	5,050		
17	50'	101'	5,050		
18	50'	101'	5,050		
19	43'	101'	5,496		
20	40'	100'	7,497		
21	50'	100'	5,000		
22	50'	100'	5,000		
23	50'	100'	5,000		
24	50'	100'	5,000		
25	50'	100'	5,000		
26	50'	100'	5,000		
27	50'	100'	5,000		
28	50'	100'	5,000		
29	50'	100'	5,000		
30	50'	100'	5,000		
31	50'	100'	5,000		
32	50'	100'	5,000		
33	42'	100'	5,545		
34	46'	100'	5,719		
35	50'	100'	5,000		
36	50'	100'	5,000		

**Reynolds Ranch Tentative Tract Map  
Lot Summary**

**ATTACHMENT B**

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
37	50'	100'	5,000		
38	50'	100'	5,000		
39	50'	100'	5,000		
40	50'	100'	5,000		
41	50'	100'	5,000		
42	50'	100'	5,000		
43	50'	100'	5,000		
44	50'	100'	5,000		
45	50'	100'	5,000		
46	50'	100'	5,000		
47	50'	100'	5,000		
48	50'	100'	5,000		
49	56'	100'	9,543		
50	51'	102'	7,823		
51	50'	102'	5,026		
52	50'	100'	5,000		
53	50'	100'	5,000		
54	50'	100'	5,000		
55	50'	100'	5,000		
56	50'	100'	5,000		
57	50'	100'	5,000		
58	50'	100'	5,000		
59	50'	100'	5,000		
60	50'	100'	5,000		
61	50'	100'	5,000		
62	50'	100'	5,000		
63	50'	100'	5,000		
64	50'	100'	5,000		
65	44'	100'	5,670		
66	48'	100'	5,940		
67	50'	100'	5,000		
68	50'	100'	5,000		
69	50'	100'	5,000		
70	50'	100'	5,000		
71	50'	100'	5,000		
72	50'	100'	5,000		
73	50'	100'	5,000		

**Reynolds Ranch Tentative Tract Map  
Lot Summary**

**ATTACHMENT B**

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
74	50'	100'	5,000		
75	50'	100'	5,000		
76	50'	100'	5,000		
77	50'	100'	5,000		
78	50'	100'	5,000		
79	50'	100'	5,000		
80	50'	100'	5,000		
81	50'	100'	5,000		
82	51'	100'	6,713		
83	63'	100'	7,146		
84	50'	100'	5,000		
85	50'	100'	5,000		
86	50'	100'	5,000		
87	50'	100'	5,000		
88	50'	100'	5,000		
89	50'	100'	5,000		
90	50'	100'	5,000		
91	50'	100'	5,000		
92	50'	100'	5,000		
93	50'	100'	5,000		
94	50'	100'	4,997		
95	47'	100'	6,049		
96	51'	100'	6,266		
97	50'	100'	5,000		
98	50'	100'	5,000		
99	50'	100'	5,000		
100	50'	100'	5,000		
101	50'	100'	5,000		
102	50'	100'	5,000		
103	50'	100'	5,000		
104	50'	100'	5,000		
105	50'	100'	5,000		
106	50'	100'	5,000		
107	50'	100'	5,000		
108	47'	100'	6,253		
109	55'	102'	6,643		
110	50'	102'	5,101		

**Reynolds Ranch Tentative Tract Map  
Lot Summary**

**ATTACHMENT B**

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
111	50'	102'	5,101		
112	50'	102'	5,101		
113	50'	102'	5,101		
114	50'	102'	5,101		
115	47'	100'	5,999		
116	55'	100'	5,500		
117	55'	100'	5,500		
118	64'	100'	6,861		
119	51'	120'	6,223		
120	50'	120'	5,780		
121	50'	112'	5,524		
122	50'	109'	5,408		
123	50'	107'	5,301		
124	34'	105'	6,019		
125	42'	100'	6,256		
126	50'	100'	5,000		
127	50'	100'	5,000		
128	50'	100'	5,000		
129	44'	100'	5,503		
130	47'	100'	5,964		
131	53'	100'	5,300		
132	53'	100'	5,300		
133	53'	100'	5,300		
134	48'	100'	6,632		
135	44'	106'	7,436		
136	53'	106'	5,361		
137	53'	100'	5,300		
138	53'	100'	5,300		
139	53'	100'	5,300		
140	53'	100'	5,300		
141	53'	100'	5,300		
142	53'	100'	5,300		
143	53'	100'	5,300		
144	53'	100'	5,300		
145	53'	100'	6,259		
146	50'	90'	5,970		
147	56'	91'	5,005		

**Reynolds Ranch Tentative Tract Map  
Lot Summary**

**ATTACHMENT B**

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
148	52'	100'	5,050		
149	50'	100'	5,000		
150	46'	100'	5,693		
		Average:	5,314		

**Kari Chadwick**

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**From:** Kevin <spdmotor1@yahoo.com>  
**Sent:** Wednesday, July 01, 2020 1:41 PM  
**To:** Planning Commission Comments  
**Subject:** Reynolds Ranch additional homes

Hello, I am writing in regards to the proposed additional 150 homes in the Reynolds Ranch area adjacent to the Orchard Lane development.

First question/comment I have is, will these be low income or HUD homes? And if so this would be a huge disappointment for most of the Orchard Lane owners. We have invested a lot to own homes in this area and to do that would be a huge problem for myself and other homeowners here. We purchased homes here under the belief that we would be the only community built in the area.

I'd would also like to mention the impact these homes would have on traffic congestion. This also brings up the issue of schools. There are not enough schools to support what is already built here and adding more homes would imply the school issues even more. If I could cast a vote on these homes that would count, I would vote No! Thank you for your consideration in this matter.

Kevin Hachler  
Sent from my iPhone

7/6/20

Lodi Planning Division  
John R. Della Monica Jr.

On June 29, 2020, we received a Notice of Public Hearing informing us of a public hearing on 7/8/20 @7PM. The letter stated that this meeting is a request for approval a division of three parcels of land into lots for 150 single family homes. And, an approval for 'growth allocation' (not sure of meaning) for this proposed tentative tract. Also, that those interested could only view and listen on your Facebook live stream.

As a homeowners and taxpayers residing at 155 Merton Way in this great city of Lodi, we have some concerns as to what due diligence has taken place to come a decision that considers the well-being for citizens as well as for the City of Lodi.

If there were an Environmental Impact report completed, as stated, where can we (citizens) read this? It seems transparency is lacking for the public.

When we received this notice on the evening of 6/29, I called for more info on the morning of 6/30 to find more info. I was informed that there had been a 'shirt sleeve' (not sure what this means) meeting that morning at 7AM to approve this development. We are not sure why we were not given any notice so that we could speak at an open meeting. Because we were told by your office that we could only participate by letter or email, we feel that our views have little value and that these decisions have already been made without our concerns being heard. We have many concerns that we trust will be taken seriously.

First and foremost, Orchard Lane is a quiet family-oriented neighborhood with little safety concerns because direct access is limited to our neighborhood via two entrances one main LeBaron Blvd and now on Stockton St. From your map, it looks like you will be opening up Kordia Ave. which will completely change the dynamic of this community-minded neighborhood. It will go from quiet neighborhood to a through way to LeBaron and most likely Merton will be affected too. If you do not know, these streets are so narrow that only one car can pass if there are cars parked. These streets were not meant for through access, only neighborhood traffic.

Also, when we purchased our home from FCB homes, we were informed that the train that is within ½ mile from our house (closer for our neighbors) was only a few per day. After living here for three years, we know that there are on most days, an average of 20 trains that are not only during the day but run all hours (mostly between 12AM to 6AM.) And that our house shakes...so much so that my computer screen jiggles violently on my desk, our windows creek and pictures bang on the wall! This has caused us to wonder if this is doing something to the structure of our home. Our guess is that this land was very inexpensive at most. Profits over well-being!

I'm sure if you took a survey of satisfaction you would find most homeowners unhappy with this aspect. Our quiet traffic at least makes it bearable. Now, you want to upset that dynamic by allowing this new subdivision.

The building of the commercial property south-east from us has been a big disappointment too. The three-story building that towers over our beautiful landscape seems rushed as a development. And since they have not opened any of these buildings

yet, we do not even know what the traffic impact surrounding us will be yet. This seems like a nightmare with parking and such.

Secondly, we are wondering about the proposed builders Bennett Homes Inc. We researched them and were concerned that there were no pictures of any past subdivision homes on their web page or FaceBook page. There was an article from the Lodi News stating that in 2014 this builder was to build 288 homes on 74 acres between Lower Sacramento and Davis Rd. We could not find any homes there. Just wondering what happened with that proposal. Also, we read of some of comments of previous home buyers and most were not favorable in vivid detail of the disappointing quality of homes purchased. In addition, after checking with BBB, we found Bennett Homes Inc.is not listed as a member.

For the past two years there has been so much noise with the commercial construction on Stockton St that our quality of life is greatly compromised. Now you are asking us to live through another two or so years of more construction.

With the looming Covid 19 situation, just wondering how this is going to play out. Will this builder be able to bring this to completion in a timely manner? And with the economic burden of this virus how can people continue to afford new housing? Just because you can build homes doesn't mean you should before all these important issues are considered

In peace and fairness for all.

