LODI PLANNING COMMISSION Teleconference Meeting **Streaming Link:** https://www.facebook.com/CityofLodi/	REGULAR SESSION WEDNESDAY, AUGUST 12, 2020 @ 7:00 PM

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. 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. 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 at least 48hours 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 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 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 of 150 units for the proposed tentative tract and to adopt Planned Development Standards and Guidelines for the project known as Reynolds Ranch subdivision.

      (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)

   b) Request for Planning Commission approval of a Tentative Parcel Map to divide one parcel into two parcels at 1679 Lower Sacramento Road. (Applicant: RSC Engineering, Inc.; File No.: PL2020-024; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15315)

   c) Request for Planning Commission approval of a Use Permit for the sale of alcohol in a new hotel at 1337 E Kettleman Lane (Applicant: David Burkett; File Number: PL2020-025; CEQA Determination: Exempt Per Section 15332)

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
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. REORGANIZATION
    a. Planning Commission Chair & Vice Chair
    b. Planning Commission Representative to SPARC
12. 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 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

Item 4a.

CITY OF LODI
PLANNING COMMISSION
Staff Report

MEETING DATE:	August 12, 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 2020 growth allocation of 39 low density and 111 medium density units and approve a set of Development Standards and Guidelines to regulate development and design in the proposed subdivision. 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.

Staff also recommends that the Planning Commission recommend approval by the City Council of the proposed Development Standards and Guidelines and the requested Growth Allocation.

TOPICS IN THIS REPORT

This report addresses the following major topics:

- Project Site and Vicinity Description Page 2
- Background/Existing Setting Page 5
- Proposed Tentative Tract Map Page 11
- Tentative Tract Analysis Page 13
- Tentative Tract Map Findings Page 15
- Development Standards and Guidelines Page 17
- Growth Allocation Page 19
- Environmental Assessment Page 26
- Recommended Motion Page 28

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
Project Site	Medium Density Residential Low Density Residential	PD 39* (Reynolds Ranch)	Vineyard
North	Industrial	M (Industrial)	Vacant and Light Industrial (north of Harney Lane)
South	Medium Density Residential	Low Density Residential	Single Family Homes
East	Low Density Residential Commercial	Low Density Residential	Reynolds Ranch Retail Center
West	Industrial	Low Density Residential	Vacant, Railroad

* - See additional detail below

General Plan and Zoning maps for the project site and vicinity are shown below. As shown in Figure 1, portions of the site are designated for Low and Medium density residential development; approximately 19.3 acres are designated Medium, with the remaining 8.7 acres designated as Low.

Figure 1: General Plan Land Use Map

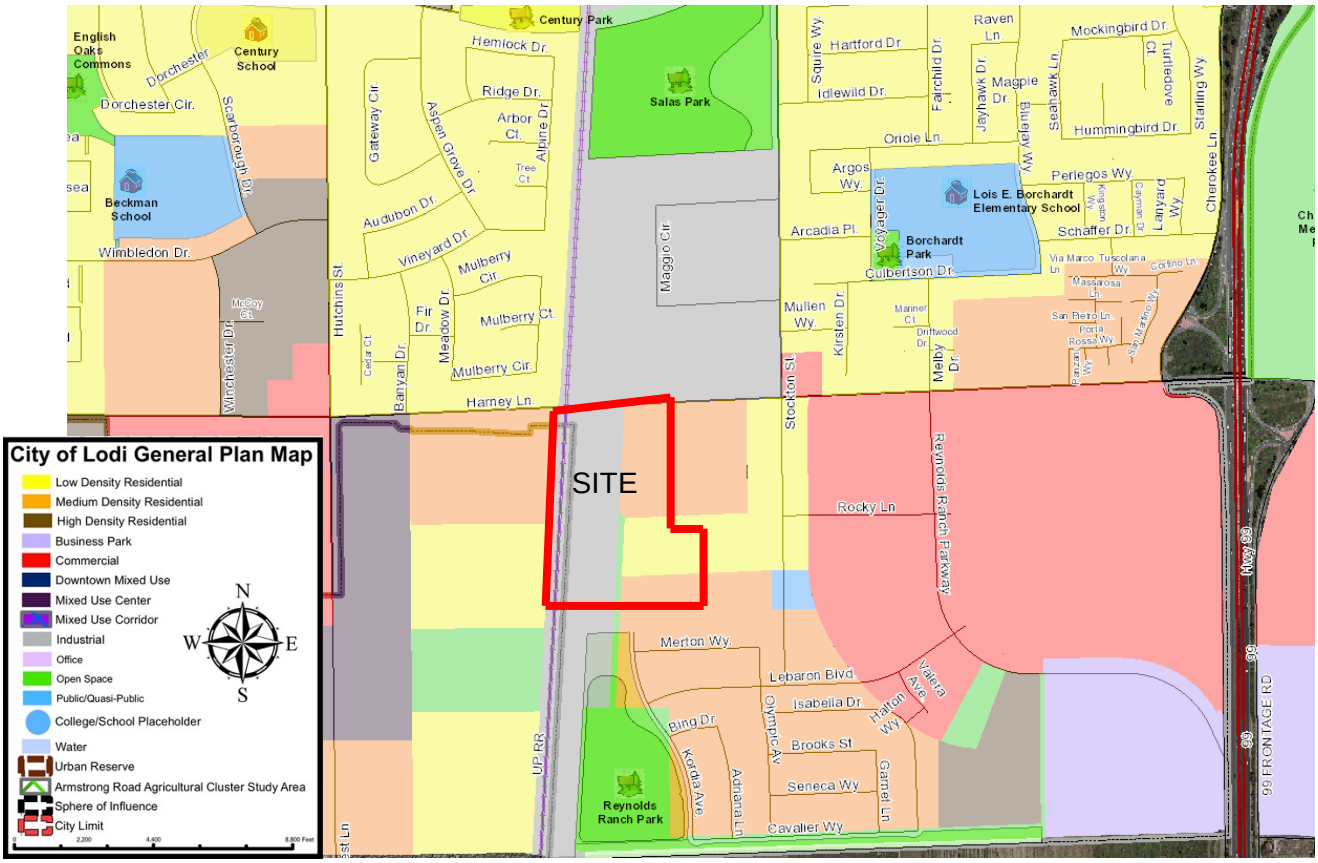


Figure 2: Zoning Map

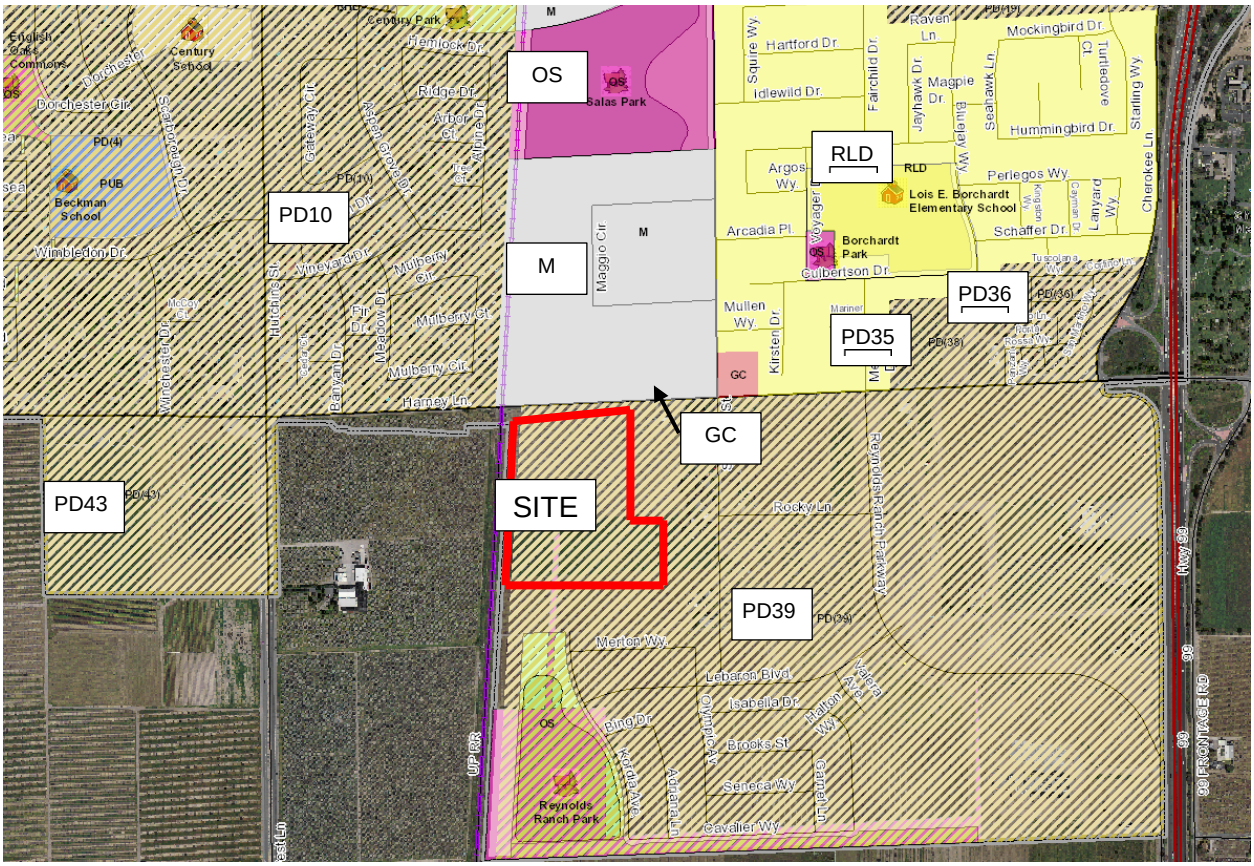
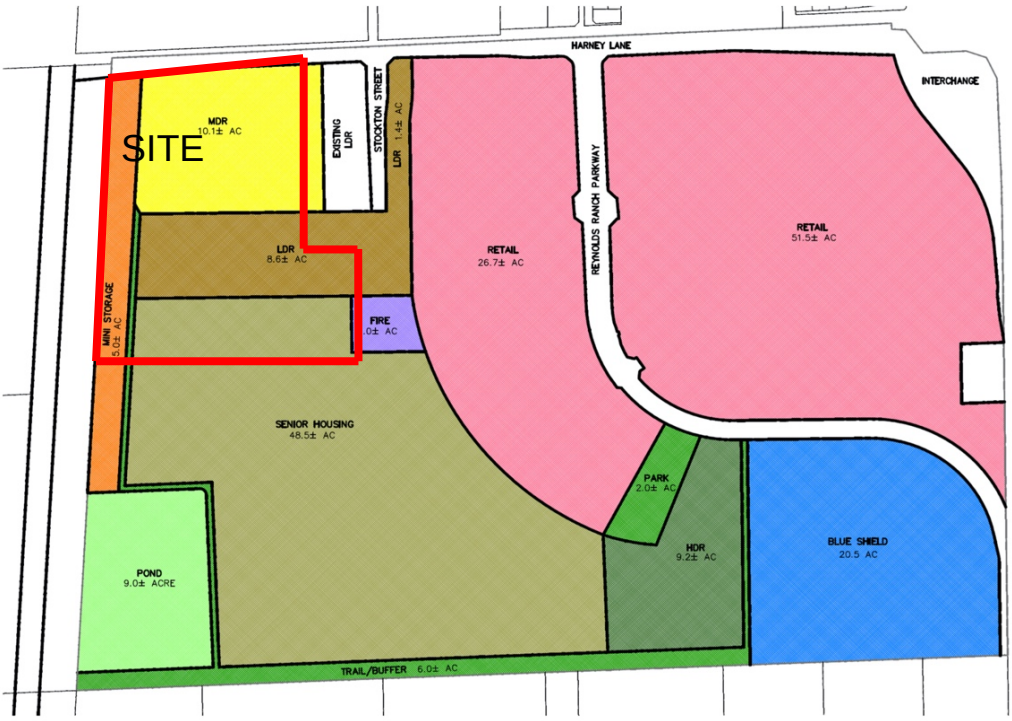


Figure 3: PD 39 Land Use Diagram



The Reynolds Ranch Planned Development (PD 39) as adopted in 2006 and amended in 2008 did not include development standards for the residential area. These standards were required as a condition of approval of the original approval of PD 39 to be submitted with a request for a tentative map and growth allocation.

At the moment, therefore, there are no development standards for the area of the proposed tentative map. The applicant is proposing standards as part of a set of Planned Development Standards and Guidelines submitted with the map (see the discussion later in this report).

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 4: Reynolds Ranch Aerial Photo

Photos of the project site are provided below.

Figure 5: Project Site Aerial Photo

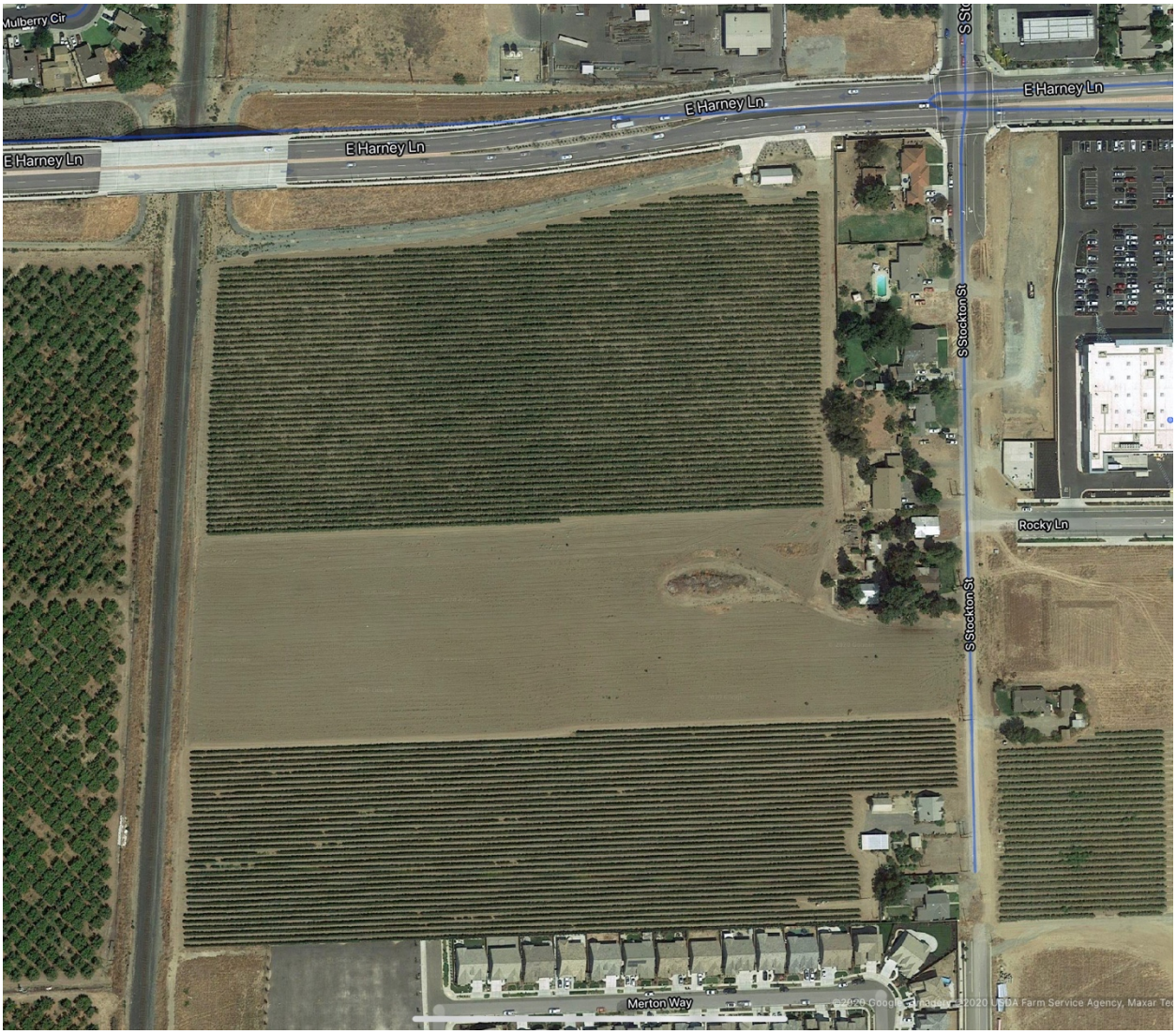


Figure 6: Project Site Photos

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 7: 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 8: Photos of Existing Homes

Aerial view of existing homes (to be removed)

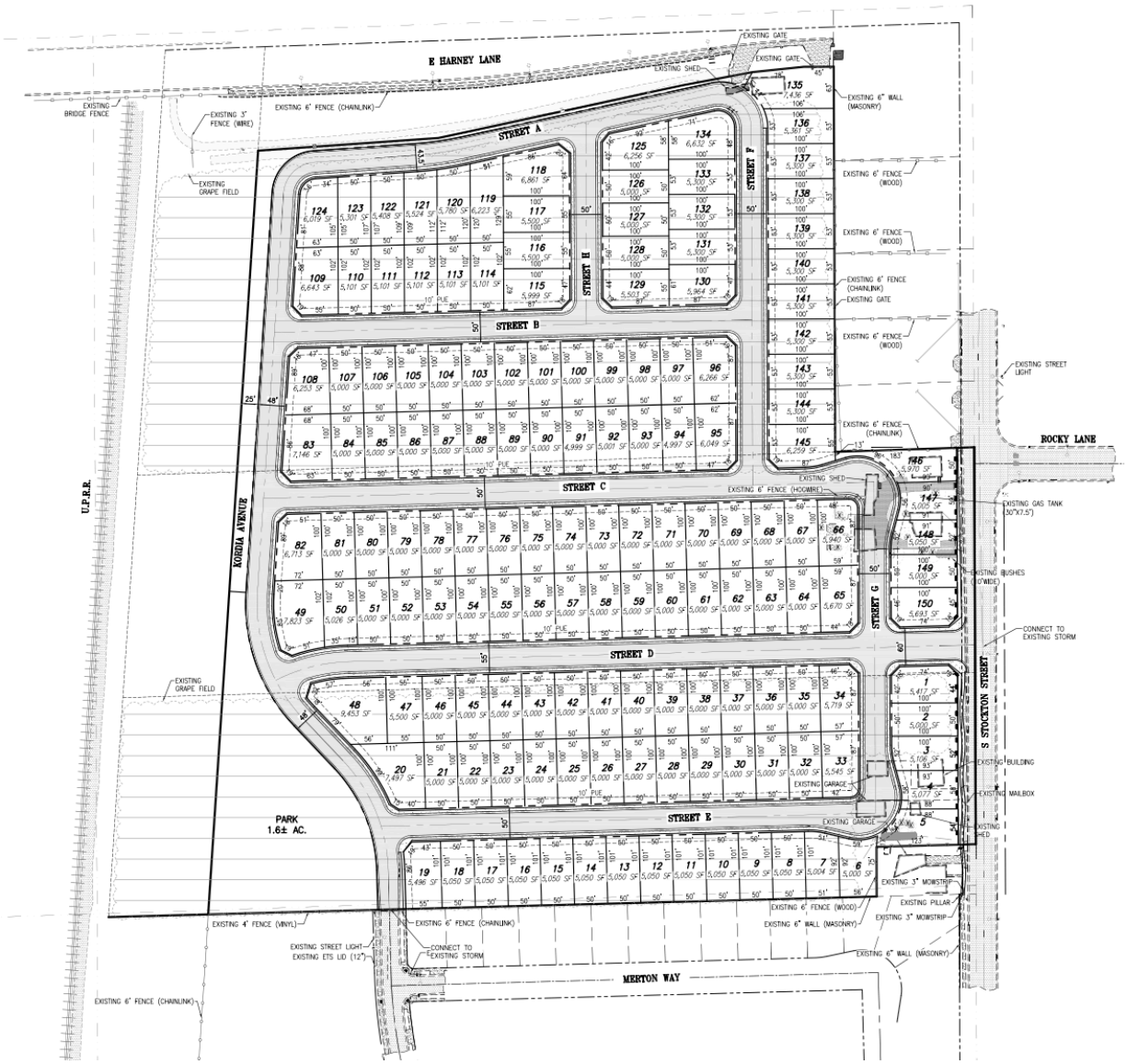
View of existing homes (to be removed) from Stockton Street

PROPOSED TENTATIVE TRACT MAP

The proposed subdivision is shown in Figure 9, 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 (not a Vesting Map).