Thank you for your consideration,

Judith Costa  
155 Merton Way  
Lodi, CA 95240

**Kari Chadwick**

---

**From:** Brian Perez <brian.m.perez@att.net>  
**Sent:** Tuesday, July 07, 2020 10:34 AM  
**To:** Planning Commission Comments  
**Subject:** Concerns over projected development near Reynolds Ranch

Hello,

My name is Brian Perez and I live in the Orchard Lane community off Reynolds Ranch. I would like to voice some concerns over the proposed new housing and commercial storage development in the Reynolds Ranch area. I believe the commercial storage located in a residential area will create unwanted and unnecessary traffic in what are already narrow streets. There will be constant use of trucks with trailers and moving vehicles coming in and out of the area. Next, the addition of 150 houses will seem to cause a lot more congestion in this already congested area. Coming in and out of the Costco complex is already a nightmare and I can only imagine what it will be like with 150 houses added. Also, with an already impacted school system in Lodi, will there be a new school built? It seems more and more housing is being built in Lodi, for example, in the area by Wal-Mart off Kettleman; yet no new schools for these families. Finally, I think this is a horrible time to plan for this development. With the pandemic going on, the economy not doing great (unemployment in the millions) and civil unrest throughout the country, I think there should be other priorities met in Lodi before the need to build new houses. Thank you for your time and thank you for listening to my concerns.

Sent from my iPhone

**RESOLUTION NO. P.C. 20-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI  
APPROVING THE REQUEST OF BENNETT HOMES, INC., FOR A TENTATIVE TRACT  
MAP TO SUBDIVIDE THREE PARCELS (APN 058-130-21, -22, AND -25) COMPRISING  
28.2 ACRES INTO 150 RESIDENTIAL LOTS AND TWO PARCELS FOR LANDSCAPING  
AND DRAINAGE**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Tentative Tract Map, in accordance with the Lodi Municipal Code, Section 17.74; and

**WHEREAS**, the project proponent is Bennett Homes, Inc., P.O. Box 1597, Lodi, CA 95241; and

**WHEREAS**, the project parcels are owned by:

David and Linda Seeman Revocable Trust, 2299 Greenbriar Ct, Yuba City, CA 95993 (APN 058-130-21)

Pucinelli Revocable Trust, 2719 S Stockton St, Lodi, CA 95240 (APN 058-130-22)

Gary and Joyce Tsutumi 2011 Trust, 3725 E Armstrong Rd, Lodi, CA 95240 (APN 058-130-25); and

**WHEREAS**, the project is located at the southwest quadrant of E Harney Lane and S Stockton Street (APN 058-130-21, -22, and -25); and

**WHEREAS**, the property has a General Plan designation of Low Density Residential and Medium Density Residential and is zoned PD39 (Reynolds Ranch Planned Development), which designates the site for Low and Medium density residential development; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

Based upon the evidence within the staff report and project file the Planning Commission finds:

**Environmental Analysis**

1. The impacts of the proposed tentative map were examined in the 2006 Final Environmental Impact Report for the Reynolds Ranch Planned Development and the 2008 Addendum to the Final Environmental Impact Report and none of the findings in CEQA section 15162 which would require the preparation of a new or updated environmental analysis can be made, as follows:

- a. The proposed tentative subdivision map is consistent with the land use designations shown in the Reynolds Ranch Planned Development, and which was considered in the 2006 Final Environmental Impact Report and the 2008 Addendum. Because the land use and density of development proposed (single family homes at Low and Medium densities) are the same as the project examined in those documents, there is no evidence that any of the impacts

identified would be substantially increased or made more severe. The finding in CEQA Section 15162(a)(1) can not be made.

- b. Development which has occurred since 2006 is consistent with the assumptions included in the Final EIR and Addendum, including development within the Reynolds Ranch Specific Plan. No major changes in land use which would have resulted in changes in traffic, noise, or other impacts have taken place. Cumulative growth assumptions made in the 2006 Final EIR and 2008 Addendum remain valid. The finding in CEQA Section 15161(a)(2) can not be made.
- c. Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result that were not examined in the prior environmental analyses. The finding in CEQA Section 15162(a)(3)(A) can not be made.
- d. Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result which are more severe than those examined in the prior environmental analyses. The finding in CEQA Section 15162(a)(3)(B) can not be made.
- e. None of the mitigation measures in the 2006 Final EIR have been found to be infeasible. All of the mitigation measures from the 2006 Final EIR which apply to the proposed project are included in the conditions of approval for the Reynolds Ranch tentative map. The finding in CEQA Section 15162(a)(3)(C) can not be made.
- f. None of the mitigation measures included in the 2006 Final EIR have been determined to be infeasible or ineffective. Impacts have been consistent with those examined in the 2006 Final EIR and the 2008 Addendum, and the City has not needed to identify either new mitigation measures or project alternatives to reduce impacts further. The finding in CEQA Section 15162(a)(3)(D) can not be made.

### **Tentative Map**

- 2. The site is designated by the General Plan for Low Density Residential and Medium Density Residential, reserved primarily for single-family residences and compatible uses. The density range allowed in the Low Density Residential General Plan designation is one 2 to 8 dwelling units per net acre. The density range allowed in the Medium Density Residential General Plan designation is 8 to 20 dwelling units per net acre. The proposed map is consistent with the General Plan in that creation of 150 lots for single-family homes is within the overall maximum density for the site permitted by the combination of the Low Density and Medium Density land use designations.
- 3. No unusual topographic features are present onsite that would prohibit development of the proposed subdivision. The site is generally flat, with no regulated sensitive areas or other limiting topographic features. The subdivision would create lots with

adequate land area to support 150 detached single-family lots that meet the size and width standards of the Zoning Code.

4. The project site is not located in a sensitive environment. The entire site has been cleared of native vegetation or planted with a vineyard. No wildlife habitat will be affected. To ensure that protected species are not affected, the proposed conditions of approval require pre-grading surveys for a variety of protected bird species. No fish habitat is present on-site.
5. The proposed subdivision has been reviewed by the Public Works Department and meets all applicable design and improvement standards. The lots being created will comply with all applicable single-family sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards.
6. There are no public easements that currently encumber the properties to be subdivided, and all modifications made to the existing public improvements fronting the project site will be required to be reconstructed to current City standards.
7. The site will be served by the City of Lodi wastewater system. No discharges of wastewater will occur that could result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
8. No information has been found to indicate the project site is considered contaminated, or may contain contaminant particles. A condition of approval requires the completion of detailed studies of on-site soils to ensure that no contamination is present before grading permits are issued.
9. The procedural requirements of the Map Act are being followed. The proposed lots will comply with the applicable engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density.

### **Growth Management**

10. The proposed map is consistent with the Growth Allocation process, and qualifies for a growth allocation, as follows:
  - a. The proposed project is an “infill project” and therefore considered to be within a Priority 1 area for development; and
  - b. Assuming an average household size of 2.8 persons (per the Housing Element of the General Plan), the proposed tentative map would generate approximately 420 residents. Adding these residents to the existing population would allow the city to remain far below the maximum allowable population and a maximum year-to-year growth rate of two percent; and
  - c. Because the City is not approaching the maximum number of applications for growth allocation (the Reynolds Ranch project is the only current application), the points system does not apply.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that:

1. The environmental impacts of the proposed project are fully considered in the 2006 Final EIR for the Reynolds Ranch Planned Development and the 2008 Addendum to the Final EIR, and all applicable mitigation measures from the Final EIR have been applied via conditions of approval.
2. The proposed Tentative Tract Map is hereby approved, subject to the attached conditions of approval, which are hereby incorporated in this resolution by reference.
3. The Planning Commission hereby recommends that the City Council approve a Growth Allocation for the proposed Reynolds Ranch tentative tract map.

I certify that Resolution No. 20-\_\_\_\_ was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on July 22, 2020 by the following vote:

**AYES:** Commissioners:

**NOES:** Commissioners:

**ABSENT:** Commissioners:

**ATTEST** \_\_\_\_\_

**Secretary, Planning Commission**

**CONDITIONS OF APPROVAL**

**Project No. PL2020-016 S – Reynolds Ranch Residential Subdivision** to subdivide an approximately 28.2-acre site into 150 single family lots. The site is located south of E Harney Lane and west of S Stockton Street in the Reynolds Ranch Planned Development (PD 39).