Figure 9: Proposed Tentative Map



The proposed subdivision would create 150 lots for single family homes, plus lots for landscaping, trails and an on-site park.

Most of the proposed lots are 5,000 square feet in size (generally 50x100 feet; some lots are smaller, some are larger). Lot sizes would be similar than in the existing subdivision to the south.

The average of all lots in the subdivision is 5,314 square feet. The largest lot is 9,453 square feet. 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 size and dimension standards proposed by the applicant for this tract:

Dimension	Minimum
Lot Size	5,000 square feet
Lot Width	50 feet
Lot Width, Corner Lots	35 feet
Lot Frontage Cul-de-Sac Lots	35 feet

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 net density of the project, excluding areas set aside for roadways and the flood detention basin[1], 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.

[1] 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 development standards proposed for the project, which are:

Dimension	Minimum	Complies?
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 subidivision 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: The project is adjacent to an existing park (Orchard Lane Park) and proposes an approximately 1.6-acre addition to that park as part of this project. The existing and expanded park are visible from Kordia Lane, satisfying this requirement.

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. This generally affects lots 117-126 and 133-137.
- Rear yards of some homes (defined as "outdoor recreational space") are within 145 feet the Harney Lane centerline. This affects lots 118, 125, 134, and 135.
- 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[2].

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 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

[2] Lodi Zoning Code Section 17.52.070

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 (as proposed by the applicant) 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.

PROPOSED DEVELOPMENT STANDARDS AND GUIDELINES

To provide development standards for the area covered by the proposed subdivision and regulate the design of homes and other improvements (street signs, landscaping, etc.), the applicant has submitted a set of proposed "Development Standards and Guidelines," (DSG) included in the attachments to this report.

The DSG document includes the following sections:

1. Introduction – Including how the DSG document will be implemented and its relationship to the Lodi Zoning Code
2. Land Use – Land uses and development standards
3. Architecture – Architectural standards and guidelines
4. Circulation – Roadway cross-sections and designs
5. Community – Designs for community features and items in the public realm (street lights, benches, etc.)

The proposed DSG document provides several key items:

- **Development standards**, including lot size and dimension standards and setbacks (with minor exceptions the same as the City's RMD single family zoning district). A comparison of proposed development standards in the DSG and in the RMD zoning district is shown below:

Lot Configuration	Reynolds Ranch DSG Document	**Lodi Zoning Code RMD**
Minimum Lot Area (square feet)	5,000	**5,000**
Maximum Lot Coverage	50%	**50%**
Minimum Lot Width, Interior Lots	50'	**50'**
Minimum Lot Width, Corner Lots	55'	**N/A**
Minimum Lot Frontage along Public Streets on cul-de-sacs	35'	**N/A**
Setbacks	Reynolds Ranch DSG Document	**Lodi Zoning Code RMD**
Minimum Front Setback to Garage	20'	**20'**
Minimum Front Setback to Living Area	15'	**15'**

Minimum Front Setback to Porch or Entry	15’	**N/A**
Minimum Side Setback to Public Street (corner lot)	10’	**10’**
Minimum Side Setback to Lot Line (adjacent Lot)	5’	**5’**
Minimum Rear Setback to Living Area	10’	**10’**
Minimum Rear Setback to Covered Patio	10’	**N/A**
Maximum Building Height	35’	**35’**

N/A – No standard in the RMD zoning district

As shown, the proposed DSG provides standards not included in the Lodi Zoning Code for front porch setbacks, rear yard patios, and lots on cul-de-sacs. All other standards are the same as the RMD zoning district. Permitted land uses, project processing procedures, variances and deviations from setbacks, etc., will all be per the Lodi Zoning Code and the RMD zoning district.

- **Architectural guidelines** which establish both both standards and guidelines to establish a level of quality for the design of homes (which will be reviewed by the Site Plan and Architectural Committee):

  - *Standards* are mandatory regulations which must be complied with, and generally include words such as “shall” or “must”

  - *Guidelines* are recommendations that are not required to be complied with, and generally include words such as “should” or “encourage”

  The DSG document makes extensive use of photographs to show the level of quality which will be expected in the proposed designs for homes in the subdivision:

3.2.2 – Architectural Forms and Overall Character

Homes within Reynolds Ranch – Site A shall provide for a variety of materials and colors to compliment the overall style and character of the Reynolds Ranch community. The following photos are examples of style and character – they are not intended to be specific direction, but to offer inspiration for design and development. Creativity in form, colors, and materials are encouraged with the goal of creating a warm and inviting community that is cohesive with the existing residential community to the south and creates a natural progression of the overall design style of Reynolds Ranch.

The above and preceding pages represent an example as to the variety of design styles of homes and is not intended to show exact home designs and materials. Designs shall compliment the overall Reynolds Ranch style and the existing homes to the south.

Staff feels that the text and illustrations will give staff and the SPARC sufficient grounds to ensure that homes built in the subdivision will meet the City's expectations for quality.

- **Roadway cross-sections** which define how the roads will be built and landscaped
- **Streetscape, open space, and park designs** showing how these features will be constructed and landscapes. The DSG document also includes designs for fences, walls, street signs, etc., which mirror the designs already in place in the adjacent subdivision to the south.

The DSG document, which will be sent to the City Council for review and approval, will form the "zoning" for the site except for any issues not specifically included in the DSG, in which case the Lodi Zoning Code will apply.

GROWTH ALLOCATION

The applicant is requesting a 2020 allocation of 111 Medium Density units and 39 Low Density units. The following sections provide background on the Growth Allocation process, the current status of allocations granted by the City and available for 2020 projects, and staff's analysis of the applicant's request.

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, adopted 1991]

In response, the City Council adopted a "Growth Management Plan"[3] 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 be 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% per year.

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.

---

[3] 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.

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 the City Council meeting of June 3, 2020, the Council reinstated the provisions of Ordinance No. 1877 that had expired on December 31, 2019. This allows the processing of the proposed Reynolds Ranch tentative map prior to receiving a growth allocation, and allows the City Council to approve a growth allocation for the map at any time during the year.

Analysis

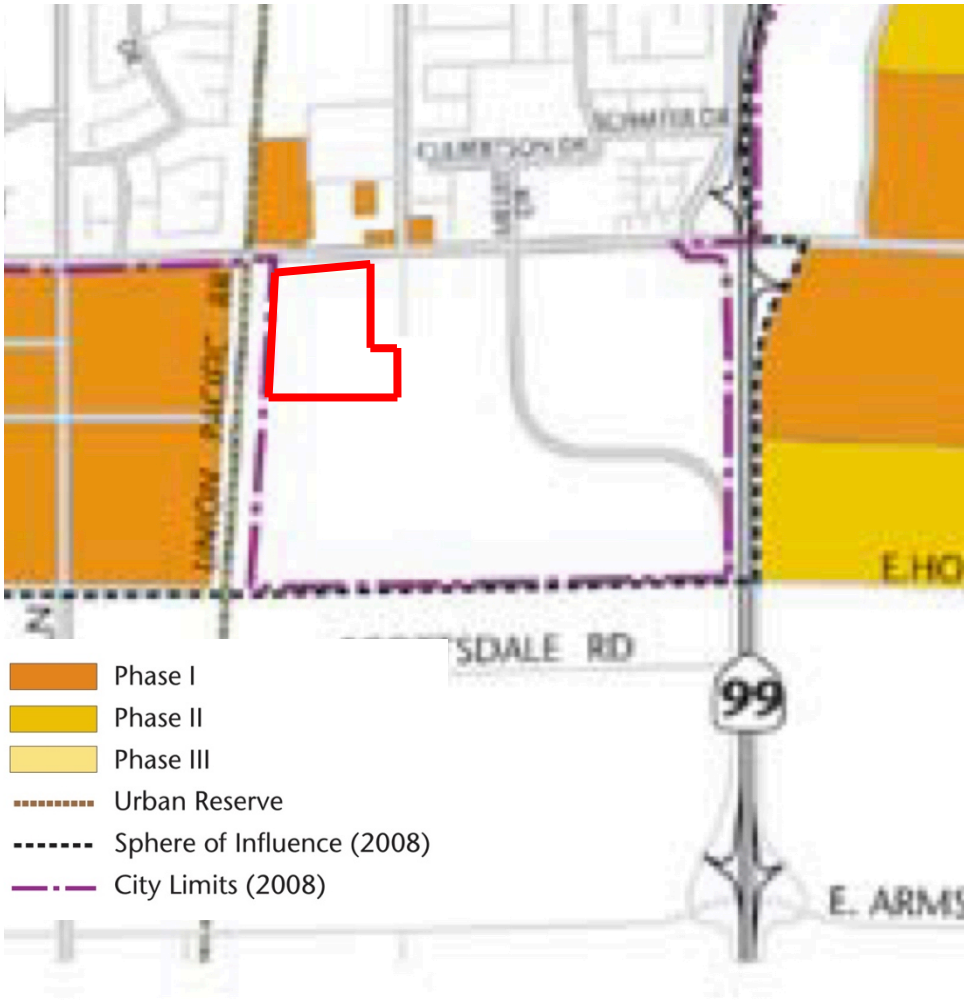
The following analysis examines several factors:

- 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

<u>Priority Areas</u>

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

Figure #: General Plan "Development Phases" Map (excerpt)



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]

<u>Relationship to Projected Growth</u>

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."

Had the City received and approved applications to grow at 2% per year every year since adoption of the Growth Allocation process, applying a compounded two percent annual growth rate to the starting figure of 50,900, the population of Lodi as of 2020 would be significantly higher than the current population could have been achieved.

However, annual applications have historically lagged behind the maximum permitted annual growth. The City Council has also on several occasions "expired" unused allocations, effectively re-setting and lowering the maximum size of the city.

As of January 1, 2020, the California Department of Finance estimated the population of Lodi at 67,930[4]. A summary of the city's population growth over the past ten years is shown below.

Year	Dept. of Finance Revised Population Estimate	Growth Rate Percentage, Year to Year
2010	62,134	
2011	63,317	1.9%
2012	63,447	0.21%
2013	63,788	0.54%
2014	63,975	0.29%
2015	64,415	0.69%
2016	64,920	0.78%
2017	65,911	1.53%
2018	67,121	1.84%
2019	67,430	0.46%
2020	**67,930**	**0.74%**

The average annual growth for the period from 2010 to 2020 has been 0.89%, well below the maximum 2% annual growth allowed by the Growth Allocation process.

Growth Allocations issued to projects from 2013 to 2019 are summarized below.

[4] 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 2020

ISSUED GROWTH ALLOCATIONS 2013-2019				
Project	**Low (0.1-7)**	**Medium (7.1-20)**	**High (20.1-30)**	**TOTAL**
Bennett Interlaken Dr.	25			
Camper - Sac		28		28
Garfield	6			6
Gateway North	107	98	329	534
Gateway South	560	0	0	560
Gianoni / Baker		18		18
Harvest Crossing		42		42
Iris Drive	9			9
Luca Place	17			17
Miller Property		65		65
Reynolds Ranch		227	330	557
Rose Gate	232			232
Rose Gate II	250	95	180	525
Sunwest Cottages			12	
Tienda Square		8		8
Twin Arbors	27			
Van Ruiten Ranch	145	55	88	288
Villa Fiore (VRR)	67			67
Vineyard Terrace		235		235
Vintner Square	57			57
TOTAL	**1,520**	**871**	**939**	**3,330**
Average Per Year:	**253**	**145**	**156**	**555**

As of the end of 2019, considering the expiring of unused allocations from prior years and the granting of allocations for 2019, the City had an available balance of **2,685** allocations available, in the following categories:

- Low density (Up to 7 DU/acre): 1,257 Units
- Medium density (7.1 to 20 DU/acre): 634 Unit
- High density (20.1 to 30 DU/acre): 794 Units

To calculate available allocations for 2020, these 2,685 available units are added to the 477 units which can be issued in 2020 based on limiting growth to 2% from 2019-2020. Growth from 2019 to 2020 is calculated as follows:

1. Two percent of the City's current population: 67,930 x 2% = 1,359

2. Divide 1,359 by the average number of persons per household 1,359/2.85 = 477

3. Divide the 477 (477 du) units into the three housing types:

44 percent low density = 210 units

28 percent medium density = 134 units

28 percent high density = 134 units

Finally, Growth Allocations already issued for 2020 in prior years for the Gateway South (186 low density units), Bennett/Iris Drive (9 low density units) and Vineyard (75 medium density units) projects are deducted.

The resulting total number of Growth Allocations available for 2020 are:

Category	**Unused Allocations[1]**	**Add 2020 Allocations**	**Deduct 2020 Allocations Already Granted**	**Total Available Allocations for 2020**
Low Density (Up to 7 DU/Acre)	1,257	210	<186>	1,281
Medium Density (7.1 – 20 DU/Acre)	634	134	<75>	693
High Density (20.1 – 30 DU/Acre)	794	134	0	928
Totals:	2,685	478	<261>	2,902

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 only if more allocations were requested than could be issued in any given year.

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, including 111 Medium Density units and 39 Low Density units. Staff’s reasoning is as follows:

- The Reynolds Ranch site is in a Priority Area as an “infill” project.

- The requested allocation of 111 Medium Density units and 39 Low Density Units is less than the amount of allocations available for issuance in 2020 (693 Medium Density and 1,281 Low Density).

- Review of Growth Allocation points is not necessary, because the number of allocations requested does not exceed the number of available allocations for 2020.

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.

September 2006	August 2018

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, August 1, 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, 3) recommending that the City Council approve the Development Standards and Guidelines for Reynolds Ranch Site A; and 4) recommending that the City Council approve a Growth Allocation of 111 Medium Density units and 39 Low Density units."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

Tentative Map

- 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.

Design Standards and Guidelines

- Recommend approval by the City Council
- Recommend approval with revisions
- Recommend denial by the City Council
- Direct staff and/or the applicant to provide additional information and/or changes and continue the item to a future meeting

Growth Allocation

- Recommend approval by the City Council
- Recommend approval of a different level of Growth Allocation
- Recommend denial by the City Council

Respectfully Submitted,

Eric Norris
Contract Planner

Concur,

John Della Monica
Community Development Director

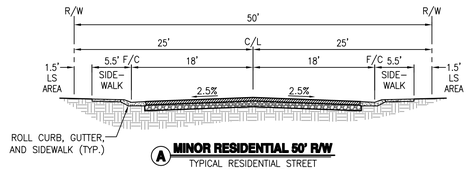
ATTACHMENTS:

A. Tentative Map
B. Development Standards and Guidelines
C. Lot Summary
D. Public Comment Letters
E. Draft Resolution and Conditions of Approval

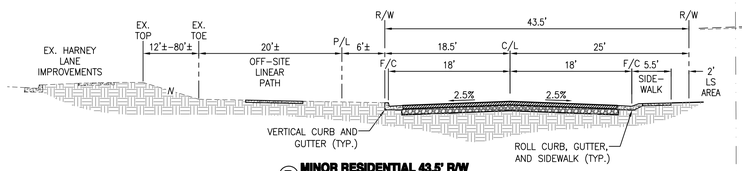
REYNOLDS RANCH RESIDENTIAL SUBDIVISION

TENTATIVE SUBDIVISION MAP

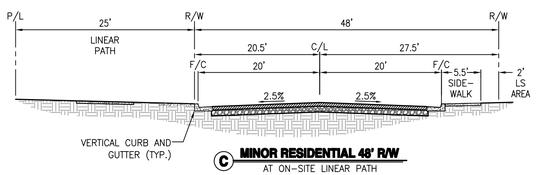
LODI, CALIFORNIA



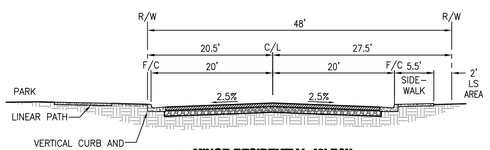
A MINOR RESIDENTIAL 50' R/W
TYPICAL RESIDENTIAL STREET
NOT TO SCALE



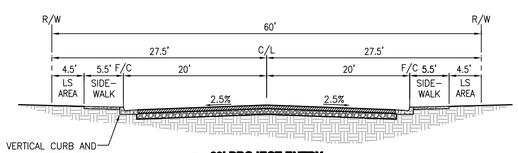
B MINOR RESIDENTIAL 43.5' R/W
AT OFF-SITE LINEAR PATH
NOT TO SCALE



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
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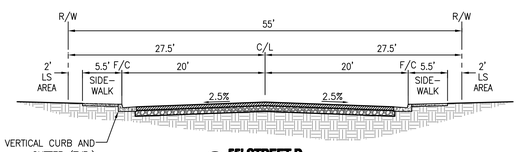
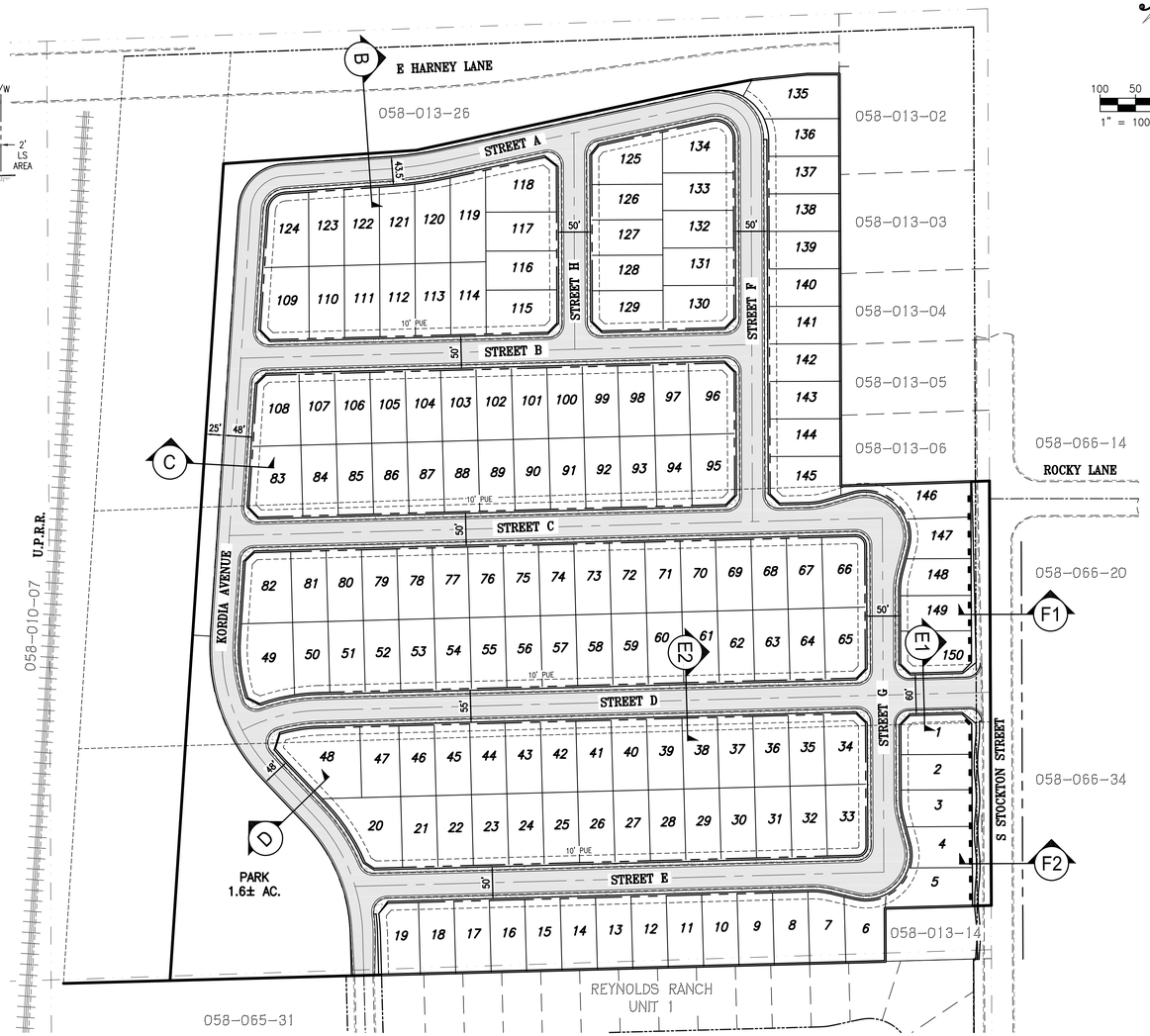
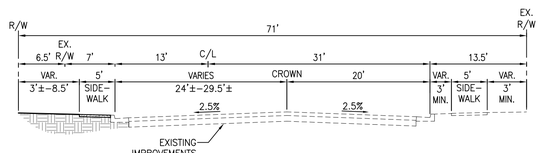
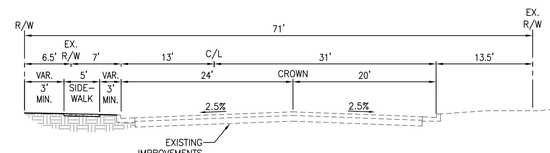


E2 55' STREET D
NOT TO SCALE





F1 STOCKTON STREET
NOT TO SCALE



F2 STOCKTON STREET
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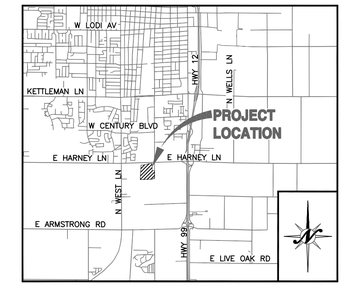

VICINITY MAP
NOT TO SCALE

100 50 0 100
1" = 100'

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

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.

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CALL BEFORE YOU DIG 811 800-227-2600

REGISTERED PROFESSIONAL ENGINEER ANTHONY KIM DE MELO 93354 STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED

REVISIONS

COVER SHEET
TENTATIVE SUBDIVISION MAP
REYNOLDS RANCH SUBDIVISION
LODI, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

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

SHEET NUMBER

TM 1.1

PLOTTED: 07/22/2020 13:18 PLOTTED BY: Phuphan
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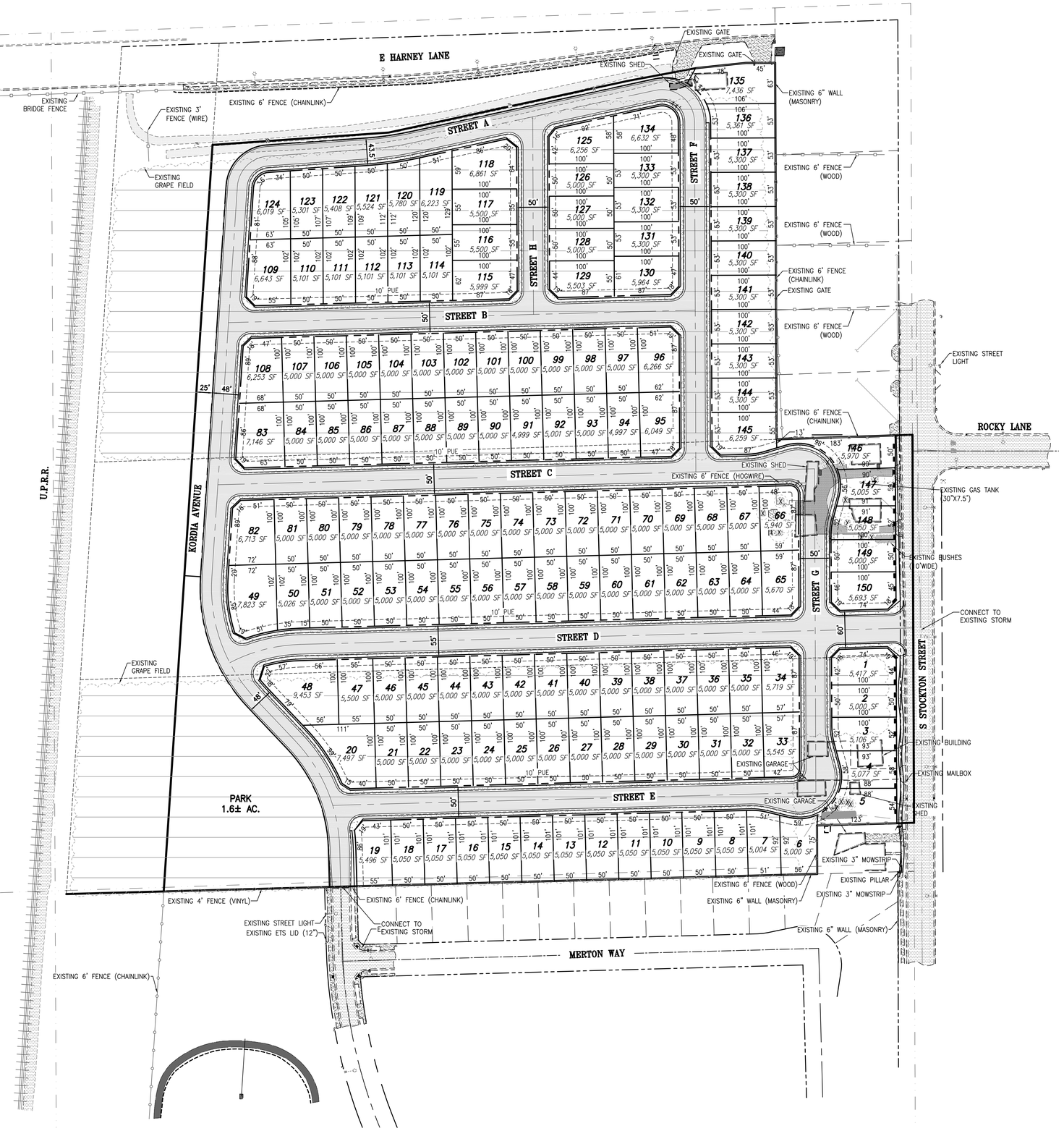

80 40 0 80

1" = 80'

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 Ex12"SD	12"SD
FORCE MAIN	SD 8"FM SD	8"FM
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE	SD	SD
BASIN OUTFALL STRUCTURE	N/A	
CURB INLET		
DIRT ROAD		N/A
WATER (MAIN)	W Ex8"W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT		
SEWER MAINTENANCE HOLE	S	S
SEWER (MAIN)	SS Ex12"SS	12"SS
OVER HEAD ELECTRICAL	OHE	N/A
GAS LINE	G	N/A
CENTERLINE ELEVATION	N/A	68.34 CL
ORIGINAL GROUND	106.82	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	I Ex48"IRR	N/A
IRRIGATION VALVE	IV	N/A
IRRIGATION PRESSURE MANHOLE/VENT		N/A
SIGN		
SERVICE POLE		N/A

PLOTTED: 07/22/2020 13:22 PLOTTED BY: Phuthon
DWGNAME: F:\20-2521 Reynolds Ranch Subdivision\Planning\TM\TM 2.1.dwg

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CALL BEFORE YOU DIG 800-227-2600

REGISTERED PROFESSIONAL ENGINEER KENNETH M. KOZELKA 61515 CALIFORNIA

PRELIMINARY: NOT FOR CONSTRUCTION

REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

DIMENSION AND TOPOGRAPHY PLAN

TENTATIVE SUBDIVISION MAP
REYNOLDS RANCH SUBDIVISION
LODI, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
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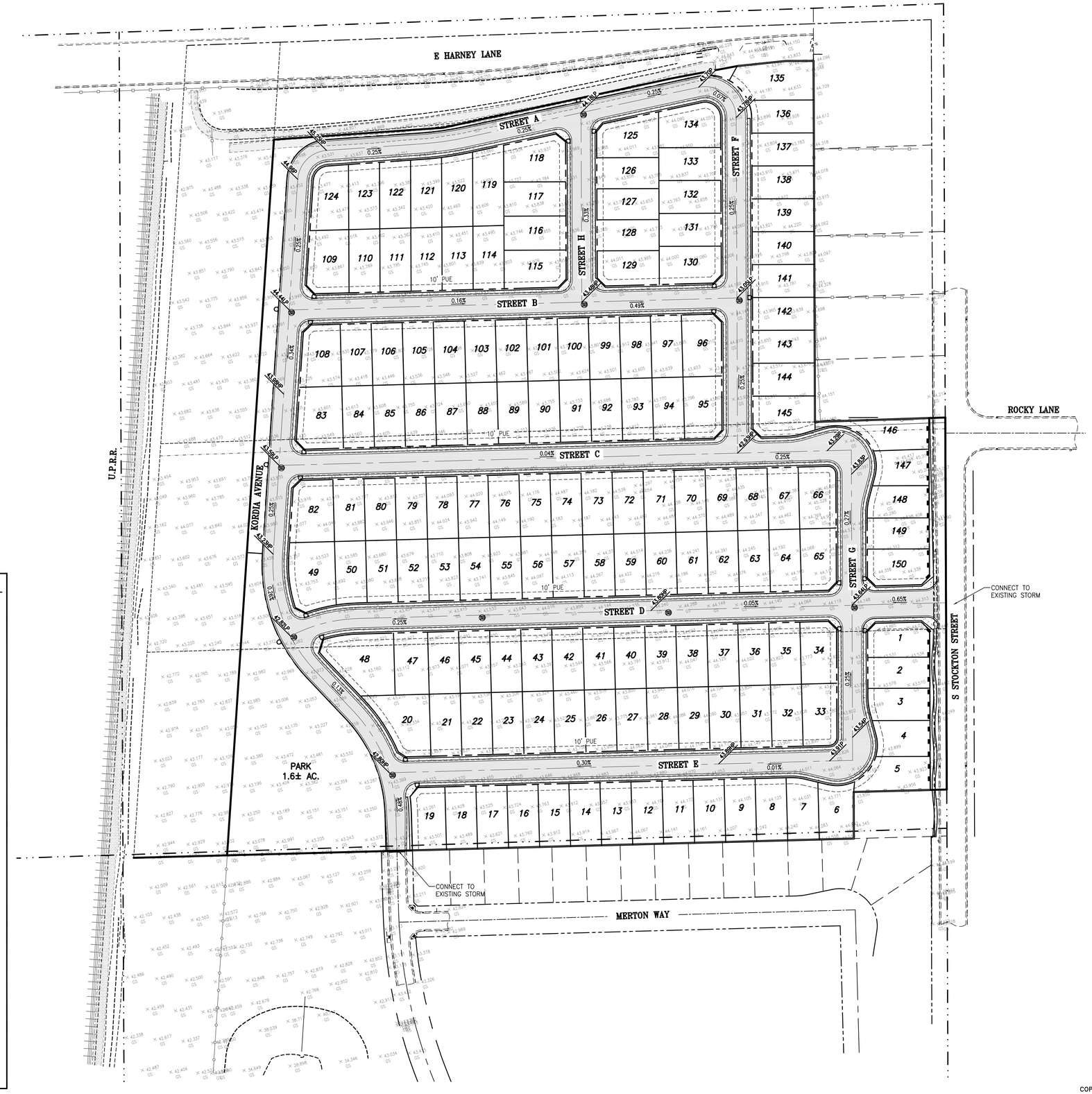
DESIGN:	PMH/KM
CHK'D:	TPD

SHEET NUMBER

TM 2.1



80 40 0 80

1" = 80'

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 Ex12"SD	12"SD
FORCE MAIN	SD 8"FM SD	8"FM
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE	SD	SD
BASIN OUTFALL STRUCTURE	N/A	
CURB INLET		
DIRT ROAD		N/A
WATER (MAIN)	W Ex8"W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT		
SEWER MAINTENANCE HOLE	S	S
SEWER (MAIN)	SS Ex12"SS	12"SS
OVER HEAD ELECTRICAL	OHE	N/A
GAS LINE	G	N/A
CENTERLINE ELEVATION	N/A	68.34 CL
ORIGINAL GROUND	108.82	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	I Ex48"IRR	N/A
IRRIGATION VALVE	IV	N/A
IRRIGATION PRESSURE MANHOLE/VENT		N/A
SIGN		
SERVICE POLE	SP	N/A

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REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY: NOT FOR CONSTRUCTION — STEVEN M. KIRCHER — CALIFORNIA

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GRADING AND DRAINAGE PLAN
TENTATIVE SUBDIVISION MAP
REYNOLDS RANCH SUBDIVISION
LODI, CALIFORNIA

NorthStar Engineering Group, Inc.
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TM 2.2

80 40 0 80

1" = 80'

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 Ex12"SD	12"SD
FORCE MAIN	SD 8"FM SD	8"FM
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE	SD	SD
BASIN OUTFALL STRUCTURE	N/A	
CURB INLET		
DIRT ROAD		N/A
WATER (MAIN)	W Ex8"W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT		
SEWER MAINTENANCE HOLE	S	S
SEWER (MAIN)	SS Ex12"SS	12"SS
OVER HEAD ELECTRICAL	OHE	N/A
GAS LINE	G	N/A
CENTERLINE ELEVATION	N/A	68.34 CL
ORIGINAL GROUND	108.82	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	I Ex48"IRR	N/A
IRRIGATION VALVE	IV	N/A
IRRIGATION PRESSURE MANHOLE/VENT		N/A
SIGN	S	
SERVICE POLE	SP	N/A

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UTILITY PLAN

TENTATIVE SUBDIVISION MAP
REYNOLDS RANCH SUBDIVISION
LODI, CALIFORNIA

NorthStar Engineering Group, Inc.
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Reynolds Ranch – Site A

Planned Development
Standards and Guidelines

Bennett Homes, Inc.

Prepared By:
KLA, Inc.
NorthStar Engineering

REYNOLDS RANCH

August 2020

Table of Contents

Section 1 - Introduction 4

1.1 Overview 4

1.2 Location 6

1.3 Context and Vision 8

Section 2 - Land Use 10

2.1 Project 10

Figure 2.1 – Proposed Tentative Tract 10

Table 2.1 – Lot Configuration and Setback Table 11

Figure 2.1.1 - Lot Configuration and Setback Plan 12

2.2 Open Space 12

2.2.1 Streetscape 12

2.2.2 Park 12

2.2.3 Linear Park 13

Section 3 - Architecture 14

3.1 Overview 14

3.2 Architectural Standards and Guidelines 14

3.2.1 Street Presence and Orientation 15

3.2.2 Architectural Forms and Overall Character 16

3.2.3 Materials 18

3.2.4 Elevations and Projections 19

3.2.5 Garages and Driveways 20

3.2.6 Colors 21

Section 4 - Circulation 22

4.1 Overview 22

Figure 4.1 – Circulation Plan 23

4.2 Streets 24

4.2.1 S. Stockton Street 24

Figure 4.2.1a – S. Stockton St. – North of Street D 24

Figure 4.2.1b – S. Stockton St. – South of Street D 24

4.2.2 Street D - Entry Drive and Residential 25

Figure 4.2.2a – Street D – Entry Drive 25

Figure 4.2.2b – Street D – Residential Street 25

4.2.3 Local Streets with Open Space 25
Figure 4.2.3a – Local Street Parallel to Harney Lane 26
Figure 4.2.3b – Local Street Parallel to Railroad 26
Figure 4.2.3c – Local Street Adjacent to Park 26

4.2.4 Local (Residential) Streets 27
Figure 4.2.4a – Local (Res.) Streets – Front Yard 27
Figure 4.2.4b – Local (res.) Streets – Side Yard 27

4.3 Non-Vehicular Circulation 28

Section 5 - Community 29

5.1 Overview 29
Figure 5.1 – Community Plan 29

5.2 Neighborhood Entry and Streetscape 30

5.2.1 Neighborhood Entry 30
Figure 5.2.1a – Neighborhood Entry Drive (St. D) 30
Figure 5.2.1b – Entry Wall Example 31
Figure 5.2.1c – Entry Wall and Pilaster Materials 31

5.2.2 Streetscape 32
Figure 5.2.2 – Streetscape Plan 32

5.3 Open Space / Parks 33

5.3.1 Park / Open Space 34
Figure 5.3.1 – Recreation Park - Open Space 35

5.3.2 Linear Parks 36
Figure 5.3.2 – Linear Parks 36

5.4 Walls and Fences 37
Figure 5.4 – Wall and Fence Plan 37

5.4.1 Masonry Wall (Streetscape) 38
Figure 5.4.1 – Masonry Wall and Enhanced Pilaster 38

5.4.2 Enhanced Fence 38
Figure 5.4.2 – Example of Upgraded Fence 38

5.4.3 Lot Line Fences 39

5.4.4 Masonry Wall / Fence 39

5.4.5 Low Rail Fence 39

5.5 Street Lights and Street Signs 40

5.6 Cluster Mailboxes 41

5.7 Site Furnishings 41

5.8 Landscape and Irrigation 43

Section 1 - INTRODUCTION

1.1 Overview

These Planned Development Standards and Guidelines have been provided to establish the development and design standards for Reynolds Ranch - Site A within the framework of City of Lodi standards and requirements and to ensure a high-quality project that meets the development objectives of the City and the desire to create a livable community that fits within the fabric of the existing surrounding land uses and is compatible with the design style of the rest of Reynolds Ranch.

This document provides specific direction that shall be followed in conjunction with the approved tentative map in the development of Reynolds Ranch – Site A and are listed as standards. This document also provides guidance and direction that is intended to provide direction, while not stifling creativity, in the proposed development of Reynolds Ranch – Site A.

These guidelines and standards shall be applied to all development within the project boundary to ensure the project develops as a cohesive community. Once these guidelines have been approved, they shall be implemented. Development shall be consistent with these guidelines, the City of Lodi Municipal Code (LMC), and all applicable City standards and specifications. Where is document provides specific direction it shall take precedence, where it is silent the LMC shall apply.

This document is provided in five sections to provide guidance in development:

Section 1 – Introduction – Provides background of the project, adjacency, and goals and vision for the project.