**Assessor’s Parcel Numbers:** 058-130-21, -22, and -25

**Planning Commission Approval Date:** July 22, 2020

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<b>General Conditions/Conditions Prior to Final Map</b>				
1.	<p>The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City.</p> <hr/> <p>Applicant Signature _____ Date _____</p> <hr/> <p>Print Name _____</p>	<p>Must be completed to finalize project approval</p>	<p>Planning Department</p>	
2.	<p>The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and</p>	<p>Ongoing</p>	<p>Planning Department</p>	

<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
<p>proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under CEQA, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>			
<p>3. This map shall expire 24 months after its effective date, unless the lifetime of the map is extended as provided in Zoning Code 17.52.130. The effective date of this map shall be date on which a growth allocation is approved by the City Council.</p>	Ongoing	Public Works and Planning Departments	
<p>4. Approval of a Final Subdivision Map shall be contingent upon the approval of a growth allocation for the project by the City Council.</p>	Ongoing	Public Works and Planning Departments	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
5.	Prior to recordation of the final maps for homes adjacent to existing agricultural operations, the applicant shall submit a detailed wall and fencing plan for review and approval by the Community Development Department. (Final EIR Mitigation Measure 3.7.1)	Prior to recordation of Final Map	Planning Department	
6.	<p>Prior to recordation of a final map, the applicant shall submit for City review and approval Development Standards and Guidelines (DS&amp;G) for this subdivision. The DS&amp;G shall be subject to review and approval by the Planning Commission and Site Plan and Architectural Review Committee (SPARC) as labeled below and shall be made part of the Reynolds Ranch Planned Development (PD39).</p> <p>The DS&amp;G shall address at least the following topics, plus others as deemed necessary by the City:</p> <p><b>1. Planning Commission - Development Standards, including:</b></p> <ul style="list-style-type: none"> <li>• Setbacks, height limits</li> <li>• Signs</li> <li>• Fences, Walls, and Hedges</li> <li>• Landscaping, including landscaping in the public domain</li> <li>• Lighting</li> <li>• Parking</li> <li>• Permitted, conditionally permitted, and prohibited land uses</li> </ul> <p><b>2. SPARC - Architectural Guidelines, including:</b></p> <ul style="list-style-type: none"> <li>• Proposed architectural improvement documents</li> <li>• Colors and materials (physical submission)</li> <li>• Exterior elevations (all orientations)</li> <li>• Roof Plans</li> <li>• Specific site plans with driveways principal paths</li> <li>• Fence lines</li> </ul>	Prior to recordation of Final Map	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>The Development Standards and Guidelines (DS&amp;G) shall include a statement that the most recent adopted version of the Lodi Zoning Code shall be used where the DS&amp;G do not include a specific change from the standards in the Zoning Code.</p> <p>The Development Standards and Guidelines shall refer to the most recent adopted version of the Lodi Zoning Code for the following:</p> <ul style="list-style-type: none"> <li>• Site Plan and Architectural Review</li> <li>• Variances and Deviations</li> </ul> <p>To the extent possible, consistent with the desire to create a specific product type/style for this subdivision, the DS&amp;G shall be consistent with the “Planned Development Overlay Standards &amp; Guidelines” adopted in 2014 for the Reynolds Ranch Subdivision (project no. 2014-07 S), specifically in terms of landscaping, signage, etc., in the public domain where consistency among residential neighborhoods in the Reynolds Ranch project is desired.</p>			
<b>Conditions Prior to Development or Building Permit Issuance</b>			
7.	No permits (building permit, grading permit, etc.) shall be issued prior to recordation of a Final Map.	Prior to Permit Issuance	Public Works Department
8.	Prior to issuance of a building permit, the applicant shall pay an Agricultural Land Mitigation fee to the City of Lodi. Said fee is to be determined by the pending adoption of an ordinance of the City establishing a fee mitigation program to offset the loss of agricultural land to future development. In the event said ordinance is not effective at the time building permits are requested, the applicant shall pay a fee to the Central Valley Land Trust (Central Valley Program) or other equivalent entity to offset the loss of the Prime Farmland. The	Prior to Permit Issuance	Building and Planning Departments

<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
<p>City Council, acting within its legislative capacity and as a matter of policy, shall determine the sufficiency of fees paid to mitigate the loss of Prime Farmland. (Final EIR Mitigation Measure 3.7.2)</p>			
<p>9. Clearing, grubbing, and/or removal of vegetation shall not occur during the bird-nesting season (from February 1 - September 31) unless a biologist with qualifications that meet the satisfaction of the City of Lodi conducts a preconstruction survey for nesting special-status birds including Swainson’s hawk, western burrowing owl, white-tailed kite, California horned lark, and loggerhead shrike. If discovered, all active nests shall be avoided and provided with a buffer zone of 300 feet (500 feet for all raptor nests) or a buffer zone that otherwise meets the satisfaction of the California Department of Fish and Game. Once buffer zones are established, work shall not commence/resume within the buffer until the biologist confirms that all fledglings have left the nest. In addition to the preconstruction survey, the biologist shall conduct weekly nesting surveys of the construction site during the clearing, grubbing, and/or removal of vegetation phase, and any discovered active nest of a special-status bird shall be afforded the protection identified above. Clearing, grubbing, and/or removal of vegetation conducted outside the bird-nesting season (from October 1 - January 31) will not require nesting bird surveys. (Final EIR Mitigation Measure 3.2.2)</p>	<p>Prior to Clearing, Grubbing, or Removal of Vegetation</p>	<p>Public Works and Planning Departments</p>	
<p>10. Development on the subject site shall participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMHCPC). This includes payment of Open Space Conversion fees in accordance with the fee schedule in-place at the time construction commences and implementation of the Plan’s “Measures to Minimize Impacts” pursuant to Section 5.2 of the SJMHCP. (Final EIR</p>	<p>Prior to Clearing, Grubbing, or Removal of Vegetation</p>	<p>Public Works and Planning Departments</p>	

<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
Mitigation Measure 3.2.2)			
11. The City of Lodi shall not issue permits for construction activities on the project site unless the portion of the site involved in the requested permit has been deemed clear of recognized environmental conditions in writing by a California State Registered Environmental Assessor with HAZWOPER 40-hour OSHA Certification. Portions of the site require further hazardous material investigations to make a determination of the presence of recognized environmental conditions. Such investigations shall be conducted in accordance with the most recent American Society for Testing and Materials (ASTM) standards, such as the ASTM’s “Standard Guide for Environmental Site Assessments: Phase I [or II] Environmental Site Assessment Process”. In total, the updated hazardous material investigations of the site shall minimally evaluate the areas previously inaccessible to hazardous material investigators, the southern-most barn on the eastern portion of APN 058-110-41, the contents of the vault in the shed on the southern portion of APN 058-110-04, the function of the “water” basin and its previous discharges must be determined, the exact location of the 10 inch Kinder Morgan refined product pipeline, the areas adjacent to the Union Pacific Railroad right-of-way, and the onsite residential structures and buildings which were previously inaccessible. (Final EIR Mitigation Measure 3.5.1)	Prior to Permit Issuances	Public Works and Planning Departments	
12. A Phase II Environmental Site Assessment (ESA) shall be completed prior to the approval of individual development plans within the project area. Said Phase II ESA report shall include subsurface investigations and recommended remedial actions, if required, at specific locations as recommended in the Phase I Environmental Site Assessment prepared by Kleinfelder, Inc., or any subsequent updated	Prior to Approval of Development Plans	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
report. The following additional requirements shall apply: a. Soil sampling and analysis for pesticides shall only be conducted in those areas of the site that are still agricultural; and b. If levels of organochloride pesticides are found to be in excess of applicable residential or commercial Preliminary Remediation Goals/Maximum Contaminant Limits (PRGs/MCLs) then an evaluation shall be required to determine the depth and extent of these elevated concentrations. (Final EIR Mitigation Measure 3.5.2)			
13. Habitable second-story residential space, located within 245 feet of the Harney Lane centerline, must have upgraded structural protection including dual-paned windows and supplemental ventilation (air conditioning) to allow for window closure, in compliance with the City of Lodi Compatibility Standards. (Final EIR Mitigation Measure 3.8.3)	Prior to Building Permit Issuance	Building and Planning Departments	
14. Outdoor recreational space within 145 feet of the Harney Lane centerline must be shielded by solid perimeter walls of 6-7 feet in height or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.4)	Prior to Building Permit Issuance	Building and Planning Departments	
15. New residential development both north and south of Harney Lane shall require installation of 6-7 foot high sound walls or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.5)	Prior to Building Permit Issuance	Building and Planning Departments	
16. Homes situated adjacent to the train tracks require either a setback distance of 430 feet or a 6 foot sound wall, landscape berming, or any combination of the two to mitigate train noise to 65 dB at the residential exterior and ground floor interior. This attenuation may be achieved by the design of the min storage facility. An interior noise	Prior to Building Permit Issuance	Building and Planning Departments	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
	analysis should be submitted in conjunction with building plan check, to verify that structural noise reduction will be achieved in a livable upstairs space, at the perimeter tier of homes by the specified structural components (windows, walls, doors, roof/ceiling assembly) shown on building plans. Disclosure of the presence of the tracks should be included in all real estate transfer documents to anyone buying or leasing a property within 500 feet of the train tracks. (Final EIR Mitigation Measure 3.8.6)			
17.	A detention basin pump system will be required to empty the detention basin. The planned proximity of homes to the basin would likely require substantial shielding if such pumps were to operate at night. To the satisfaction of the City of Lodi, noise levels at residences in proximity to any required basin pump system shall be attenuated to meet the City’s noise standards. Said attenuation can be achieved through enclosing the pump system or using upgraded sound rating building materials in nearby residences. (Final EIR Mitigation Measure 3.8.7)	Prior to Building Permit Issuance	Building and Planning Departments	
18.	Proponents of development onsite shall submit a construction Traffic Control Plan to the Public Works Department for review and approval prior to commencing construction on the project and any related off-site improvements. (Final EIR Mitigation Measure 3.10.4)	Prior to Building Permit Issuance	Public Works Department	
19.	To the satisfaction of the City of Lodi Public Works Department, the development shall be assessed its fair share of the cost of developing additional water sources, including but not limited to participation in acquiring additional water rights, development and construction of surface water treatment or recharge the groundwater system, construction of water transmission facilities, and other related water infrastructure. (Final EIR Mitigation Measure 3.11.4)	Prior to Building Permit Issuance	Public Works and Planning Departments	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<b>Conditions To Be Implemented During Development/Construction</b>				
20.	If buried Native American archaeological resources are discovered during the project activities, work shall stop immediately in the vicinity of the discovery, until a qualified archaeologist that meets the satisfaction of the City of Lodi determines the significance of the discovery and develops plans to preserve the significance of any discovered CRHR eligible resources. Such archaeological resource preservation plans shall be implemented to the satisfaction of the City of Lodi. (Final EIR Mitigation Measure 3.3.4)	During Grading	Public Works and Planning Departments	
21.	Should paleontological resources be encountered during construction excavation, the project proponent shall halt excavation in the vicinity of the discovery and contact a qualified vertebrate paleontologist to evaluate the significance of the find and make recommendations for collection and preservation of discovered paleontological resources in a written report to the City of Lodi. Said recommendations shall be implemented to the satisfaction of the City of Lodi. (Final EIR Mitigation Measure 3.3.5)	During Grading and Excavation	Public Works and Planning Departments	
22.	If subsurface structures are encountered during site development or excavation onsite, care should be exercised in determining whether or not the subsurface structures contain asbestos. If they contain asbestos, it shall be removed, handled, transported, and disposed of in accordance with local, state, and federal laws and regulations. (Final EIR Mitigation Measure 3.5.3)	During Grading and Excavation	Public Works and Planning Departments	
23.	The wells onsite should not be used as a water supply for any of the proposed land uses unless the water from said wells is tested and found to meet state and federal drinking water standards as confirmed by the City's water department. (Final EIR Mitigation Measure 3.5.4)	During Grading and Excavation	Public Works and Planning Departments	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
24.	<p>An asbestos and lead paint assessment shall be conducted for structures constructed prior to 1980, if they are to be renovated or demolished prior to future development on the project site. The following requirements apply:</p> <ul style="list-style-type: none"> <li>a. A Certified Cal-OSHA Asbestos Consultant shall conduct said surveys. If asbestos is detected, all removal shall be completed by a licensed asbestos abatement contractor; and</li> <li>b. Any lead paint that is detected and which is in poor condition shall be removed prior to building demolition. (Final EIR Mitigation Measure 3.5.5)</li> </ul>	Prior to Demolition of Structures	Building and Planning Departments	
25.	<p>All locations of underground storage tanks (USTs) on the project site, where past releases are known or are suspected, shall be subject to further investigation and analysis to confirm or deny evidence of past releases. Said investigations shall be conducted in accordance with Environmental Protection Agency (EPA) and per Leaking Underground Storage Tank (LUST) guidelines. (Final EIR Mitigation Measure 3.5.6)</p>	Prior to Grading and Excavation	Public Works and Planning Departments	
26.	<p>Miscellaneous debris located throughout the project site, and described in the Phase I ESA, shall be removed prior to development activities. Any petroleum products and/or hazardous materials encountered should be disposed of or recycled in accordance with local, state, and federal regulations. (Final EIR Mitigation Measure 3.5.8)</p>	Prior to Grading and Excavation	Public Works and Planning Departments	
27.	<p>Various sized buckets and drums containing petroleum products were noted at several locations on the project site in the Phase I ESA. All such drums and buckets shall be removed from the project site in accordance with local, state, and federal regulations. In addition, soil</p>	Prior to Grading and Excavation	Public Works and Planning Departments	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
	sampling shall be conducted at those bucket and drum locations where staining was noted. (Final EIR Mitigation Measure 3.5.9)			
28.	To the satisfaction of the City of Lodi Public Works Department, all drainage facilities shall be constructed in conformance with the standards and specifications of the City of Lodi. (Final EIR Mitigation Measure 3.6.3)	Ongoing During Development	Public Works Department	
29.	To the satisfaction of the City of Lodi Public Works Department, the project proponents shall participate in a financing mechanism to fund the required drainage infrastructure to serve the demands of the project. (Final EIR Mitigation Measure 3.6.6)	Prior to Grading	Public Works Department	
<b>Ongoing Conditions</b>				
30.	The applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agricultural activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that the residence is located in an agricultural area subject to ground and aerial applications of chemical and early morning or nighttime farm operations which may create noise, dust, et cetera. The language and format of such notification shall be reviewed and approved by the City Community Development Department prior to recordation of final maps. Each disclosure statement shall be acknowledged with the signature of each prospective owner. Additionally, each prospective owner shall also be notified of the City of Lodi and the County of San Joaquin Right-to-Farm Ordinance. (Final EIR Mitigation Measure 3.7.1)	During Home Sales	Planning Department	
31.	Buyer notification of the presence of possible agricultural activity noise shall be made as part of any property transfer documents. (Final EIR Mitigation Measure 3.8.8)	Ongoing During Sale of Homes	Planning Department	