Section 2 - Land Use – Shows the single-family residential lots, streets, and open space. Also provides information about conformance with City zoning, setbacks, and home placement on the lots.

Section 3 - Architecture – Overall design direction, character, and style of the proposed homes with description of materials.

Section 4 - Circulation – Project street cross-sections with landscape and layout of proposed streets as well as non-vehicular circulation.

Section 5 - Community – This section provides guidelines for development of the project as a whole. It establishes the community identity through the design of walls and fences, entries, landscape (streetscape), and other community elements such as signage, lighting, and cluster mailboxes.

Zoning Document – Once approved, the Reynolds Ranch – Site A Planned Development Standards and Guidelines will be the zoning document for the project area. The LMC and RMD zoning district shall provide specific allowances for permitted land uses, etc., and this document provides for the allowable design of the permitted land uses within the project area.

- This design standards and guidelines document incorporates zoning provisions that vary from and supersede those included in the Lodi Zoning Code (LZC), as well as introduces additional provisions not currently provided in the LZC.
- This design standards and guidelines document references regulations in the LZC. Where the Zoning Code is referenced, the Zoning Code that is in place at the time of a project development submittal shall be used.
- Where this design standards and guidelines document is silent on any issue, the applicable standard in the LZC in place at the time of a project development submittal shall be used.
- The submittal process of a specific project development shall follow the process and requirements as spelled out in the LZC and as directed by the City of Lodi. The design and placement of single-family homes will require review and approval by the Site Plan and Architectural Committee (SPARC).
- Off-site improvement plans such as streetscape, parks, linear parks, etc. shall follow the standard improvement plan submittal and approval process of the City of Lodi and shall be subject to City standards and specifications.

1.2 Location

The proposed Reynolds Ranch - Site A project is located in southeast Lodi and forms a natural extension of the residential communities in that portion of town. Site A is in the northwest corner of the Reynolds Ranch mixed-use development and is a natural expansion north of the existing single-family homes and open space (basins and park space) to the south of Site A. Reynolds Ranch - Site A provides for the infill of land that is currently used for agriculture at the southeast corner of Harney Lane and the Union Pacific Railroad. The community will be serviced by South Stockton Street that connects to Harney Lane to the north. The entry drive to the new community connects to S. Stockton St. between existing-to-remain homes that front on S. Stockton St. The north edge of Reynolds Ranch - Site A consists of the slope on the south side of Harney Lane as it ascends in elevation to cross over the railroad tracks. The west is an existing railroad; railroad line are approximately 190 feet west of the western edge of the project boundary.

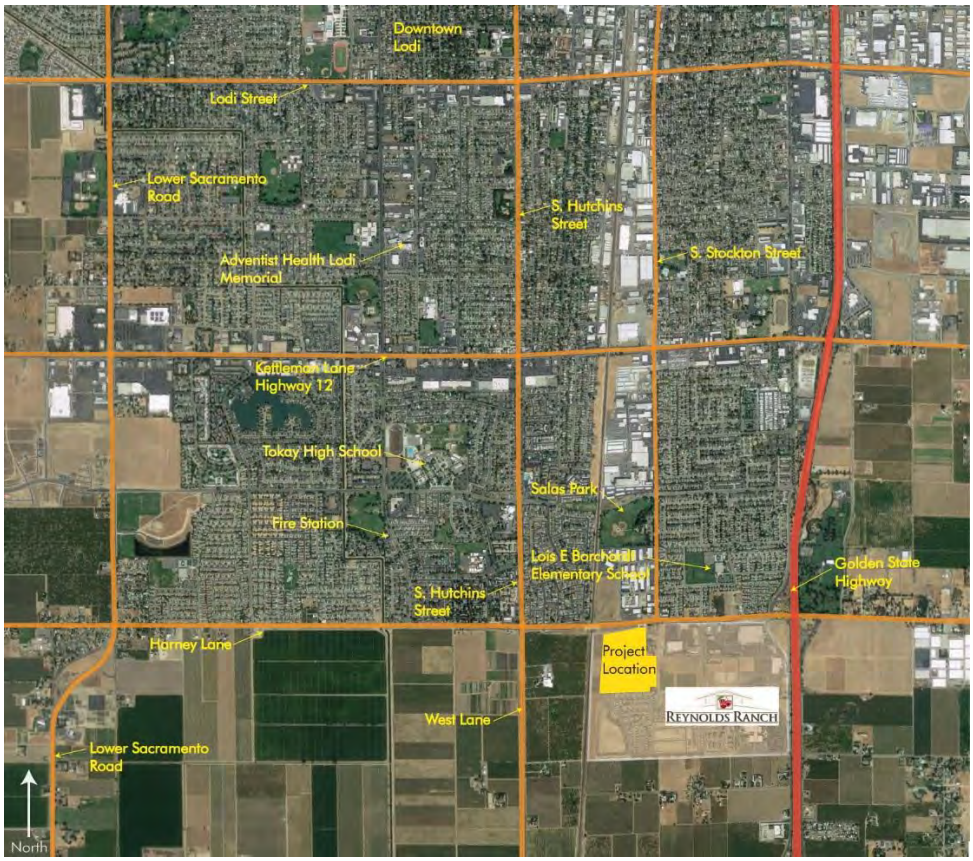
Internal streets within the overall Reynolds Ranch mixed-use development connect Site A to the shopping, apartments, and senior living facility without having to access Harney Lane.

Reynolds Ranch - Site A will contribute to the City through the fees that will be paid in compliance with the Quimby Act.

Aerial photo of the site with north up

Project Information

Project size:	28.2± acres
Existing Zoning designation:	Planned Development
Proposed Zoning Designation:	Planned Development
Existing Land Use:	Agriculture
Proposed Land Use:	Single-Family Residential
Assessor's Parcel Numbers	058-130-21, 22, and 25



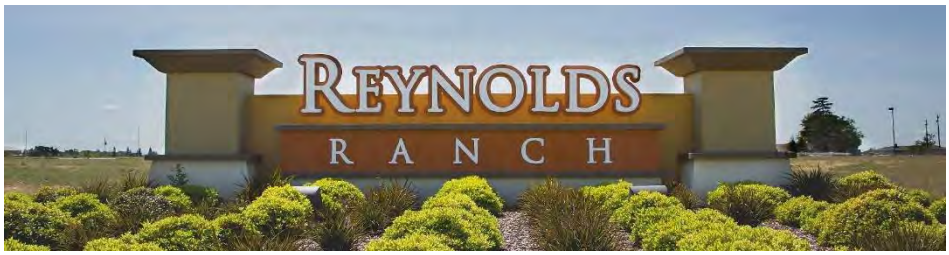
Project Location Maps

1.3 Context and Vision

Reynolds Ranch - Site A provides for a continuation of Lodi's high quality of life and small-town character. The goal of the project is to create a new community that embraces the quality of traditional small towns. The overall character and theme is to be a continuation of the Reynolds Ranch design style and concepts.

Reynolds Ranch – Site A is within the overall mixed-use development and will be directly adjacent to shopping and jobs that are within walking distance. Internal streets within Reynolds Ranch connect the project site to the shopping, apartments, and senior living facility. The housing component provides for a logical and complementary addition to the mixed-use Reynolds Ranch development.

The project is also directly adjacent to the recently built residential subdivision to the south. The street pattern is an extension/expansion of the adjacent subdivision. The streetscape on South Stockton Street will extend the existing streetscape planting and wall design. And the basin and linear parks/open space tie into the existing park basin and open space to the south. The linear park along the west and north sides of Site A provide for a multi-use path that connects the west side of Reynolds Ranch (including Site A) to Harney Lane and the rest of Lodi.



Reynolds Ranch - Site A implements the City's goals as expressed in the City of Lodi General Plan. The following objectives, from the City of Lodi General Plan, are provided for in the Reynolds Ranch - Site A Planned Development Standards and Guidelines:

- Provide for an in-fill development that does not extend beyond the urban edge and fits within the existing surrounding land use.
- Promote compact development and mixed housing types that are in close proximity to exiting regional transportation.
- Create a livable, walkable, and safe neighborhood that has a distinct sense of community and place.
- Create inviting and neighborly streetscapes that promote walking and neighbor interaction as well as links to the regional pedestrian and non-vehicular circulation.
- Provide for housing that is in close proximity to existing shopping, parks, and schools.
- Encourage high quality architecture and community design.

Aerial with Site Plan Overlay

2.1 Project

The property on which Reynolds Ranch - Site A is proposed is currently zoned as Planned Development with medium and low-density residential land-use. The proposed use within this project is consistent with the existing zoning and land-use designation.

Reynolds Ranch - Site A proposes to maintain Planned Development zoning for the full project property. The land-use is proposed to consist of 150 single-family residential lots on 5,000 sf lots.

Figure 2.1 – Proposed Tentative Tract

	Lot Configuration	Site A
	Minimum Lot Area (square feet)	5,000
	Maximum Lot Coverage[3]	50%
X	Minimum Lot Width[1], Interior Lots	50′
Y	Minimum Lot Width[1], Corner Lots	55′
	Minimum Lot Frontage along Public Streets (knuckles)[4]	35′

	Setbacks	Site A
A	Minimum Front[2] Setback to Garage	20′
B	Minimum Front[2] Setback to Living Area	15′
	Minimum Front[2] Setback to Porch or Entry	15′
C	Minimum Side Setback to Public Street (corner lot)	10′
D	Minimum Side Setback to Lot Line (adjacent Lot)	5′
E	Minimum Rear Setback to Living Area	10′
F	Minimum Rear Setback to Covered Patio	10′
	Maximum Building Height	35′
	Setbacks for Accessory Structures and Accessory Dwelling Units are per the LZC	
	Projections into yards are per the LZC	
	Parking shall be provided per the LZC	

Table 2.1 – Lot Configuration and Setback Table

LZC – Lodi Zoning Code

RMD – Residential Mid-Density zoning designation

1. *Lot width and depth shall be measured as defined in the Lodi Zoning Code*
2. *Front lot line shall be determined per the Lodi Zoning Code*
3. *Lot coverage shall be calculated per the Lodi Zoning Code*
4. *Lot width for knuckle lots shall be measured at the front yard setback line*
5. *Encroachments/projections into required yards shall be per the Lodi Zoning Code*

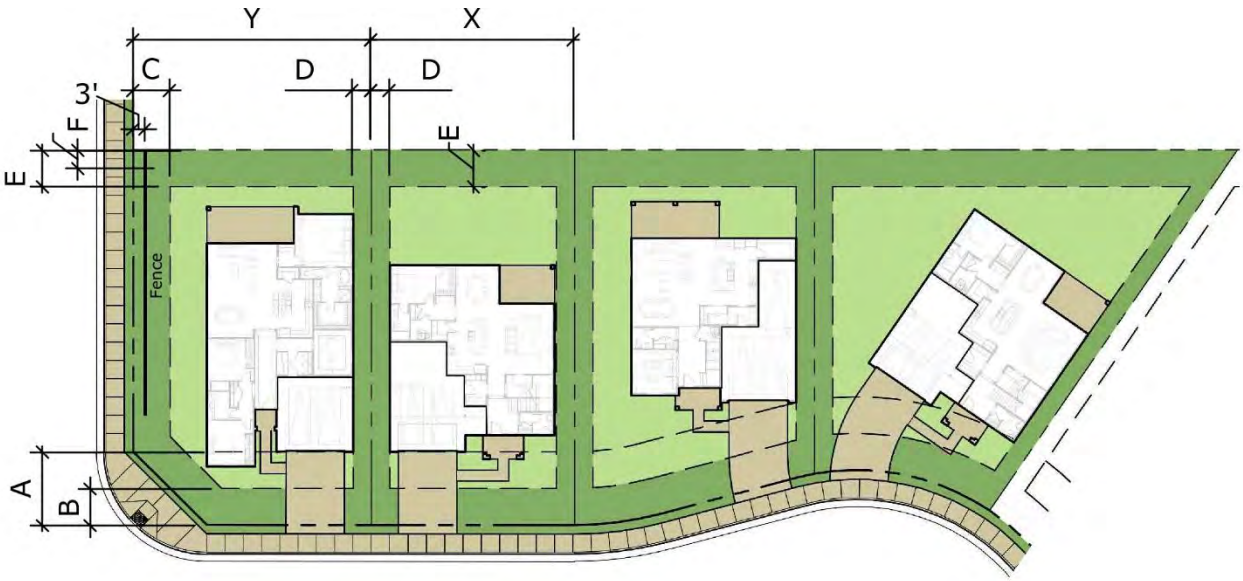


Figure 2.1.1 – Lot Configuration and Setbacks Plan

2.2 Open Space

Reynolds Ranch – Site A provides for community open space as streetscape along S. Stockton St. as well as park and linear parkways along the west and north edges of the project. Following is a brief description of the open space components of Site A, but the open space is described in greater detail in Section 5 – Community.

2.2.1 - Streetscape – The S. Stockton St. frontage provides for sidewalk, street trees, and landscape buffer that is a continuation of the same streetscape in the existing residential to the south. This provides sidewalk connections from all of the sidewalks within Reynolds Ranch – Site A to all of the rest of Reynolds Ranch which includes shopping, transit, and employment. All portions of Reynolds Ranch are easily accessible via sidewalks.

2.2.2 - Park – There is a proposed recreation park at the southwest portion of the project that abuts the existing park associated with the residential subdivision to the south. This location provides for a cohesive continuation of the existing park and open space. The landscape treatment for the park associated with Site A shall be similar in design and plant species to what has already been installed. This will provide for a seamless park / open space connection between the two projects and is further described in Section 5 – Community.

2.2.3 - Linear Park – There are linear open spaces along the west and north edges of Site A that include screening landscape to buffer the railroad to the west as well as a continuous multi-use path between the park to the south and Harney Lane to the north. This provides ease of access for pedestrians and other non-motorized vehicles to be able to access the regional bike lanes and recreational opportunities without crossing residential streets. The linear park is landscaped with shade trees, attractive shrub and groundcover plantings, and site furnishings – benches, picnic tables, trash receptacles, and pet waste stations. This is further described in Section 5 – Community.

Section 3 - ARCHITECTURE

3.1 Overview

This section focuses on the overall appearance of the homes to show compliance with City of Lodi standards and the expectation that the proposed project area will fit within the overall Reynolds Ranch development. The goal of the project (as described in Section 1.3) is to create a livable community that uses a variety of materials and colors to reflect the small-town character of Lodi. Homes within Reynolds Ranch - Site A shall be developed with several different architectural styles and these guidelines encourage variation in building form, materials, and overall character. The standards and guidelines that follow have been developed to inspire creativity of design, encourage use of color, and require quality materials that blend with the surrounding community as a whole to promote a strong neighborhood that is safe, comfortable, and inviting.

The community consists entirely of detached single-family residences with both front doors and driveway accessed from the residential street in front of the homes (no alleys) and falls under the Residential Mid-Density (RMD) zoning designation.

3.2 Architectural Standards and Guidelines

The following standards and guidelines have been developed to ensure that the architecture meets the goals as set forth in Section 1.3, provides a quality comfortable and livable neighborhood, and will be an asset to the City of Lodi that blends with the existing architecture of Reynolds Ranch. The bullets shown with an empty circle (○) are required standards and those with a filled-in circle (•) are guidelines.

The overall style and character of the homes within Reynolds Ranch consists of a modern interpretation of traditional California styles such as Craftsman, Farmhouse/Ranch, and California Classic. The design of Reynolds Ranch shall follow the architectural themes that have already been established and shall provide variety in form, color, and materials while maintaining a consistency in style and character.

The above is an example showing a variety of color and form and not project-specific homes

3.2.1 – Street Presence and Orientation

- Variable plan types and elevations shall be incorporated along streets to create visual diversity and interesting streetscapes. There shall be a minimum of three plan types for the community and each plan type shall include at least three distinct elevations (styles).
- A particular elevation shall not be repeated more than every fourth home. Use of the same elevation style, even on different plan types, on side-by-side homes is to be avoided unless the form of the plan creates a strong diversity between the two. Adding or deleting minimal elevation treatments such as false shutters or similar types of minimal elevation changes will not suffice as meeting the 'distinct' elevation diversity that is required.

- The use and incorporation of porches, trellis, roof overhangs, and patios shall be provided to add interest and a sense of community liveliness to the streetscape.
- Common materials shall be used throughout Site A to provide for repeating forms, colors, and textures to tie the whole community together.

- Projections and recesses shall be applied to provide shadow and depth.
- Combinations of one- and two-story elements are encouraged to vary mass and enhance building articulation.
- Variation in the setback off of the street is encouraged, but not required.

3.2.2 – Architectural Forms and Overall Character

Homes within Reynolds Ranch – Site A shall provide for a variety of materials and colors to complement the overall style and character of the Reynolds Ranch community.

The following photos are examples of style and character – they are not intended to be specific direction, but to offer inspiration for design and development. Creativity in form, colors, and materials are encouraged with the goal of creating a warm and inviting community that is cohesive with the existing residential community to the south and creates a natural progression of the overall design style of Reynolds Ranch.

The above and preceding pages represent an example as to the variety of design styles of homes and is not intended to show exact home designs and materials. Designs shall complement the overall Reynolds Ranch style and the existing homes to the south.

3.2.3 – Materials

- Use of high-quality, durable materials shall be provided in the main body of the homes. These following materials fit within the framework of Lodi as a whole.
  - Stucco
  - Brick or Stone (natural or manufactured)
  - Wood Siding (natural, composite, and concrete board)
  - Other high-quality, durable materials may also be used, subject to City approval

- Accent materials shall be provided and shall include one or a combination of stone veneer, brick veneer, painted wood trim, upgraded garage doors, and shutters, as well as others that promote the style and character of the home.
- Accent materials shall be used in manner that accentuates the character of the home.
- Wainscot, wall projections, and entry treatment such as columns and projections should use materials in a clean and simple manner that reinforces the character and is not distracting.
- Accent materials shall reinforce the form and projections by wrapping corners to a logical break or change in material (such as a fence, window, fireplace projection, etc.) and complementing eaves, columns, etc. High quality design solutions are encouraged to create attractive and functional homes.

3.2.4 – Elevations and Projections

The above is an example showing a variety of color and form and not project-specific homes

- All elevations shall be made interesting by the use of articulated facades, varied roof lines, window placement and shape, and a variety of exterior finishes, detailing, and colors.
- All elevations shall be enhanced similar to the front elevation. Window treatment, roof lines, materials, and colors shall be consistent on all elevations.
- Mechanical equipment such as air conditions, heaters, etc. shall not be placed in locations that are visible from the street.
- Roof-mounted equipment is discouraged, but if used, shall be placed in areas that are not visible from public streets.
- The pitch, style, and materials of the roof is to be consistent with the architectural style of the home.

- Roof lines may use gables, hips, dormers, and varied roof planes to create visual interest and diversity of form.
- The form, trim, and placement of the windows should follow the architectural character of the elevation style.

- While diversity is encouraged, materials should be limited to no more than three on any single elevation and the materials and colors are to be carried through and consistent on all elevations.

3.2.5 – Garages and Driveways

o Garages and garage doors shall be designed to minimize the visual impact of the garage doors on the streetscape.

o Garages shall not exceed the width of a two-car garage door. Three-car garages are allowed, but only with the third car being a tandem.

o The driveway shall be no wider than 12" wider than the width of the garage door.

- Garage door material and color diversity is encouraged to avoid the appearance of a garage-dominate streetscape.
- Alternate driveway treatments (other than scored natural gray concrete) such as colored concrete, 'Hollywood' strips, stamped concrete, pavers, or other enhanced treatments are allowed, but shall not be distracting from the front of the home.

3.2.6 – Colors

- o Color palettes for the community shall avoid monotony and provide a variety of schemes that will promote visual diversity while being within an overall community-wide harmonious range.
- o The color palette for homes shall be comprised of two or more complementary options that include a base color, trim color, and accent color. Not more than four different colors may be used on an elevation.
- Within neighborhoods, color schemes should appropriately reflect the style of a home. Variation in the colors of homes (within a palette range) on a block is encouraged.
- Gloss paints are discouraged on the body of the house.

Section 4 - CIRCULATION

4.1 Overview

The circulation system for Reynolds Ranch - Site A has been designed to provide for the safe and efficient movement of people to and through the project site and to enhance the existing street network in the overall Reynolds Ranch development area. The project uses a modified-grid street pattern and landscaped multi-use pedestrian paths to guide both vehicular and non-vehicular uses into and through the site and disperse into the residential streets.

Reynolds Ranch – Site A fits within an existing street network with Harney Lane to the north, S. Stockton St. to the east, a new subdivision with residential streets that connects to Site A to the south, and the Union Pacific Railroad to the west that creates a complete circulation barrier (other than the Harney Lane over-crossing). Highway 99 is readily accessible to the project via Harney Lane via the interchange to the east for regional vehicular connectivity that is about a half mile away from Site A.

The shopping and employment opportunities of Reynolds Ranch are easily accessed through internal streets within Reynolds Ranch. From Site A the eastern (shopping) portion of Reynolds Ranch can be accessed via S. Stockton St. to Rocky Lane or south on Kordia Ave. through the new subdivision to LeBaron Blvd. connecting to Reynolds Ranch Blvd. These internal streets allow connectivity without having to use Harney Lane. They also provide access within Reynolds Ranch for pedestrians and other non-vehicular use.

Aerial with Site Plan Overlay

Figure 4.1 – Circulation Plan

4.2 Streets

4.2.1 - S. Stockton Street

S. Stockton St. is a minor collector that connects Reynolds Ranch – Site A as well as the existing subdivision to the south to Harney Lane. There are existing homes that front S. Stockton St. and the main entry drive to Site A is located on S. Stockton St. just south of Rocky Lane. The streetscape has Site A homes that back up to S. Stockton St. with a masonry wall, shrubs and groundcover, and street trees. North of the entry has a sidewalk contiguous with the curb and south of the entry has a meandering sidewalk and parkway strip that matches the existing streetscape to the south.

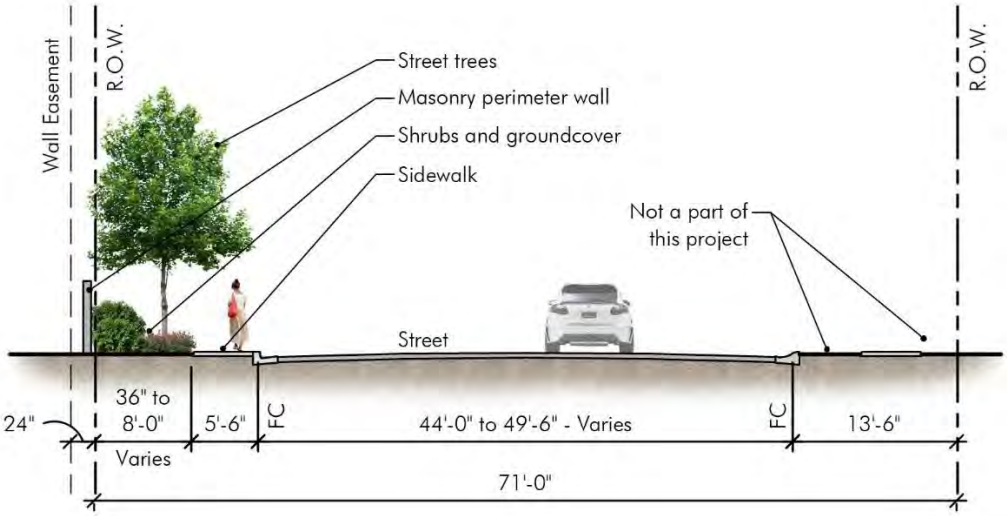


Figure 4.2.1a – South Stockton Street – North of Street D *(looking north)*

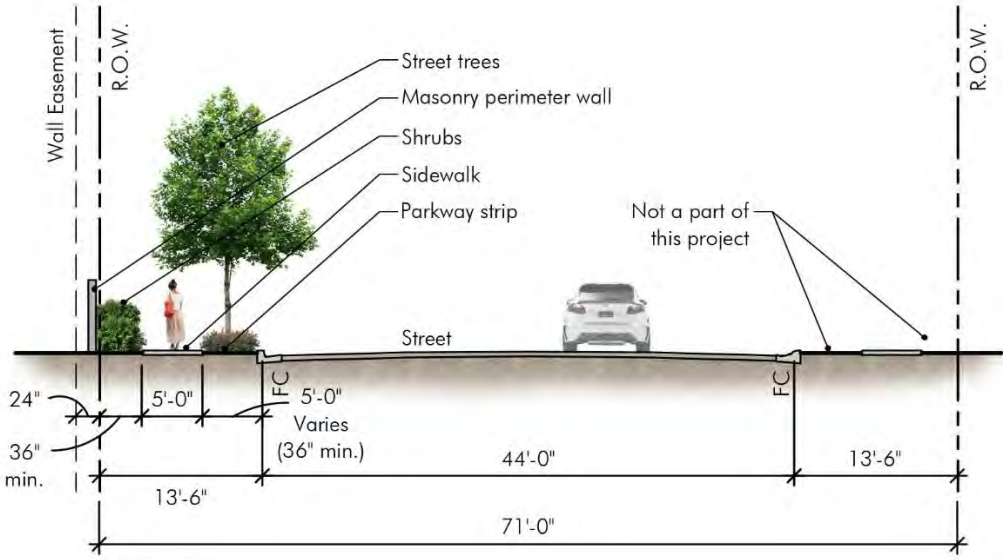


Figure 4.2.1b – South Stockton Street – South of Street D *(looking north)*

4.2.2 - Street D - Entry Drive and Residential Frontage

The community entry street is a 60′ wide Right-of-Way off of S. Stockton St. and consists of sidewalks on both sides with shrubs, accent plants, and street trees between the sidewalk and enhanced side yard fence (5.4.2).

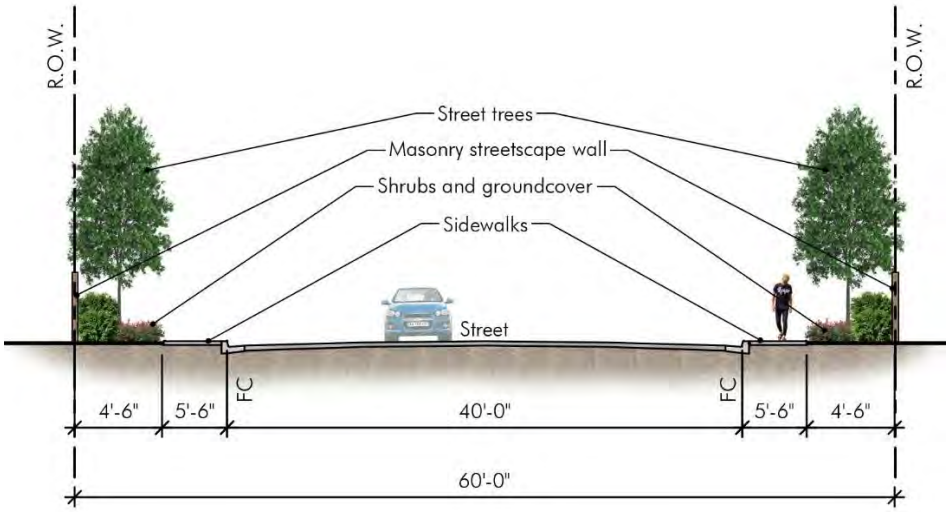


Figure 4.2.2a – Street D – Entry Drive

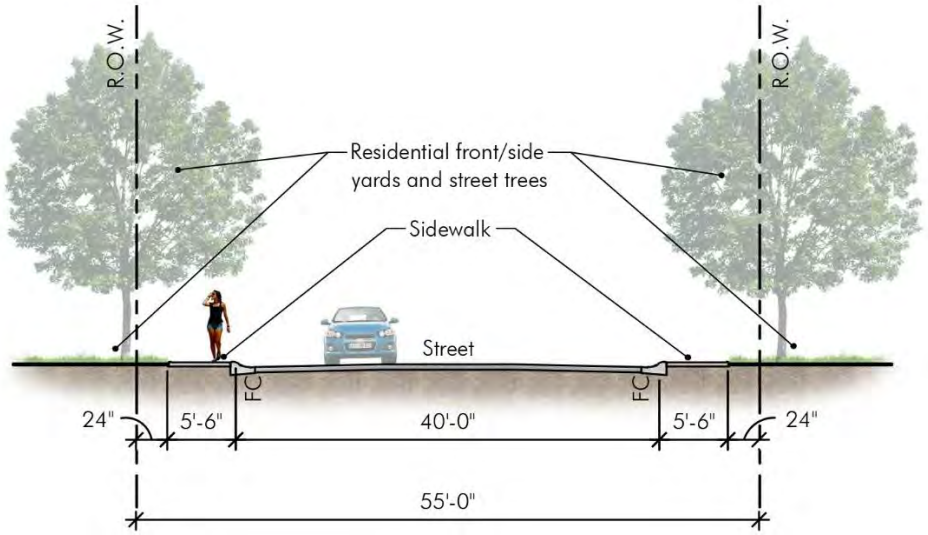


Figure 4.2.2b – Street D – Residential Street

4.2.3 - Local Streets with Open Space

The north and west edges of Reynolds Ranch – Site A provide for open space between the local residential street and project boundary. The street width and the side of the street that has homes fronting or siding varies between 36′ and 40′ wide roadway width as shown on the approved tentative map and the following sections. The ‘edge’ streets described in this section are the same as residential streets except they have open space

on one side and do not have a contiguous sidewalk at the back of curb on the non-home side. The pedestrian access is provided on the meandering multi-use path that runs parallel to the street with connections that align with street corners (curb ramps).

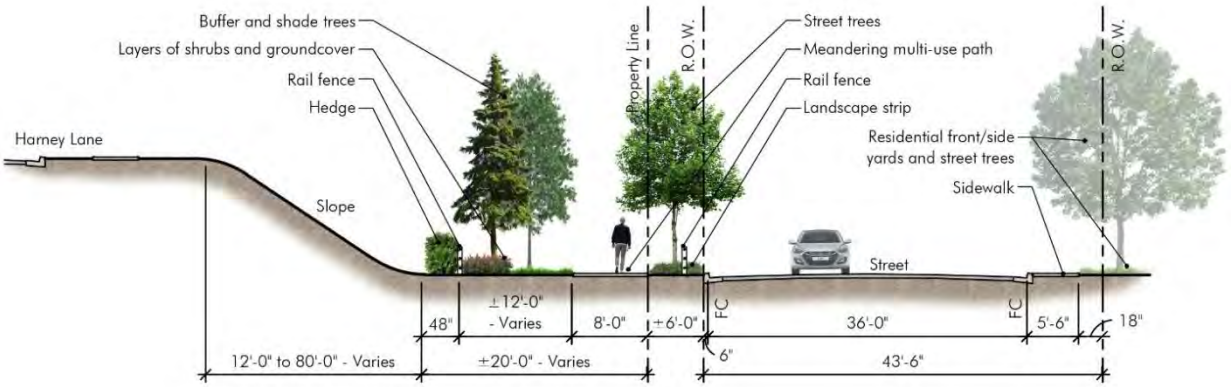


Figure 4.2.3a – Local Street Parallel to Harney Lane *(looking east)*

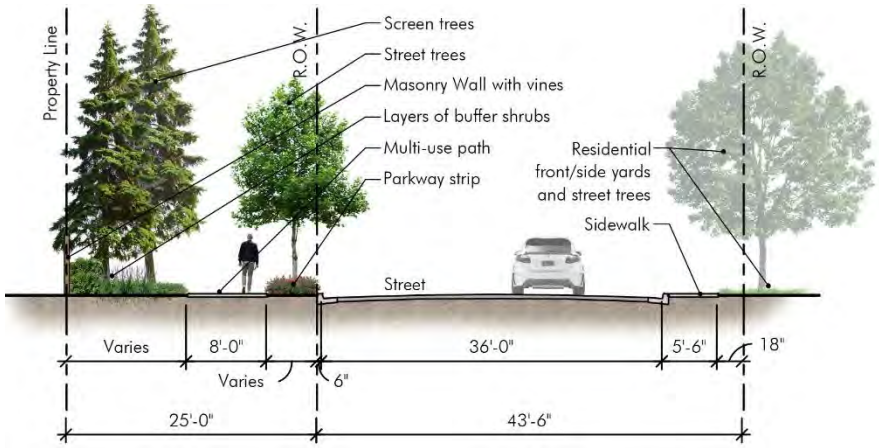


Figure 4.2.3b – Local Street Parallel to Railroad north of Park *(looking north)*

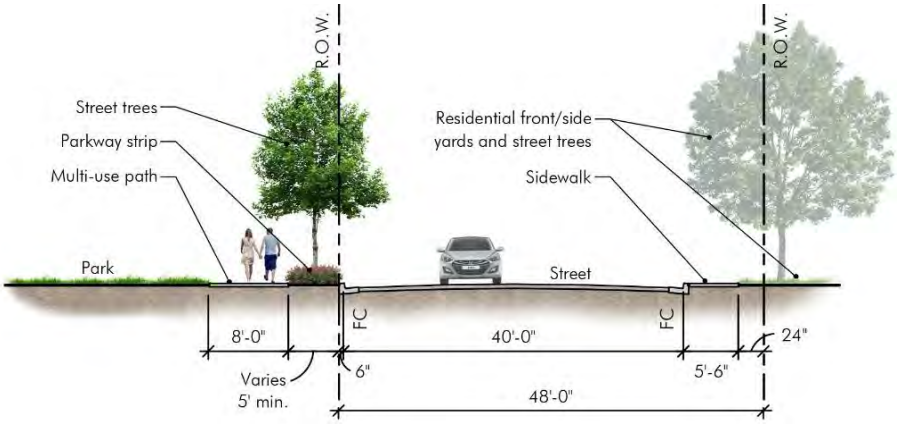


Figure 4.2.3c – Local Street Adjacent to Park *(looking north)*

4.2.4 - Local (Residential) Streets

The remainder of the streets throughout Reynolds Ranch - Site A are local residential streets with monolithic sidewalks (contiguous with curb). Streets to meet the City of Lodi standards. Street trees provided throughout as part of the installation of the front yards of the homes. Street width dimensions are shown to the face of the curb (gutter flow-line) as indicated on the approved tentative map.

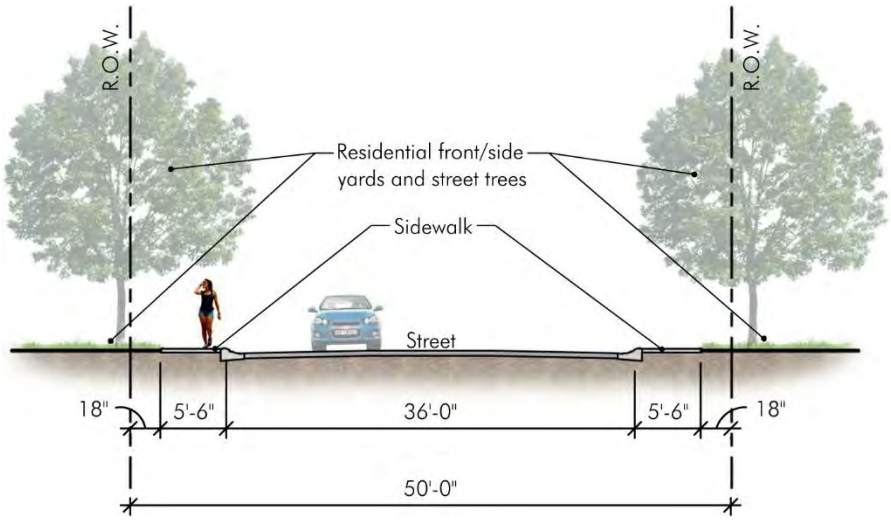


Figure 4.2.4a – Local (Residential) Streets – Front yards
Front yard condition shown on both sides

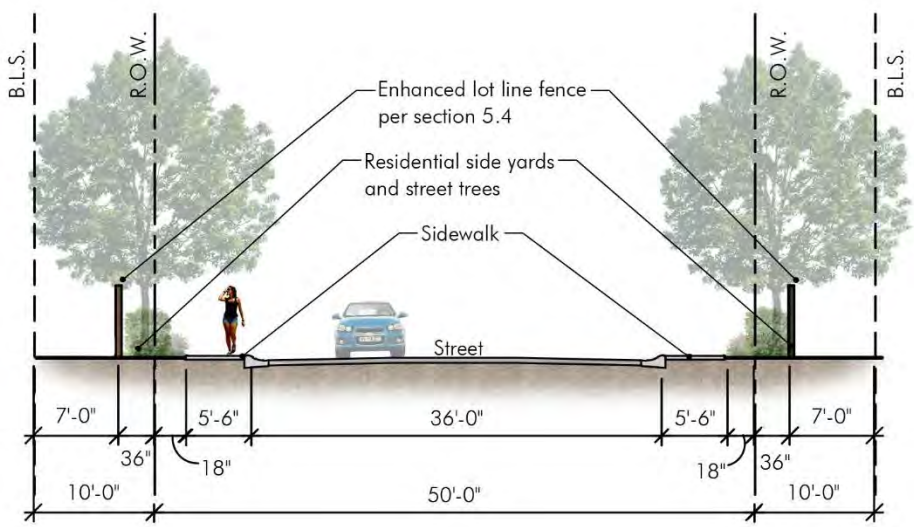


Figure 4.2.4b – Local (Residential) Streets – Side yards
Side yard condition shown on both sides

4.3 Non-Vehicular Circulation

Reynolds Ranch – Site A provides sidewalks on both sides of all residential streets to provide pedestrian access to all residences. Sidewalks are then connected to all other sidewalks on adjacent and connecting streets for a completely interconnected pedestrian network within Reynolds Ranch and beyond. Site A also provides an 8′ wide multi-use path along the north and west sides of the project. This path provides for non-vehicular circulation from Harney Lane to the north to the existing park that was installed with the subdivision to the south. The multi-use path crosses no streets within Site A so there are no pedestrian/vehicle conflicts. It allows residents of Site A as well as the community to the south to access the regional bicycle lane network via the Class II bike lane on Harney Lane without any street crossings.

5.1 Overview

Streetscape, perimeter fencing, sidewalks, street lights, and site furnishings are all proposed to enhance the aesthetic of Reynolds Ranch - Site A and to create a sense of place and a livable, distinctive, and comfortable community. All of these items are proposed to create a cohesive palette that provides for a comfortable community while fitting into the existing pattern of Lodi and complementing the overall Reynolds Ranch Mixed-Use development.