	<b>Conditions of Approval</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (Date and Signature)</b>
32.	All construction shall require a permit and shall be limited to the hours of 7 a.m. to 10 p.m. Staging areas shall be located away from existing residences, and all equipment shall use properly operating mufflers. (Final EIR Mitigation Measure 3.8.1)	During Construction	Building and Planning Departments	
33.	The project contractor shall place all stationary construction equipment so that emitted noise is directed way from sensitive receptors nearest the project site. (Final EIR Mitigation Measure 3.8.2)	During Construction	Building and Planning Departments	

DRAFT

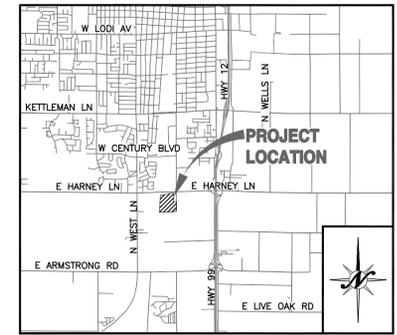
Revised Tentative Subdivision Map and  
Additional Conditions of Approval Follow

Added to record 7/22/20

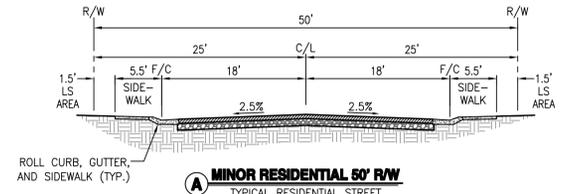
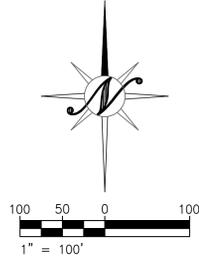
# REYNOLDS RANCH RESIDENTIAL SUBDIVISION

## TENTATIVE SUBDIVISION MAP

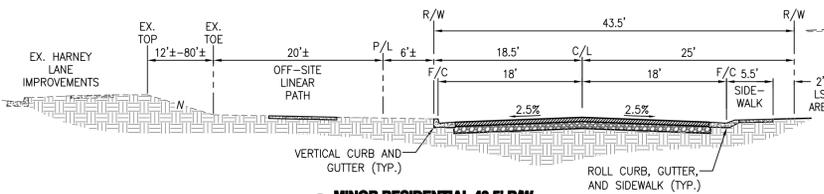
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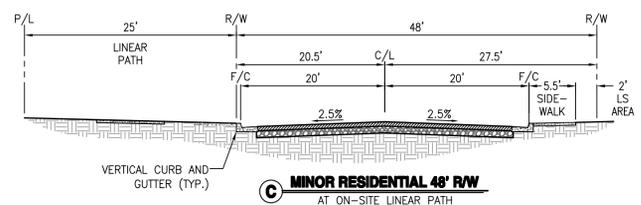
VICINITY MAP  
NOT TO SCALE



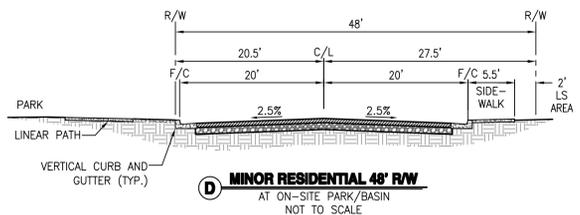
**A MINOR RESIDENTIAL 60' R/W**  
TYPICAL RESIDENTIAL STREET  
NOT TO SCALE



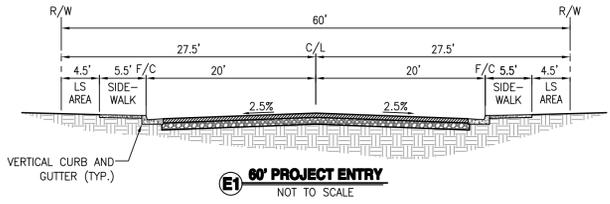
**B MINOR RESIDENTIAL 43.5' R/W**  
AT OFF-SITE LINEAR PATH  
NOT TO SCALE



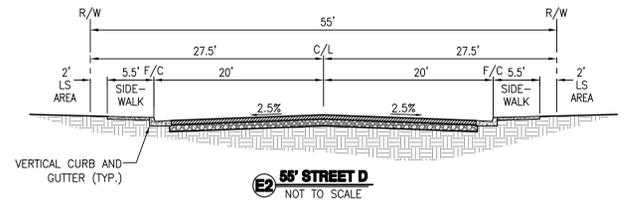
**C MINOR RESIDENTIAL 48' R/W**  
AT ON-SITE LINEAR PATH  
NOT TO SCALE