Figure 5.1 – Community Plan

5.2 Neighborhood Entry and Streetscape

5.2.1 – Neighborhood Entry

The entry drive includes diagonal masonry walls with stone veneer pilasters and precast caps to match the style that has already been installed with the community to the south. The entry drive consists of narrow upright street trees with accent planting between the back of sidewalk and the enhanced lot line fencing. The accent planting is to extend north and south along the S. Stockton St. frontage to accentuate the location of the entry along S. Stockton St. There is an option of providing community signage on the diagonal portion of the wall at the corner. Signage is regulated by Title 17, Chapter 17.34 of the City of Lodi Development Code and is subject to the permitting requirements of the City.

See also the cross-section in Figure 4.2.2a.

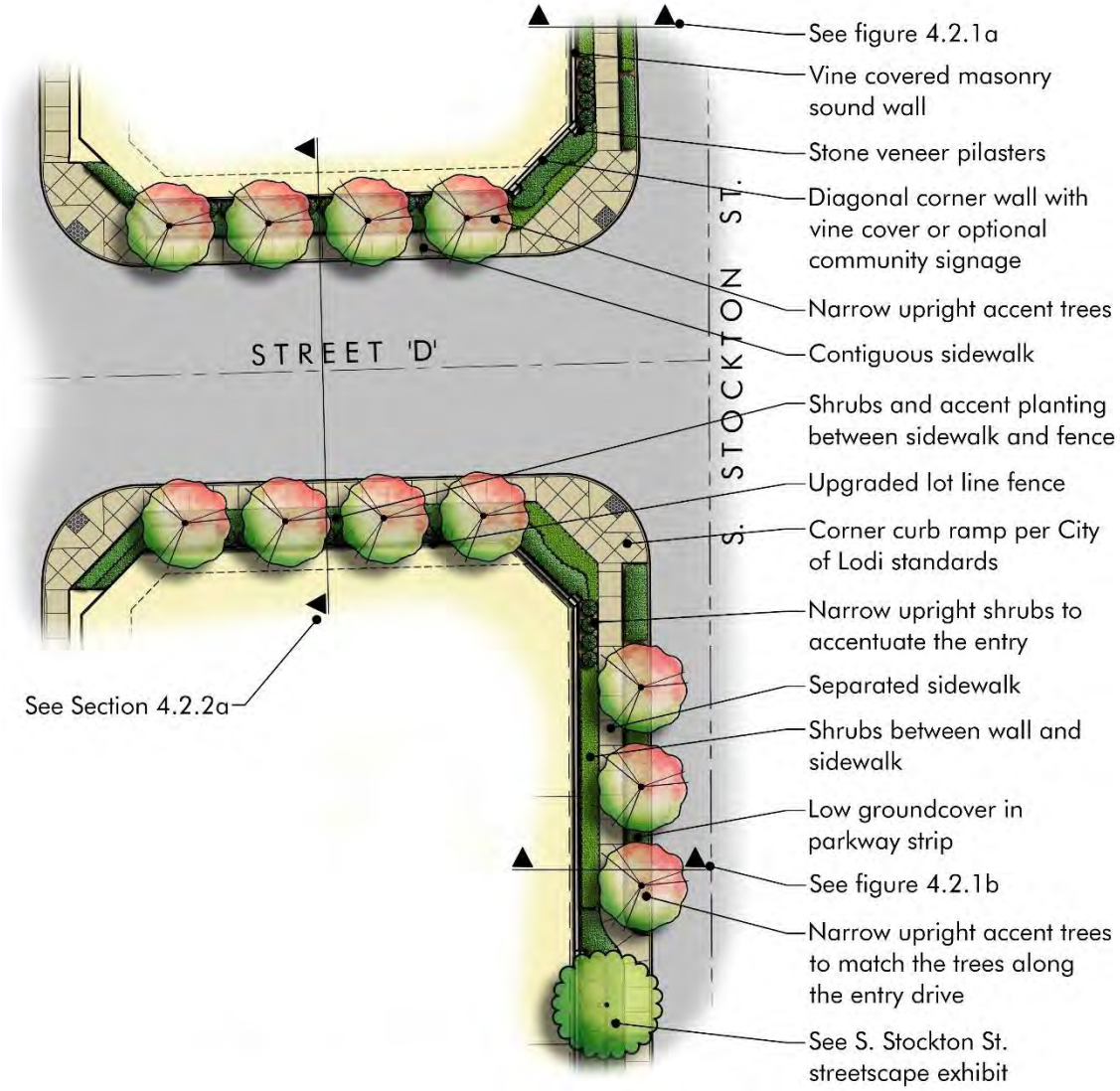


Figure 5.2.1a – Neighborhood Entry Drive (Street D)

The following is a photo of the existing corner wall treatement to the south to show the relationship of the masonry block walls, block wall cap (regal cap), stone veneer pilasters, and precast pilaster cap. The walls and corner treatment for Reynolds Ranch – Site A is to match the same materials. There is an option of not installing the vines on the diagonal, but instead providing for a community name and/or logo sign. If the sign is not installed, the vines are to be installed. The materials as listed in Figure 5.2.1c are to provide direction, but the materials are to match existing.

Figure 5.2.1b – Entry Wall Example

Figure 5.2.1c – Entry Wall and Pilaster Materials

5.2.2 – Streetscape

The streetscape on S. Stockton St. that fronts the improved portion of Reynolds Ranch – Site A shall be installed using the same wall, sidewalk, and landscape design and materials as is existing on S. Stockton St. to the south. See the materials as shown in Figure 5.2.1c preceding as a reference, but the materials are to match existing. The layout of the sidewalk shall be modified on each side of the entry drive at Street D to announce the entry drive as is shown in Figure 5.2.1a. The paved portion of S. Stockton St. gets wider as it travels north toward Harney Lane. The portion of the streetscape north of the three entry drive accent trees remains contiguous with the back of curb – See Cross-Section 4.2.1a. The following figure shows the streetscape south of Street D.

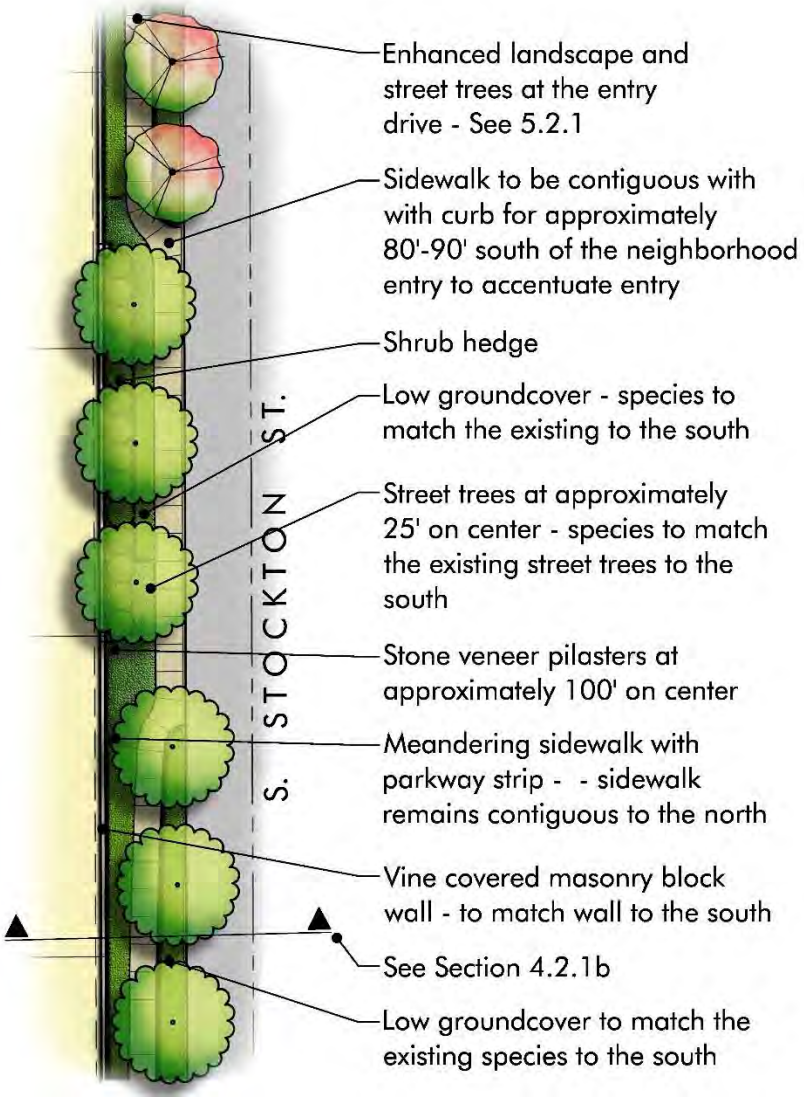


Figure 5.2.2 – Streetscape Plan

5.3 Open Space / Parks

The park and linear park shall be located to provide valuable recreation and pedestrian circulation to and through Reynolds Ranch – Site A. The open space shall be provided to function for passive and active recreation while also providing an opportunity for landscape to be used to screen Site A from the railroad and Harney Lane.

View from existing basin park looking north toward Site A

Existing fence and trees along west edge (see Section 5.4 for req. fencing (masonry))

Existing rail fence along north edge of existing basin park (to be removed)

Existing play area / shade structure in park to the south – Connected by the Multi-use path

5.3.1 - Park / Open Space

The park area proposed at the southwest corner of the project is an extension of the existing park that was installed as part of the residential community to the south. The existing park to the south has park amenities which includes play equipment, picnic gathering areas, shade structure, and site furnishings that include benches, picnic tables, grills, bike racks, and trash receptacles. Those amenities already existing and do not need to be replicated with Site A development. The Site A park is a natural extension of the existing park and shall be constructed with plant species that complements the existing park.

- Masonry wall/fence along the west edge of the basin and linear park – See section 5.4.
- A combination of upright evergreen (coniferous) and deciduous screen trees and shrub groupings to provide a buffer along the railroad. Trees in Reynolds Ranch – Site A may be installed in a more informal pattern to reflect the meandering multi-use path that runs along the linear park – Average one tree per 25 linear feet.
- Masses of evergreen shrubs along the masonry wall/fence to screen the fence and railroad.
- Small seating / picnic area using the same model of park furniture that is used in the existing park (see section 5.7).
- When Reynolds Ranch – Site A is developed the existing rail fence that creates the north edge of the existing park to the south shall be removed and new lawn shall be installed to join flush and contiguous with the existing large lawn area to the south.
- The wider portion of the park shall provide for lawn recreational activities. The lawn area provided in Site A in conjunction with the existing lawn to the south will provide a large lawn space for active recreational activities.
- The City of Lodi Parks Dept. is to review the park and linear park design and may provide for additional direction with regard to amenities and site furnishings to complement the open space lawn activities.

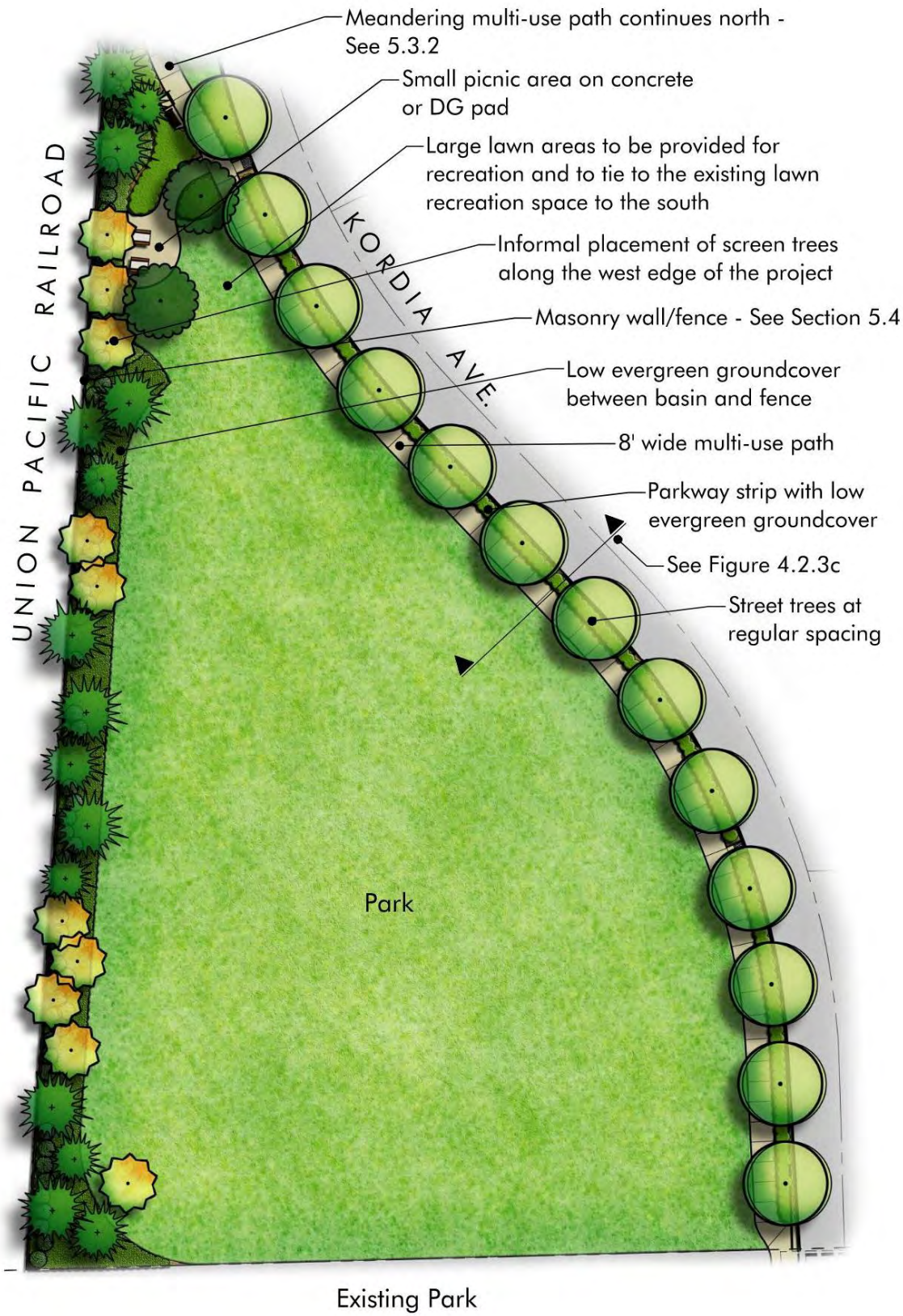


Figure 5.3.1 – Recreation Park – Open Space
Concept only. Final design subject to review and approval by the City of Lodi

5.3.2 - Linear Parks

There are linear parkways located along the north and west edge of the project. These areas offer an opportunity for a multi-use path (see Section 4.3), passive recreation areas, and aesthetically appealing buffer landscape planting to screen the project from the railroad and Harney Lane.

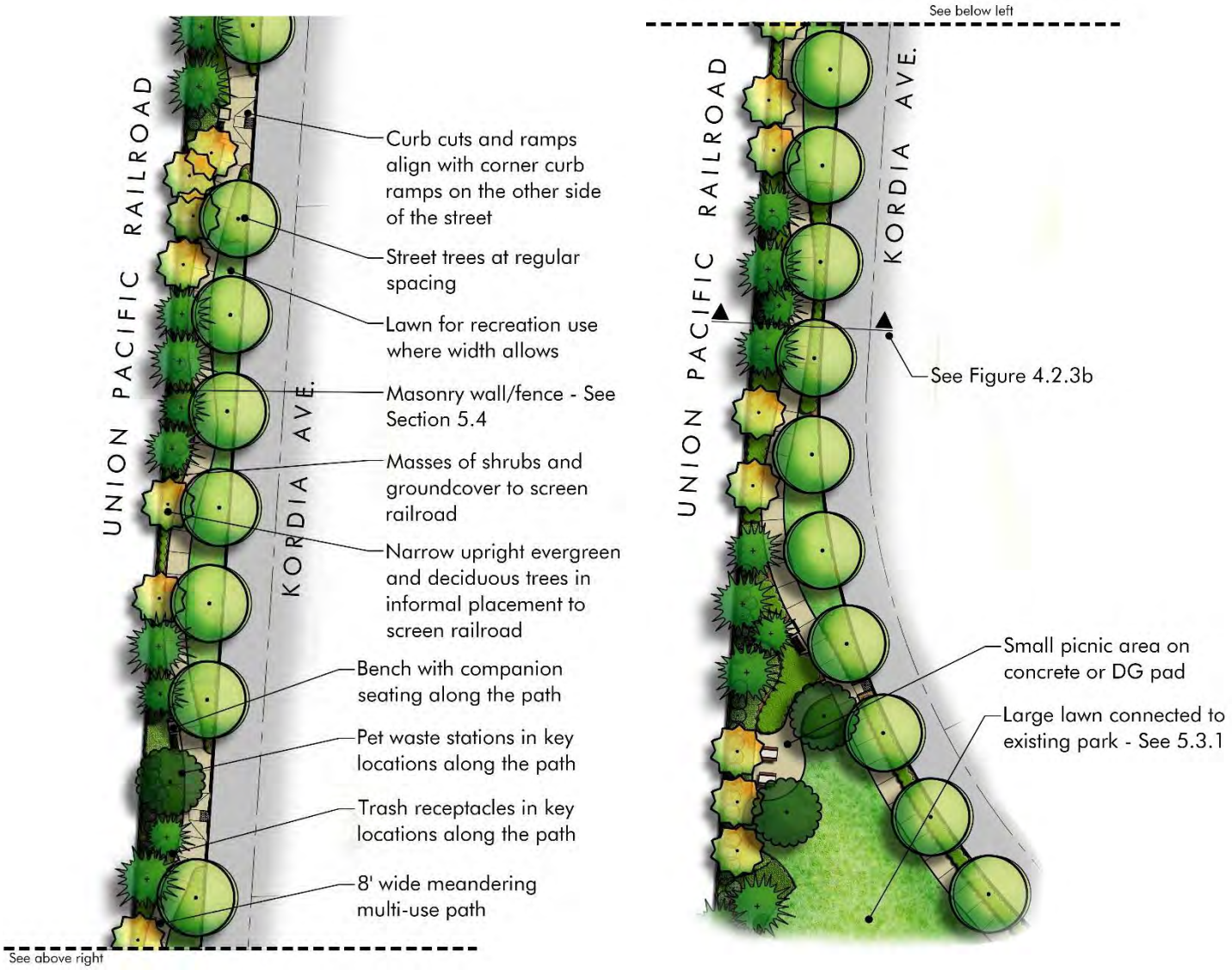


Figure 5.3.2 – Linear Parks
Concept only. Final design subject to review and approval by the City of Lodi

5.4 Walls and Fences

Walls and fences are intended to provide screening and buffering between different land uses, to define the edges of roadways and public landscape, to provide privacy and security for private homes, and to comply with the acoustical direction provided in the project EIR. Masonry sound and safety walls are provided along the edges of the primary roadway (S. Stockton St.) and between homes and the railroad to the west and Harney Lane to the north. The street frontage masonry walls also provide for the entry features and potential signage that are described in preceding Section 5.2. Enhanced fencing is provided along the main entry drives within the project as well as side yards that front streets. There is also lot line fencing between homes. There is existing wood lot line fencing along the existing development to the south and that existing fencing is in good condition and may remain as is.

Figure 5.4 – Wall and Fence Plan

5.4.1 - Masonry Wall (Streetscape)

The sound wall along S. Stockton St. is to match the existing block wall and pilasters to the south. It shall be a vine covered split-face CMU (concrete masonry unit) wall with a precast 'regal' cap. The spilt-face portion of the wall will be planted with clinging vines. There are enhanced stone pilasters at approximately 100' on center. Height of wall along major roadways per the acoustic report in the EIR; otherwise wall height is 7'-0". See also Figure 5.2.1c. This same wall shall be used on each side of Street D between Stockton St. and Street G and is to be placed on the right-of-way line.

Figure 5.4.1 – Masonry Wall and Enhanced Pilaster

5.4.2 - Enhanced Fence (side yard fence)

The fences in visible locations at side-lots are proposed to be upgraded fencing with accent top. This fencing is to blend with landscape, provide privacy for the homes, and continue the enhanced wall/ fence treatment of the existing community to the south. Side yard fence to be set back 36" from right-on-way as shown on Figure 4.2.4b.

Figure 5.4.2 – Example of Upgraded Fence

5.4.3 – Lot Line Fences

Fencing between homes is to be provided to create private back yards and is to be installed per standard City requirements and per typical lot line fence practices of the developer. Gates that match the fences shall be provided along the garage side of the home. All fences visible from the public way shall be installed as described in Section 5.4.2 – Enhanced Fence.

5.4.4 – Masonry Wall / Fence

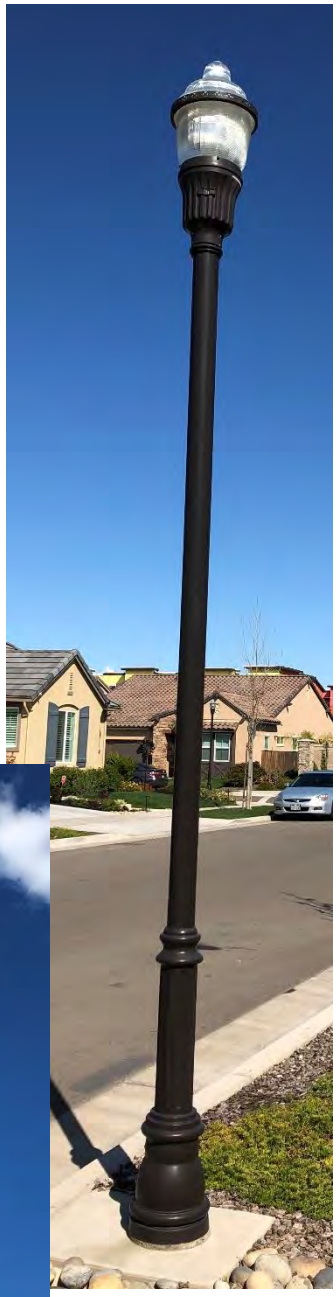
The fence along the west edge of Site A (along the railroad frontage) and the side yards closest to Harney Ln. shall be masonry wall that generally matches the S. Stockton St. streetscape (Section 5.4.1). For the fence along the railroad frontage, trees, shrubs, vines, and groundcover are to be planted in front of the fence to screen it and the railroad from the meandering path and the adjacent residences. For the fence at the residences that have a side yard adjacent to the Harney frontage, the masonry fence shall be set 36" behind the right-of-way line.

5.4.5 – Low Rail Fence

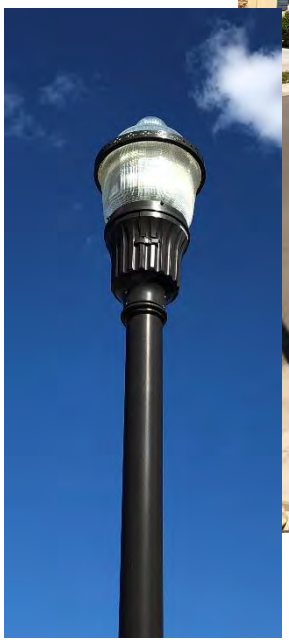
For areas along the north side of Site A, a white or off-white 3-rail vinyl fence may be incorporated into the design within the landscape to create a buffer between the street and the meandering path. This same type of rail fence may also be used at the north limit of landscape improvements associated with Site A to create separation between the linear park and the base of the slope on the south side of Harney Lane. See Figure 4.2.3a

5.5 Street Lights and Street Signs

Reynolds Ranch - Site A street lights shall be provided throughout the street network as needed to meet foot-candle requirements of the City. Locations shall be reviewed and approved by the City. Special consideration is to be paid to locate lights near intersections, cluster mailbox locations, and along pedestrian paths. Light fixtures shall be upgraded lights that are allowed by the City and shall match the street lights installed in the community to the south.



Street signs and regulatory signs shall be located as needed to provide for the safety of all users and aid in traveling through Reynolds Ranch. Street signs to be located at intersections per City standards. Regulatory signs to be kept to a minimum and only as required by the City. Locations shall not obstruct views, interfere with community elements, or compete with street tree locations.



5.6 Cluster Mailboxes

Cluster mailboxes shall be provided throughout the community and shall meet the requirements of the United States Postal Service (USPS) and shall be approved by the local post-master. Mailboxes to be located near street lights and in locations that do not compete with driveways or are too close to street intersections (for parking). Side lot locations are preferred. Cluster mailboxes to match those installed with the community to the south.

5.7 Site Furnishings

The linear parks and the perimeter of the basin shall include site furnishings to match and/or complement the furnishings provided in the park to the south and shall be bronze in color. Placement of the furniture shall be determined with the final design and per the direction of the City, but generally close to street lights and/or access points to the meandering pathway. Site furnishings are not proposed or desired along S. Stockton St. or the residential streets – only adjacent to the park and linear parks.

Benches shall be placed so benches are no more than 500′ apart and shall be provided with code-compliant accessible companion seating. Trash receptacles shall match the style and color of the bench and shall be placed for ease of access and servicing and no more than 1000′ apart (or as directed by the City). Picnic tables (at least two) shall also match the style and color of the benches and shall be placed in at least one picnic location. At least one of the picnic tables shall provide accessible seating per code requirements. Pet waste stations shall be provided in key locations for ease of use and generally near the trash receptacles.

Trash Receptacle – Bronze color

Bench – Bronze color

Picnic Tables – Bronze color

Bike Racks – Bronze color

Pet Waste Station

5.8 Landscape and Irrigation

Planting will create the consistent fabric that ties the community together. A cohesive palette of trees, vines, shrubs, and groundcover shall be provided in public open space and streetscape locations. Street trees shall be provided as part of the streetscape improvements as shown in section 4.2. They shall also be provided with the construction of each home to maximize quantity of trees to create a shady overhead canopy of residential streets. Trees need to be planted adequately clear of utilities and shall not impede visual safety at street intersections, but should otherwise be maximized to the greatest extent possible. See Figure 5.1 for overall project tree placement and intent.

Shrubs, vines, and groundcover shall be provided throughout the community to enhance project entries, provide cover for walls (anti-graffiti), enhance safety of pedestrians at separated sidewalks, and aid in the buffering of fencing for the privacy of homes. Plantings shall not interfere with the safety of drivers and shall not create hiding places or create other safety concerns.

Linear Park and Park planting shall complement the species and overall design that has been provided in the existing park to the south. The final planting design for the linear parks shall provide for a variety of species that will function to screen the masonry wall / fence and the railroad and Harney Lane in an informal pattern using sweeping masses of plants with a variety of leaf color, form, and texture. Shrub and groundcover planting shall be provided that reflects the meandering nature of the path through the linear parks.

Irrigation and planting design shall be provided to meet the requirements of the City of Lodi and shall meet the requirements of the Water Efficient Landscape Ordinance (WELO). Plants shall be predominately low water-use, be correctly sized and spaced for the use (to require minimal regular pruning to keep its size where desired), and shall be hardy to the climate. Irrigation shall be highly efficient, and shall be of durable quality that meets City standards and details. Irrigation controller(s) shall be multi-programmable and shall use a soil moisture sensor or weather sensor.

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

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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

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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

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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		

RESOLUTION NO. P.C. 20-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI 1) 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 PARK PURPOSES, 2) RECOMMENDING APPROVAL OF A 2020 GROWTH ALLOCATION OF 39 LOW DENSITY AND 111 MEDIUM DENSITY UNITS FOR THIS PROJECT; AND 3) RECOMMENDING THE ADOPTION OF PLANNED DEVELOPMENT STANDARDS AND GUIDELINES FOR THIS PROJECT

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, 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 there are no new facts supporting the findings in CEQA, California Code of Regulations, Title 14, section 15162, which would require the preparation of a new or updated environmental analysis, as follows:

   a. The proposed tentative subdivision map is consistent with the land use designations shown in the Reynolds Ranch Planned Development, and which

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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 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

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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 Design Standards and Guidelines proposed for the site. A condition of approval requires that the Design Standards and Guidelines be approved as a condition of approval of the Tentative Tract Map.
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 Allocation

10. The proposed map is consistent with the Growth Allocation process, and qualifies for a 2020 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 below the maximum year-to-year growth rate of two percent; and

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c. Because the City is not approaching the maximum number of applications for growth allocation (the Reynolds Ranch project is the only current 2020 application), the points system does not apply.

Planned Development Standards and Guidelines

11. The Planning Commission has reviewed the proposed Planned Development Standards and Guidelines to ensure that they meet the City's expectations for quality development.

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 2020 Growth Allocation of 39 low density and 111 medium density units for the proposed Reynolds Ranch tentative tract map.
4. The Planning Commission hereby recommends that the City Council approve the proposed Planned Development Standards and Guidelines for the project.

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 August 12, 2020 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST_____

Secretary, Planning Commission

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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: August 12, 2020

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Conditions Prior to Final Map				
1.	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. Applicant Signature Date Print Name	Must be completed to finalize project approval	Planning Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
2.	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 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.	Ongoing	Planning Department	
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.	Ongoing	Public Works and Planning Departments	
4.	All of the Public Works conditions in the attached memorandum dated April 21, 2020, shall be satisfied.	As Shown	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
5.	Approval of a Final Subdivision Map shall be contingent upon the approval of a growth allocation for the project by the City Council.	Ongoing	Public Works and Planning Departments	
6.	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	
7.	Prior to recordation of a final map, the applicant shall submit for City review and approval Development Standards and Guidelines (DS&G) for this subdivision. The DS&G shall be subject to review and approval by the City Council based on recommendation by the Planning Commission and shall be made part of the Reynolds Ranch Planned Development (PD39). The DS&G shall address at least the following topics, plus others as deemed necessary by the City: **1. Planning Commission - Development Standards**, including: • Setbacks, height limits • Signs • Fences, Walls, and Hedges • Landscaping, including landscaping in the public domain • Lighting • Parking • Permitted, conditionally permitted, and prohibited land uses **2. SPARC - Architectural Guidelines**, including: • Proposed architectural improvement documents • Colors and materials (physical submission) • Exterior elevations (all orientations) • Roof Plans • Specific site plans with driveways principal paths	Prior to recordation of Final Map	Planning Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	• Fence lines The Development Standards and Guidelines (DS&G) shall include a statement that the most recent adopted version of the Lodi Zoning Code shall be used where the DS&G do not include a specific change from the standards in the Zoning Code. The Development Standards and Guidelines shall refer to the most recent adopted version of the Lodi Zoning Code for the following: • Site Plan and Architectural Review • Variances and Deviations To the extent possible, consistent with the desire to create a specific product type/style for this subdivision, the DS&G shall be consistent with the "Planned Development Overlay Standards & 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.			
Conditions Prior to Development or Building Permit Issuance				
8.	No permits (building permit, grading permit, etc.) shall be issued prior to recordation of a Final Map.	Prior to Permit Issuance	Public Works Department	
9.	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 City Council, acting within its legislative capacity and as a matter of policy, shall determine the sufficiency of fees paid to mitigate the loss	Prior to Permit Issuance	Building and Planning Departments	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	of Prime Farmland. (Final EIR Mitigation Measure 3.7.2)			
10.	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)	Prior to Clearing, Grubbing, or Removal of Vegetation	Public Works and Planning Departments	
11.	Development on the subject site shall participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMHCP). 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 Mitigation Measure 3.2.2)	Prior to Clearing, Grubbing, or Removal of Vegetation	Public Works and Planning Departments	
12.	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	Prior to Permit Issuances	Public Works and Planning Departments	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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)			
13.	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 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)	Prior to Approval of Development Plans	Planning Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
14.	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	
15.	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	
16.	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	
17.	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)	Prior to Building Permit Issuance	Building and Planning Departments	
18.	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	Prior to Building Permit Issuance	Building and Planning Departments	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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)			
19.	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	
20.	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 To Be Implemented During Development/Construction				
21.	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	
22.	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	During Grading and Excavation	Public Works and Planning Departments	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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)			
23.	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	
24.	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	
25.	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: 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 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)	Prior to Demolition of Structures	Building and Planning Departments	
26.	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	Prior to Grading and Excavation	Public Works and Planning Departments	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Measure 3.5.6)			
27.	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)	Prior to Grading and Excavation	Public Works and Planning Departments	
28.	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 sampling shall be conducted at those bucket and drum locations where staining was noted. (Final EIR Mitigation Measure 3.5.9)	Prior to Grading and Excavation	Public Works and Planning Departments	
29.	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	
30.	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	
Ongoing Conditions				
31.	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	During Home Sales	Planning Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	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)			
32.	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	
33.	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	
34.	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	

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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) <u>Street</u>

      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) <u>Minor Residential (Cross-sections A, B, C, and D)</u>

(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) <u>Entry Street (Cross-section E)</u>

(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) <u>Stockton Street</u>

(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) <u>Wastewater</u>

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) <u>Storm Drainage</u>

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) <u>Water</u>

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 appropriative 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

ATTACHMENT C

Kari Chadwick

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

Attachment C

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

Attachment C

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

Attachment C

Kari Chadwick

From: Julia Tanaka <tanaka_julia2010@yahoo.com>
Sent: Tuesday, July 21, 2020 4:12 PM
To: Planning Commission Comments
Subject: Fw: New proposed housing behind Merton

Sent from Yahoo Mail on Android

----- Forwarded Message -----
From: "Julia Tanaka" <tanaka_julia2010@yahoo.com>
To: "pcomments@lodi.gov" <pcomments@lodi.gov>
Sent: Tue, Jul 7, 2020 at 3:21 PM
Subject: New proposed housing behind Merton

To Whom it May Concern,

Hello, as a resident of Orchard Lane, I do not agree that putting in additional houses and storage unit is a good idea. I live on Merton and the streets are already so narrow. Only one car at a time can travel going in one dorection because there are always cars parked in the streets. Additional traffic in congested areas is not a welcomed idea.

I also wonder what the plan is for additional schools. With an influx of 150 additional houses how will the, already crowded schools be addressed?

More houses will bring in more people that do not live in the neighborhood causing crimes. We currently have people scoping out or neighborhood and cars being broken into and delivery packages being stolen.

Thank you for your time,
Julia Tanaka
Sent from Yahoo Mail on Android

Attachment C

Kari Chadwick

From: Julia Tanaka <tanaka_julia2010@yahoo.com>
Sent: Tuesday, July 21, 2020 4:20 PM
To: Planning Commission Comments
Subject: New housing development

To Whom it May Concern,
My name is Julia Tanaka and I oppose the planned development of 150 homes on the northwest quadrant of Reynolds Ranch. I'm concerned about the potential impact of this project on our neighborhood and I'm most concerned about our inability to speak on the issue due to Covid. I urge you to oppose this project.
Sincerely,
Julia Tanaka
131 Merton Way
tanaka_julia2010@yahoo.com

Sent from Yahoo Mail on Android

Attachment C

Kari Chadwick

From: chrisroblesconsulting@gmail.com
Sent: Wednesday, July 22, 2020 6:52 PM
To: Planning Commission Comments
Cc: John Della Monica; 'Dennis Bennett'; drjeffsaladin@gmail.com
Subject: 7/22/20 PC agenda Item 4A, Tentative Tract Map for 150 lots

Dear Planning Commission Chair Cummins and Planning Commissioners:

On behalf Jeffrey Saladin the buyer who holds the options to purchase the Tentative Tract Map for 150 lots in the northwest quadrant of Reynolds Ranch we request that this item be continued to the next available Planning Commission meeting. As the project developer we received for the first time this morning thirty new conditions of approval. While we do not have concerns with most of the conditions, we do have significant concerns with some of the conditions. Given the late arrival of the conditions we have not had the opportunity to discuss these conditions with staff.

In addition, a new condition has been added requiring project Design Guidelines to be approved by the Planning Commission. This condition has come as a surprise as we have submitted the Design Guidelines to the city some time ago and we have been informed that their lack of inclusion is a result of an internal staff mix up. We believe a continuation would allow us time to resolve any questions on the conditions and allow staff to include the Design Guidelines with the project so the Planning Commission could benefit from a complete review of the project. Thanks you for your consideration.

Best regards,

Chris Robles
President
Chris Robles Consulting LLC
(916) 759-5940

Item 4b.

CITY OF LODI
PLANNING COMMISSION
Staff Report

MEETING DATE: August 12, 2020

APPLICATION NO: Parcel Map: PL2020-024

REQUEST: Request for Planning Commission approval of a Tentative Parcel Map to divide one parcel into two parcels at 1679 Lower Sacramento Road. (Applicant: RSC Engineering, Inc.; File No.: PL2020-024; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15315)

LOCATION: 1679 Lower Sacramento Road
APN 058-030-29

APPLICANT: RSC Engineering, Inc.
c/o Tiffany Wilson
1420 Rocky Ridge Dr, Suite 150
Roseville, CA 95661

PROPERTY OWNER: BDC Lodi III LP
c/o Browman Development
1556 Parkside Drive
Walnut Creek, CA 94596

RECOMMENDATION

Staff recommends the Planning Commission approve a Tentative Subdivision Map to subdivide one parcel into two parcels, subject to the conditions outlined in the draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Commercial
Zoning Designation: C-C Commercial
Property Size: 2.43 Acres

The adjacent zoning and land uses are shown below:

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Commercial	C-C Commercial	Retail Center
South	Low Density Residential	PD 41	Residences
East	Medium Density Residential	RMD Residential	Residences
West	Commercial	C-C Commercial	Retail Center

The location of the parcel and existing General Plan and Zoning designations are shown in the figures below.