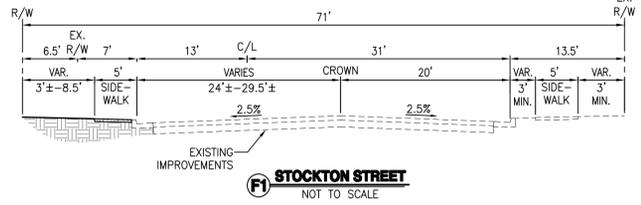
**D MINOR RESIDENTIAL 48' R/W**  
AT ON-SITE PARK/BASIN  
NOT TO SCALE



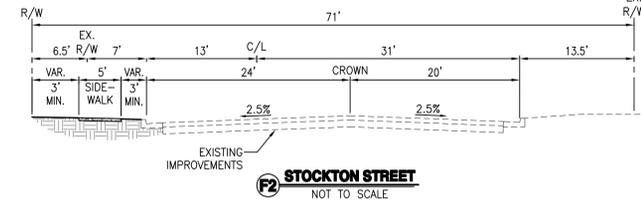
**E1 60' PROJECT ENTRY**  
NOT TO SCALE



**E2 55' STREET D**  
NOT TO SCALE



**F1 STOCKTON STREET**  
NOT TO SCALE



**F2 STOCKTON STREET**  
NOT TO SCALE



**SHEET INDEX**

1. TM1.1 COVER AND CROSS SECTIONS SHEET
2. TM2.1 DIMENSION AND TOPOGRAPHIC PLAN
3. TM2.2 GRADING AND DRAINAGE PLAN
3. TM2.3 UTILITY PLAN

**PROJECT INFORMATION**

A. REGULATORY AGENCY:	CITY OF LODI 221 W. PINE STREET LODI, CA 95240 T: (209) 333-6700 CONTACT: PLANNING DEPARTMENT
B. APPLICANT:	BENNETT HOMES, INC. 1209 W TOKAY STREET #8 MODesto, CA 95242 T: (209) 334-6385 CONTACT: DENNIS BENNETT
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODesto, CA 95254 T: (209) 524-3525 CONTACT: TONY DE MELO, P.E.
D. ASSESSOR'S PARCEL NUMBERS:	058-130-21, 22, and 25
E. CURRENT SITE USE:	AGRICULTURAL
F. PROPOSED SITE USE:	SINGLE FAMILY HOMES
G. EXISTING GP DESIGNATION:	MDR & LDR (MEDIUM & LOW DENSITY RESIDENTIAL)
H. PROPOSED GP DESIGNATION:	NO CHANGE
I. EXISTING ZONING:	PLANNED DEVELOPMENT
J. PROPOSED ZONING:	NO CHANGE
K. TOTAL PROJECT SIZE:	28.2± ACRES
L. TOTAL NUMBER OF LOTS:	150
M. GROSS DENSITY:	5.4 UPA
N. CONTOURS:	1.0-FOOT INTERVALS
O. RETURNS:	PER CITY OF LODI STANDARDS
P. UTILITIES:	WATER SYSTEM - CITY OF LODI SANITARY SEWER - CITY OF LODI STORM DRAINAGE - CITY OF LODI GAS - PG&E ELECTRIC - LODI ELECTRIC UTILITY TELEPHONE - AT&T SCHOOL DISTRICT - LODI UNIFIED SCHOOL DISTRICT

**GENERAL NOTES**

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF LODI STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE TO BE CONVEYED TO ON-SITE STORM DRAINAGE RETENTION SYSTEM WHICH WILL DISCHARGE TO THE CITY OF LODI STORM DRAINAGE SYSTEM. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS.
3. ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
4. SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS AND SPECIFICATIONS.
5. WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS AND SPECIFICATIONS.
6. STREET LIGHTING SHALL BE INSTALLED PER CITY OF LODI STANDARD SPECIFICATIONS.
7. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
8. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
9. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
10. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF LODI REQUIREMENTS.
11. ALL LOT SETBACK REQUIREMENTS ARE TO BE IN ACCORDANCE WITH CITY OF LODI REQUIREMENTS.

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LODI MUNICIPAL CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF LODI, AND IS DESCRIBED AS FOLLOWS: A PROTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.



APPROVED	DATE	REVISIONS	DESCRIPTIONS

**COVER SHEET**  
 TENTATIVE SUBDIVISION MAP  
 REYNOLDS RANCH SUBDIVISION  
 CALIFORNIA  
 LODI



JOB #: 20-2521  
DATE: 07/22/2020  
SCALE:  
DRAWN: PMH  
DESIGN: PMH/KM  
CHK'D: TFD

SHEET NUMBER

**TM 1.1**



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

**DIMENSION AND TOPOGRAPHY PLAN**  
**TENTATIVE SUBDIVISION MAP**  
**REYNOLDS RANCH SUBDIVISION**  
**CALIFORNIA**

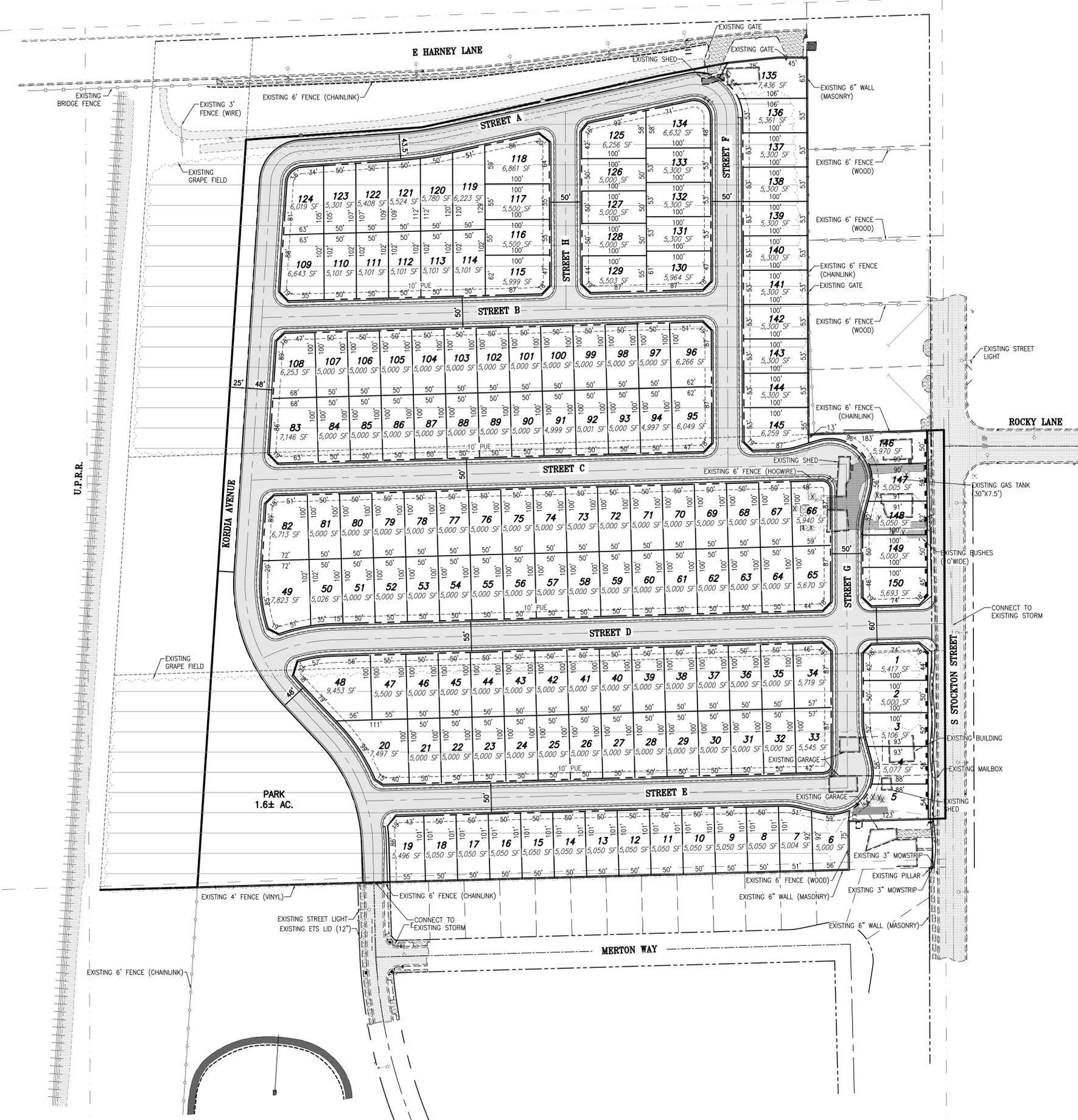
**LODI,**

**NorthStar**  
**Engineering Group, Inc.**  
 • CIVIL ENGINEERING • SURVEYING • PLANNING •  
 620 12th Street  
 Modesto, CA 95354  
 (209) 524-3225 Phone (209) 524-3226 Fax

JOB #: 20-2521  
 DATE: 07/22/2020  
 SCALE:  
 DRAWN: PMH  
 DESIGN: PMH/KM  
 CHK'D: TPD

SHEET NUMBER

**TM 2.1**



**LEGEND**

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	N/A
CURB AND GUTTER	N/A	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	SD - 12" SD	12" SD
FORCE MAIN	SD - 8" FM	8" FM
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	⊙	⊙
BASIN OUTFALL STRUCTURE	N/A	△
CURB INLET	⊠	⊠
DIRT ROAD	---	N/A
WATER (MAIN)	W - 8" W	8" W
WATER VALVE	⊕	⊕
FIRE HYDRANT	⊕	⊕
SEWER MAINTENANCE HOLE	⊙	⊙
SEWER (MAIN)	SS - 12" SS	12" SS
OVER HEAD ELECTRICAL	---	N/A
GAS LINE	G - 8" G	8" G
CENTERLINE ELEVATION	N/A	88.34 CL
ORIGINAL GROUND	100.00	N/A
DIRECTION OF FLOW	N/A	.003
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
TREE OR SHRUB/TO BE REMOVED	⊗	N/A
IRRIGATION LINE	---	N/A
IRRIGATION VALVE	⊕	N/A
IRRIGATION PRESSURE MANHOLE/VENT	⊕	N/A
SIGN	⊕	---
SERVICE POLE	⊕	N/A



NO.	DATE	APPROVED	DESCRIPTIONS

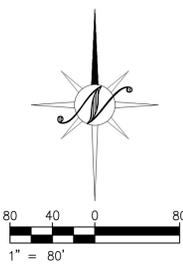
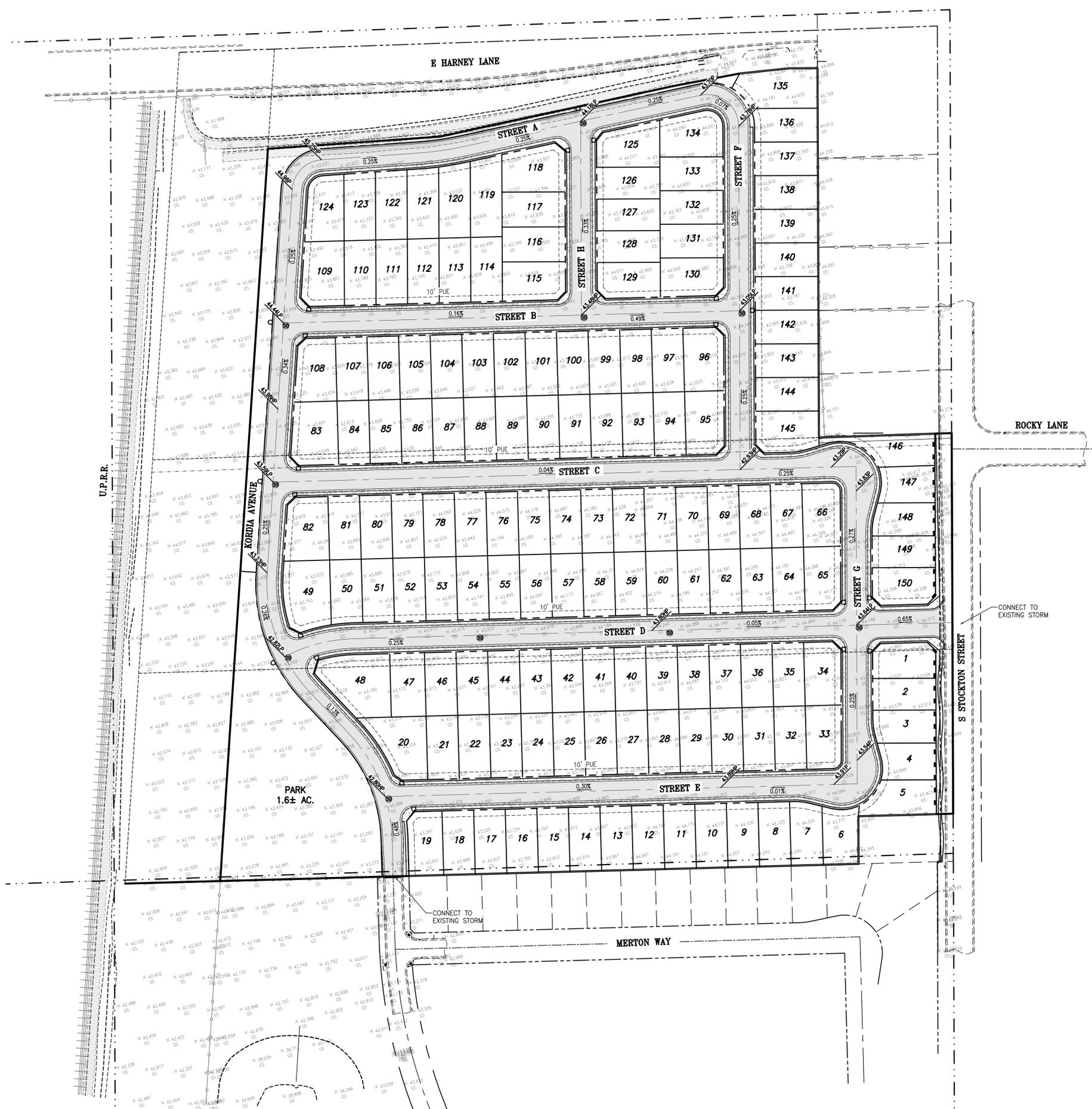
**GRADING AND DRAINAGE PLAN**  
**TENTATIVE SUBDIVISION MAP**  
**REYNOLDS RANCH SUBDIVISION**  
**CALIFORNIA**



JOB #:	20-2521
DATE:	07/22/2020
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	PMH/KM
CHK'D:	TFD

SHEET NUMBER

**TM 2.2**



**LEGEND**

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	N/A
CURB AND GUTTER	N/A	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	sd - 12" SD	12" SD
FORCE MAIN	sd - 8" FM	8" FM
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	⊙	⊙
BASIN OUTFALL STRUCTURE	N/A	△
CURB INLET	⊠	⊠
DIRT ROAD	---	N/A
WATER (MAIN)	w - 8" W	8" W
WATER VALVE	⊕	⊕
FIRE HYDRANT	⊕	⊕
SEWER MAINTENANCE HOLE	⊙	⊙
SEWER (MAIN)	ss - 12" SS	12" SS
OVER HEAD ELECTRICAL	---	N/A
GAS LINE	g - 6" G	N/A
CENTERLINE ELEVATION	N/A	88.34 CL
ORIGINAL GROUND	---	N/A
DIRECTION OF FLOW	N/A	.003
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
TREE OR SHRUB/TO BE REMOVED	⊗	N/A
IRRIGATION LINE	---	N/A
IRRIGATION VALVE	⊕	N/A
IRRIGATION PRESSURE MANHOLE/VENT	⊕	N/A
SIGN	⊕	---
SERVICE POLE	⊕	N/A

PLOTTED: 07/22/2020 11:24  
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NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

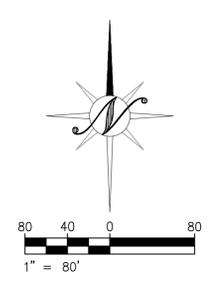
**UTILITY PLAN**  
TENTATIVE SUBDIVISION MAP  
REYNOLDS RANCH SUBDIVISION  
CALIFORNIA



JOB #:	20-2521
DATE:	07/22/2020
SCALE:	
DRAWN:	PMH
DESIGN:	PMH/KM
CHK'D:	TFD

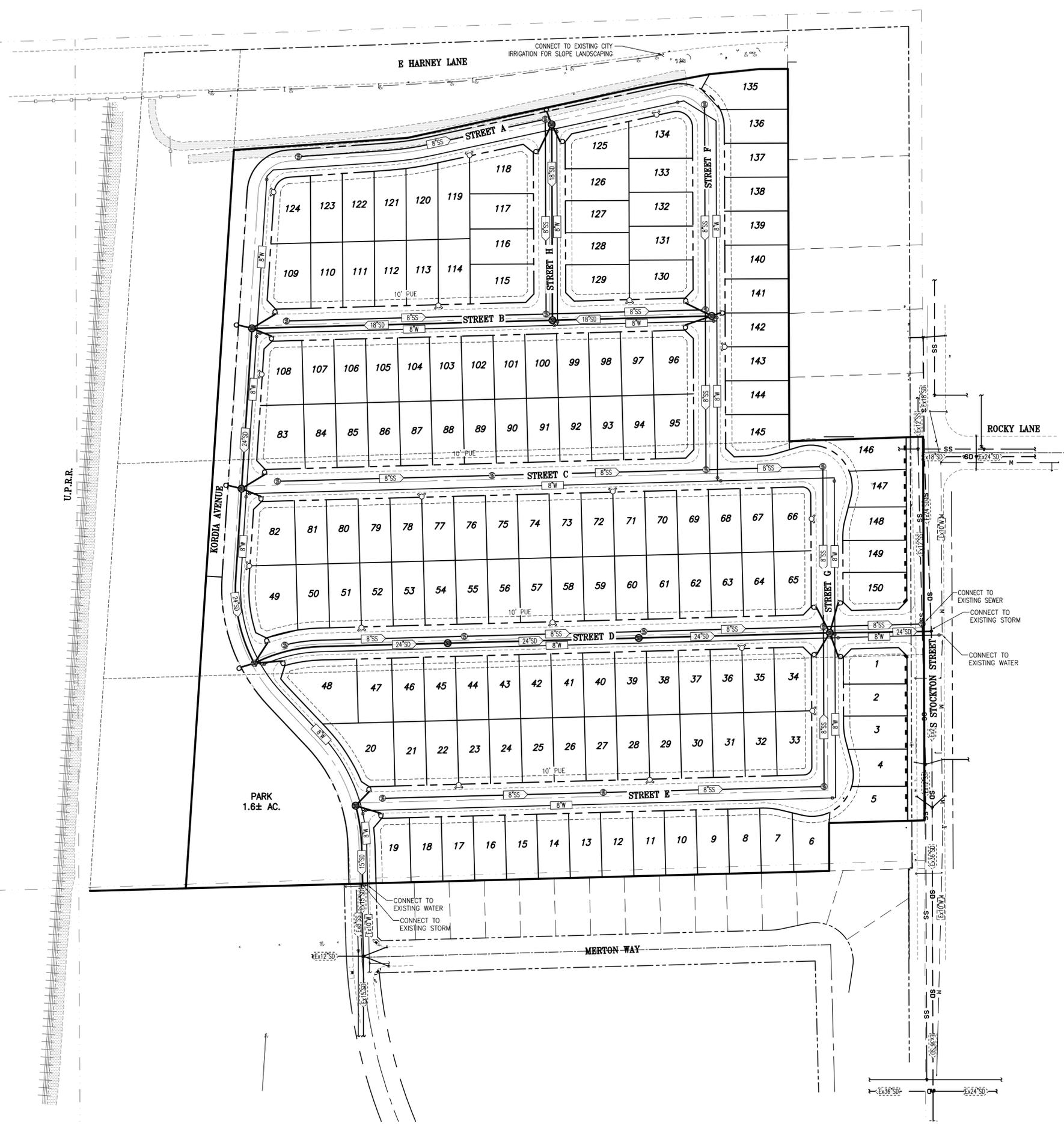
SHEET NUMBER

**TM 2.3**



**LEGEND**

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	N/A
CURB AND GUTTER	N/A	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	so -<img alt="existing storm drain symbol" style="vertical-align: middle;"/> 12"SD	so -<img alt="proposed storm drain symbol" style="vertical-align: middle;"/> 12"SD
FORCE MAIN	so -<img alt="existing force main symbol" style="vertical-align: middle;"/> 8"FM	so -<img alt="proposed force main symbol" style="vertical-align: middle;"/> 8"FM
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	<img alt="existing storm drain maintenance hole symbol" style="vertical-align: middle;"/>	<img alt="proposed storm drain maintenance hole symbol" style="vertical-align: middle;"/>
BASIN OUTFALL STRUCTURE	N/A	<img alt="proposed basin outfall structure symbol" style="vertical-align: middle;"/>
CURB INLET	<img alt="existing curb inlet symbol" style="vertical-align: middle;"/>	<img alt="proposed curb inlet symbol" style="vertical-align: middle;"/>
DIRT ROAD	---	N/A
WATER (MAIN)	w -<img alt="existing water main symbol" style="vertical-align: middle;"/> 8"W	w -<img alt="proposed water main symbol" style="vertical-align: middle;"/> 8"W
WATER VALVE	<img alt="existing water valve symbol" style="vertical-align: middle;"/>	<img alt="proposed water valve symbol" style="vertical-align: middle;"/>
FIRE HYDRANT	<img alt="existing fire hydrant symbol" style="vertical-align: middle;"/>	<img alt="proposed fire hydrant symbol" style="vertical-align: middle;"/>
SEWER MAINTENANCE HOLE	<img alt="existing sewer maintenance hole symbol" style="vertical-align: middle;"/>	<img alt="proposed sewer maintenance hole symbol" style="vertical-align: middle;"/>
SEWER (MAIN)	ss -<img alt="existing sewer main symbol" style="vertical-align: middle;"/> 12"SS	ss -<img alt="proposed sewer main symbol" style="vertical-align: middle;"/> 12"SS
OVER HEAD ELECTRICAL	ohe	N/A
GAS LINE	g	N/A
CENTERLINE ELEVATION	N/A	88.34 CL
ORIGINAL GROUND	100.00	N/A
DIRECTION OF FLOW	N/A	.003
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
TREE OR SHRUB/TO BE REMOVED	<img alt="existing tree/shrub symbol" style="vertical-align: middle;"/>	N/A
IRRIGATION LINE	ir -<img alt="existing irrigation line symbol" style="vertical-align: middle;"/>	N/A
IRRIGATION VALVE	<img alt="existing irrigation valve symbol" style="vertical-align: middle;"/>	N/A
IRRIGATION PRESSURE MANHOLE/VENT	<img alt="existing irrigation pressure manhole/vent symbol" style="vertical-align: middle;"/>	N/A
SIGN	<img alt="existing sign symbol" style="vertical-align: middle;"/>	N/A
SERVICE POLE	<img alt="existing service pole symbol" style="vertical-align: middle;"/>	N/A



PLOTTED: 07/22/2020 11:20 AM  
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# Item 4a - Blue Sheet Conditions to be added to Conditions of Approval



## MEMORANDUM, City of Lodi, Public Works Department

**To:** Community Development Director  
**From:** Public Works Department  
**Date:** April 21, 2020  
**Subject:** Tentative Subdivision Map Conditions for 2739 South Stockton Street  
APN: 058-130-21, 058-130-22, and 058-130-25;  
File #PL2020-016 – Reynolds Ranch/Bennett Subdivision (150 units)

---

The following conditions of approval are required for the subject project per City codes and standards, all to be accomplished prior to, or concurrent with, final map filing unless noted otherwise:

1. The project development shall comply with the requirements of Senate Bill (SB) 5, related to an urban level of flood protection (200-year storm event). The developer has the option of 1) Preparing their own 200-year flood protection report to prove that their property is in compliance, or 2) Contribute towards the City's delineation map and study that is currently being completed. The preliminary delineation map identifies the properties are above the 200-year flood plain, which does not require any additional measures for compliance. The City's cost for the delineation map and study is \$188 per lot.
2. Project design and construction shall be in compliance with the applicable terms and conditions of the Multi-Agency Post-Construction Stormwater Standards Manual adopted by the City of Lodi in compliance with the State Water Resources Control Board's Phase II MS4 permit.
  - a) A Project Storm Water Plan must be submitted for approval prior to any master plan and improvement plans submittal.
  - b) State-mandated construction site inspections to assure compliance with the City of Lodi's Phase II MS4 permit are required. The fee for these inspections is the responsibility of the developer and must be paid prior to the map filing or commencement of construction operations, whichever occurs first.
3. Utility Master Plans (Storm Drain, Water, and Wastewater) shall be approved prior to submittal of Public Improvement Plans.
4. Engineered improvement plans and cost estimates shall be submitted for approval per the City Public Improvement Design Standards for all public improvements prior to final map filing. Incomplete submittals will not be accepted. Plan submittal shall include the following:
  - a) Approved tentative map, signed by the Community Development Director.
  - b) Approved Stormwater Master Plan.
  - c) Design shall conform to the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015 and all state and federal requirements.

- d) Landscape and irrigation plans shall conform to the Model Water Efficient Landscaping Ordinance (MWELo) per the Governor's Executive Order B-29-12 adopted on December 31, 2015.
  - i) Landscape Planting Plan required with the first submittal. Full landscape and irrigation plans are required with the second submittal.
  - ii) MWELo landscape plan submittal will be required with the second submittal.
- e) Current soils report. If the soils report was not issued within the past three (3) years, provide an updated soils report from a licensed engineer.
- f) Grading, drainage and erosion control plans.
- g) Copy of Notice of Intent for NPDES permit. A WDID number will be required prior to plan approval.
- h) All utilities, including street lights and electrical, gas, telephone and cable television facilities.
- i) Undergrounding of all overhead utilities fronting Stockton Street from the southern project boundary to Harney Lane.
- j) Joint trench plans (required with second submittal).
- k) Reverse frontage wall and details. Minimum wall height shall be 8 feet above the adjacent pad and/or ground elevation or as required by Community Development Department to satisfy the general plan requirements.
- l) Street tree planting plan for landscaping areas require approval of the Community Development Director and Public Works Director.

A complete plan check submittal package, including all the items listed above plus the Map/Improvement Plan Submittal cover letter, Improvement Plan Checklist and engineering plan check fees, is required to initiate the Public Works Department plan review process for the engineered improvement plans.

- 5. Design and installation of public improvements shall be in accordance with City Master Plans. Street, wastewater, storm drainage, and water master plans and design calculations will be required for the development.

- a) Street

- i) All street designs shall conform to the City of Lodi Design Standards.
- ii) Curb returns and corner cut-offs shall conform to City of Lodi Standard Plans 611 and 612.
- iii) Provide an onsite fire-truck/garbage truck turning analysis for the street knuckles. If the fire-truck and garbage truck turning movements are not met, knuckles shall be designed in conformance with City of Lodi Standard Plan 133.
- iv) All residential streets shall contain vertical type (side lot) or rolled type (fronts) curb, gutter and sidewalk as reflected in the tentative map submittal; and shall conform with City of Lodi Standard Plan 135 and 136 respectfully.

- v) Install street lights along Stockton Street from Rocky Lane to the southern project boundary.
  - a) Street light locations shall be properly coordinated.
- vi) Provide all necessary traffic signs for the entire subdivision, including any necessary traffic signs along Stockton Street.
  - a) Install “NO PARKING ANYTIME” signs along the Stockton Street frontage.
- vii) Install frontage improvements including but not limited to pavement, driveway, streetlights, reverse frontage wall, landscaping, curb, gutter and sidewalk along all streets in the subdivision in accordance with City Standards.
- viii) Install reverse frontage walls, landscaping, and irrigation improvements along Stockton Street. Frontage improvements and landscaping shall be constructed by the Developer at the Developer’s expense to the approval of the Public Works Director and Community Development Director.
- ix) Street Design shall comply with the following requirements on the following streets, unless otherwise approved by the City Engineer:
  - a) Minor Residential (Cross-sections A, B, C, and D)
    - (1) All interior streets designated as “minor residential” shall be 36 feet, curb to curb.
    - (2) The linear path noted in cross-sections B and C shall be 10 feet wide.
  - b) Entry Street (Cross-section E)
    - (1) The entry street shall be 40 feet, curb to curb, and have 55 feet of right of way. Street D shall be considered as an entry street.
    - (2) Additional landscaping may be dedicated/installed (behind the sidewalk) at the developer’s option to accommodate more robust landscaping.
  - c) Stockton Street
    - (1) The sidewalk shall meander as far north as possible to the northern boundary of the project (lot 146).
    - (2) Developer shall make their best effort to obtain necessary easements and construct a pedestrian connection from the project’s northern limits to the Harney Lane intersection (approximately 600 feet).
    - (3) Sidewalk shall be installed fronting parcel 058-130-14 to provide an ADA path of travel.
    - (4) A handicap ramp shall be installed at lot 147 to provide an ADA path of travel across Stockton Street.

- (5) Unused driveways fronting Lots 1 through 5 and Lots 146 through 150 shall be removed.
  - d) Install a 3-way stop at the intersection of Kordia Avenue and Street D.
  - e) The standard cross slope of all streets shall be a minimum of 2.5 percent.
- x) All public and private block walls are subject to the following criteria:
  - a) Minimum reverse-frontage wall heights shall be 8 feet above the highest adjacent pad elevation or as required by the Community Development Department Director and Public Works Director. All walls 7-feet and taller, including fencing on top of walls, require a building permit from the Community Development Department.
  - b) A wall detail shall be included with the improvement and grading plans for reference.
  - c) Wall shall be setback to accommodate reverse frontage landscaping and irrigation improvements. The reverse frontage wall, landscaping and irrigation improvements shall be constructed by the developer at the developer's expense, to the approval of the Public Works Director and Community Development Director.
  - d) Provide a public wall easement along all parcels containing a public masonry wall (including footings). The masonry walls along Stockton Street shall be in a public wall easement.
- xi) Traffic striping modifications shall be performed as necessary along Stockton Street (from Rocky Lane to the south project limits).
- b) Wastewater
  - i) Wastewater system shall be designed in conformance with the City's Wastewater Master Plan and design standards.
  - ii) Separate wastewater services in conformance with Standard Plan 201 shall be provided to each parcel from the public wastewater main in all public streets.
  - iii) Flushing station(s) may be required at locations with peak flows below City Standards.
- c) Storm Drainage
  - i) The storm drain system shall be designed in conformance with the City's Storm Drain Master Plan and design standards. The engineer shall submit a C factor calculation to show the proposed development meets the current standard runoff coefficient, otherwise the engineer shall consider using higher C factors to calculate storm water runoff from the development.
  - ii) Slopes for all parcels within the development shall flow towards the proposed street. All storm water shall be collected within the

development and cannot flow to neighboring parcels. Lots 5 and 6 shall not drain onto parcel 058-130-14.

- iii) An overland flood release pathway shall be incorporated in the street and circulation design plan for each subarea. For example, when any particular catch basin or pipe is obstructed or overwhelmed with water, the street drainage design (high points and low points) shall be calculated so that no water shall pond higher than 1-foot below any finished floor elevation without releasing the excess water toward the planned flood release point.
- iv) An onsite basin will not be allowed with this project. The developer is required to excavate the existing Reynolds Ranch storm basin south of the proposed development to obtain the required storm water retention volume. An outlet structure with automatic slide gate at the southwest corner of the existing basin shall be constructed per the Reynolds Ranch Storm Drain Master Plan.  

The proposed basin land shall be flat and be landscaped with turf and bordering plants matching the area to the south.
- v) The storm water pipe connection shall be revised to connect to the existing storm water pipe in Stockton Street and Street D.
- vi) Developer shall take the storm water drainage of parcel 058-130-14 into consideration to provide proper drainage into the public storm drain system and not across any other private properties.

d) Water

- i) The water system shall be designed in conformance with the City's Water Master Plan and design standards.
- ii) Separate water services in conformance with Standard Plan 403 shall be provided to each parcel from the public water main in all public streets. Service sizes shall be identified on the plans.
- iii) Provide a looped water system. A minimum of two connections to the City water system are required throughout all phases.
- iv) A water sampling station shall be provided within the subdivision. The location of the sampling station will be provided by the City Engineer during the plan check process.
- v) When possible, fire hydrants shall be placed between driveways. Fire hydrants shall be placed in side yards as opposed to front yards (for corner lots). Fire hydrants shall be installed along the trail side of Kordia Avenue.
- vi) Water meter boxes shall be located inside a public utility easement and outside of areas subject to vehicular travel.
- vii) All public landscape shall be designed to use non-potable water (NPW). The system should connect to the existing NPW system.

- 6. Provide street names for all of the streets in the development for approval.
- 7. Revise the subdivision name and provide it for approval. There was a map named Reynolds Ranch Residential in the file already.

8. Provide a sound/noise study which addresses the railroad and overpass immediately adjacent to the project.
9. Provide a slope easement or retaining wall along the boundary of the development for all grade differentials of 0.5 feet or greater.
10. The slope of the Harney Lane overpass (parcel 058-130-26) to the north of the project and the 25-foot strip of land along the western boundary of the project shall be landscaped.
11. A split rail fence shall be installed along the north side of the trail along Street A.
12. A chain link fence shall be installed along the western boundary of the project.
13. All unused water, wastewater and storm drain stubs, services, and utility extensions shall be abandoned at the developer's expense.
14. All on-site water wells and septic systems shall be abandoned in conformance with applicable City and County codes and requirements prior to the approval of the public improvement plans. A copy of the abandonment permit shall be submitted to the City after the completion of the abandonment.
15. All public improvements shall be installed within one year of final map filing under the terms of an improvement agreement, to be approved by the City Council prior to final map filing. The Developer will be required to provide warranty security in the amount of 10% of the value of the public improvements. The warranty period will be two (2) years, commencing on the date of acceptance of the public improvements.
16. The Developer shall provide on-going maintenance and replacement of reverse frontage walls, landscaping and irrigation improvements, street trees, as well as other public services by annexation to the City of Lodi Community Facilities District prior to final map filing. All costs associated with annexation to the District are the Developer's responsibility.
17. Developer is required to perform regular maintenance of the installed public landscape element and equipment for a period of 3 years after the final acceptance of the project. Proper maintenance securities and insurance shall be provided for the maintenance period.
18. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA) and California Title 24. City of Lodi Standard Plans are in the process of being revised and it should not be assumed that current standard plans are fully ADA compliant. Project compliance with ADA standards is the Developer's responsibility.
19. The City of Lodi is a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). An application for evaluation of the project site with respect to SJMSCP requirements shall be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site.
20. The developer shall dedicate all public utility easements required by the various utility companies and the City of Lodi.
21. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City

against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.

22. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed Vineyard Terrace Residential subdivision, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriate or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots in the subdivision and provide deed provisions to be included in each conveyance.
23. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
24. Prior to any work within City Right-of-Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
25. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
26. Annexation to Community Facilities District 2007-1 (Public Services) to cover the cost of providing various City services is required. Annexation shall be complete prior to final map filing. All costs associated with annexation to the Community Facilities District shall be the responsibility of the developer.
27. Submit final map per City and County requirements including the following:
  - a) Preliminary title report including copies of all referenced exception documents.
  - b) Waiver of access rights at:
    - i) All lots adjacent to Stockton Street.
  - c) Waiver of vehicular access rights at:
    - i) Lots 1 and 150 adjacent to Street D.
    - ii) All lots adjacent to Stockton Street.
  - d) Standard note regarding requirements to be met at subsequent date.
  - e) Subdivision Map Guarantee.
  - f) Annexation to Community Facilities District
28. Obtain the following permits:
  - a) Grading Permit issued from the City of Lodi Building Department.
  - b) Building Permit issued from the City of Lodi Building Department for the walls.
  - c) Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City's public right of way or on existing public water, wastewater and storm drain infrastructure.

- d) San Joaquin County well/septic abandonment permit (if needed).
  - e) NPDES Construction General Permit (SWPPP).
  - f) San Joaquin Valley Air Pollution Control District (SJVAPCD) permits.
29. Payment of the following fees:
- a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
  - b) Water meter installation fees at the time of building permit issuance for each parcel.
  - c) Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.
  - d) Encroachment Permit fee.
  - e) Habitat Conservation Fee.
  - f) Stormwater compliance inspection fee prior to map filing or commencement of construction operations, whichever occurs first.
  - g) Annexation into the new City of Lodi Community Facilities District – Estimated at \$10,000 prior to recording the final subdivision map. The annexation process generally requires 2-3 months to complete.
  - h) Neighborhood Park mitigation fee if any.
  - i) Reimbursement fees per any approved agreements.
30. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
- a) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of final inspection of the homes.
  - b) County Facilities Fees.
- The above fees are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.
31. Additional comments and conditions will be provided during the improvement plans review process when more detailed plans are available.

Lyman Chang  
City Engineer / Deputy Public Works Director

LC/ktvk

cc: Assistant Engineer, Kiriu  
Senior Engineer Technician, Wiman