Figure 1: Parcel Location

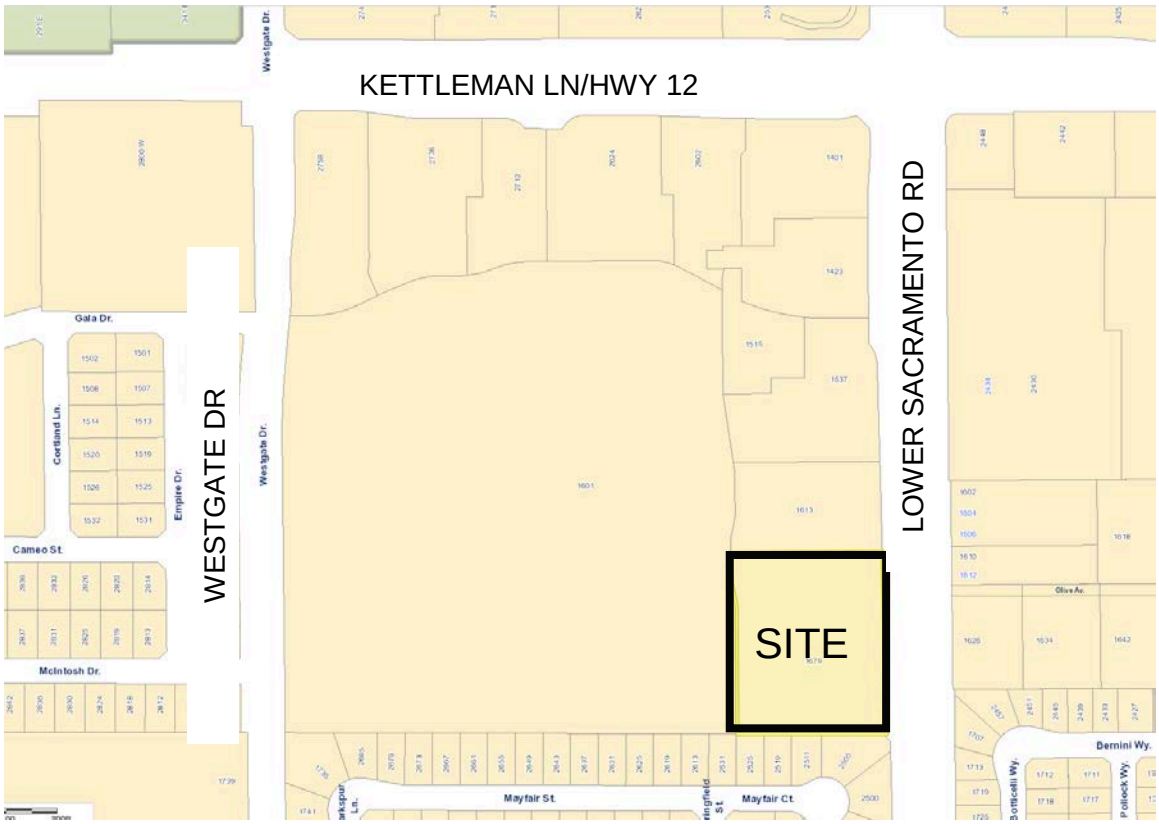


Figure 2: Aerial Photo

Figure 3: General Plan Land Use Map

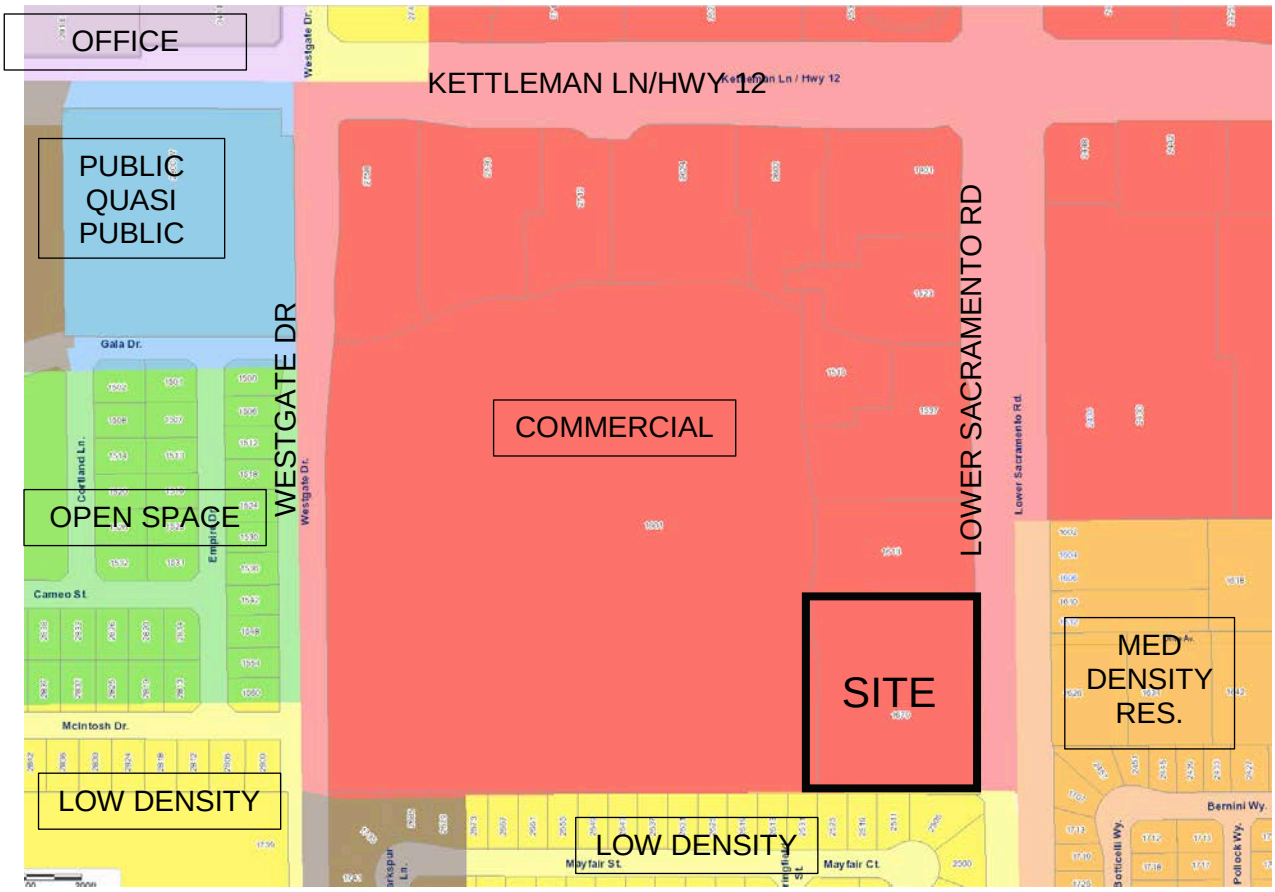
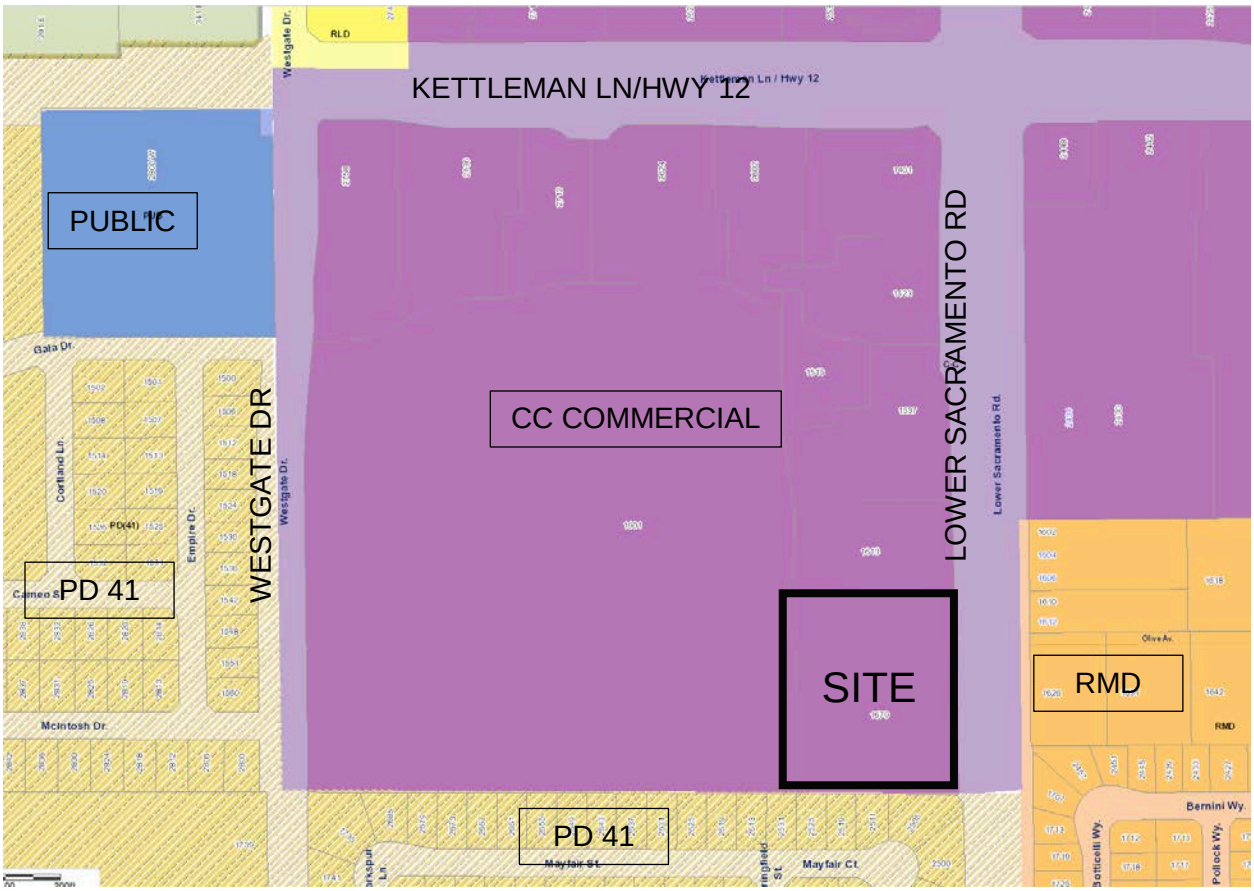


Figure 4: Zoning Map



BACKGROUND:

The subject property is located in the southeast portion of the Walmart shopping center at Kettleman Lane/Lower Sacramento Road, south of the existing McDonald's. The project site is one of several parcels (shown in Figure 1) that were created when the retail center was developed and is the last undeveloped portion of the retail center.

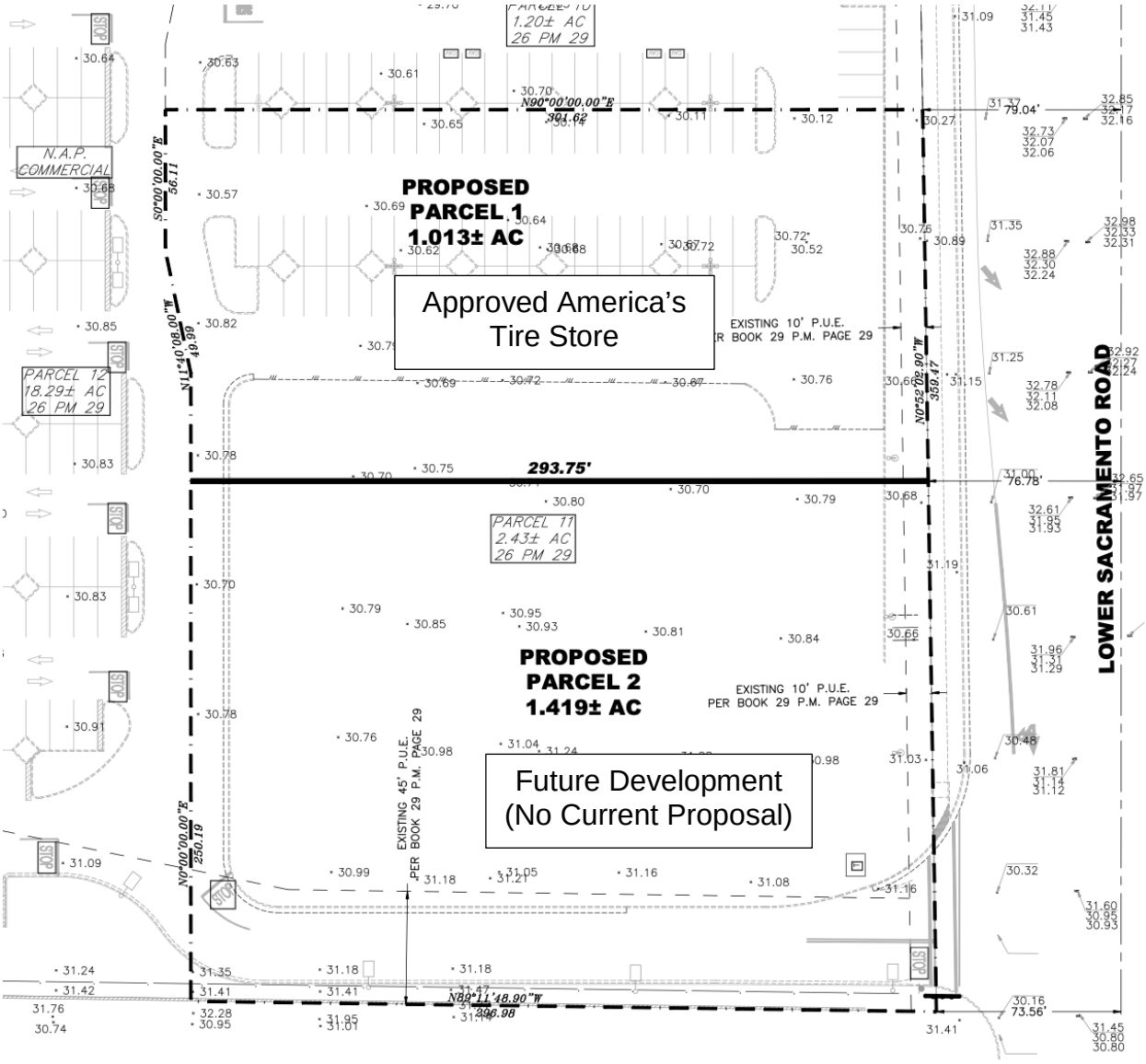
The applicant is proposing to subdivide the 0.26 acre (11,183 sq. ft.) parcel to create two parcels:

- Parcel 1: 1.013-acre parcel for a proposed America's Tire store and associated parking; and
- Parcel 2: 1.419-acre parcel for future development (no uses are proposed at this time)

The proposed map is shown below (and included in the attachments to this report at a higher resolution for easier viewing).

The Planning Commission may wish to note that the applicant for the America's Tire project is waiting to develop Parcel 1 until the proposed parcel map is approved. The applicant had planned to construct the new store sooner, but had to wait until the City Council approved an amendment to the Zoning Code (reviewed by this Planning Commission) to reduce the minimum lot size in the C-C zoning district

Figure 5: Proposed Parcel Map (Excerpt)



ANALYSIS:

The property is zoned CC (Community Commercial) and designated Commercial in the General Plan. As proposed, the parcels will exceed the one-acre minimum lot size for the C-C zoning district.

General Plan Conformance:

The subject property is currently designated Commercial by the Land Use Map of the General Plan. The General Plan does not include policies regarding the size of parcels in commercial areas.

Zoning Compliance:

The following show the requirements for parcels in the C-C zoning district, and the proposed parcel sizes:

PARCEL 1			
Standard	**Required**	**Proposed**	**Compliance**
Lot Area	8,000 SF*	1.013 acre (44,126 SF)	Yes, Exceeds
Lot Width	No Standard	N/A	N/A
Lot Depth	No Standard	N/A	N/A

PARCEL 2			
Standard	**Required**	**Proposed**	**Compliance**
Lot Area	8,000 SF*	1.419 acre (61,811 SF)	Yes, Exceeds
Lot Width	No Standard	N/A	N/A
Lot Depth	No Standard	N/A	N/A

The proposed parcels exceed the 8,000-square-foot minimum size.
*Per Ordinance No. 1977, Lodi Municipal Code 17.20.040, adopted 5-20-2020

As shown in the Parcel Map exhibit, the northerly parcel includes a portion of an existing parking lot. The CC&Rs for the Walmart center (Recorded Doc #2005-205596) require that all parcels in the center have shared access and parking. The following is an excerpt from the CC&R document.

4. **Common Areas**.

(a) Grant of Easements. There are hereby reserved and established to and for the benefit of Developer and Wal-Mart, and their successors-in-interest, nonexclusive easements appurtenant to Tract 1 and each Outparcel in the Project for ingress, egress, driveway use, parking, loading and unloading of commercial and other vehicles, and otherwise for the enjoyment, comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses and occupants of the buildings constructed on the Building Area, to pass over, through and around and use the Common Area and the Parties' respective tracts in the Project, including but not limited to the right to use driveways, roadways, walkways, parking spaces and other facilities constituting Common Area, provided all of the foregoing easements are subject and subordinate to Wal-Mart's and Developer's rights as elsewhere specified herein, including the right to redesign, construct and reduce the Common Area.

The proposed parcels will be subject to these CC&Rs, and will share access and parking with other parcels in the center. Based on staff's analysis of the America's Tire store project, sufficient parking for all existing uses (including McDonalds) exist outside the boundaries of this proposed parcel map.

Findings:

Pursuant to Lodi Development Code Section 17.52.070, in order to approve the proposed tentative parcel map, the proposed subdivision must be found consistent with the general plan, zoning ordinance, and the Subdivision Map Act (State law). Based on the analysis above, staff finds that the proposed tentative map is in conformance with the General Plan, zoning ordinance, and the Subdivision Map Act. However, if any of the following findings can be made, the tentative map shall be denied.

1. *The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable Specific Plan.* **Comment:** The site contains a General Plan designation of Commercial. The General Plan does not specify a minimum parcel size for the Commercial land use designation. The proposed parcel map is **not** inconsistent with the General Plan.

2. *The site is not physically suitable for the type or proposed density of development.* ***Comment*:** The proposed parcels are part of an existing retail shopping center and exceed the minimum size required in the C-C district, and Parcel 1 has been approved for development of a new store. There is **no** evidence that the parcels are not suited for development.

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.* **Comment:** The project site is part of an existing retail shopping center and has been cleared and prepared for development. There is **no** evidence that the project will cause environmental damage or injure fish or wildlife or their habitat.

4. *The design of the subdivision or type of improvements is likely to cause serious public health or safety problems.* **Comment:** The lots being created will comply with all applicable sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards. There is **no** evidence that the design of the proposed parcels will cause serious public health or safety problems.

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.* **Comment:** There are existing public easements that will remain in place when the property to be subdivided. There is **no** evidence that the proposed parcel map will conflict with any public easements.

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.* **Comment:** Development on the proposed parcels will connect to the City of Lodi wastewater system, and will be required to comply with City standards for design and operation. There is **no** evidence that the proposed parcel map would result in any violations of wastewater quality requirements.

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.* **Comment:** The parcels are part of an existing retail center and have been prepared for development. **No** information has been found to indicate the project site is contaminated.

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 and the parcels will comply with the applicable engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density. There is **no** evidence that the proposed parcel map would be inconsistent with any City or Map Act requirements.

The tentative parcel map has been reviewed by the Public Works Department, which recommended approval subject to conditions of approval. Staff recommends that the proposed Tentative Parcel Map, subject to the conditions in the attached resolution, meet the requirements of the Zoning Ordinance and is consistent with the General Plan. Based on the information provided in the analysis above, staff recommends approval of the Tentative Parcel Map subject to the findings and conditions of approval attached to this staff report.

ENVIRONMENTAL ASSESSMENTS:

The project is exempt from CEQA review pursuant to § 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. Class 15 exempts the division of land into four or fewer parcels when the division is in conformance with the General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The Applicant's proposed tentative parcel map complies with all applicable residential development standards established in the General Plan and Zoning Code. No variances are required for the proposed subdivision. Access to all public facilities and infrastructure will be provided for each resultant parcel. The subject property is relatively flat and has not been involved in a subdivision within the last 2 years. Based on staff's review of the project, no special circumstances exist that would create a reasonable possibility that the proposed tentative parcel map will have a significant effect on the environment.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, August 1, 2020. Nine (9) 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 motion is suggested:

"I move that the Planning Commission adopt a Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 and approve the request of RSC Engineering for a Tentative Parcel Map to subdivide one parcel into two parcels, subject to the conditions outlined in the draft resolution."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the proposed parcel map
- Continue this item to a future date with direction to staff to bring back additional information or a revised project

Respectfully Submitted,

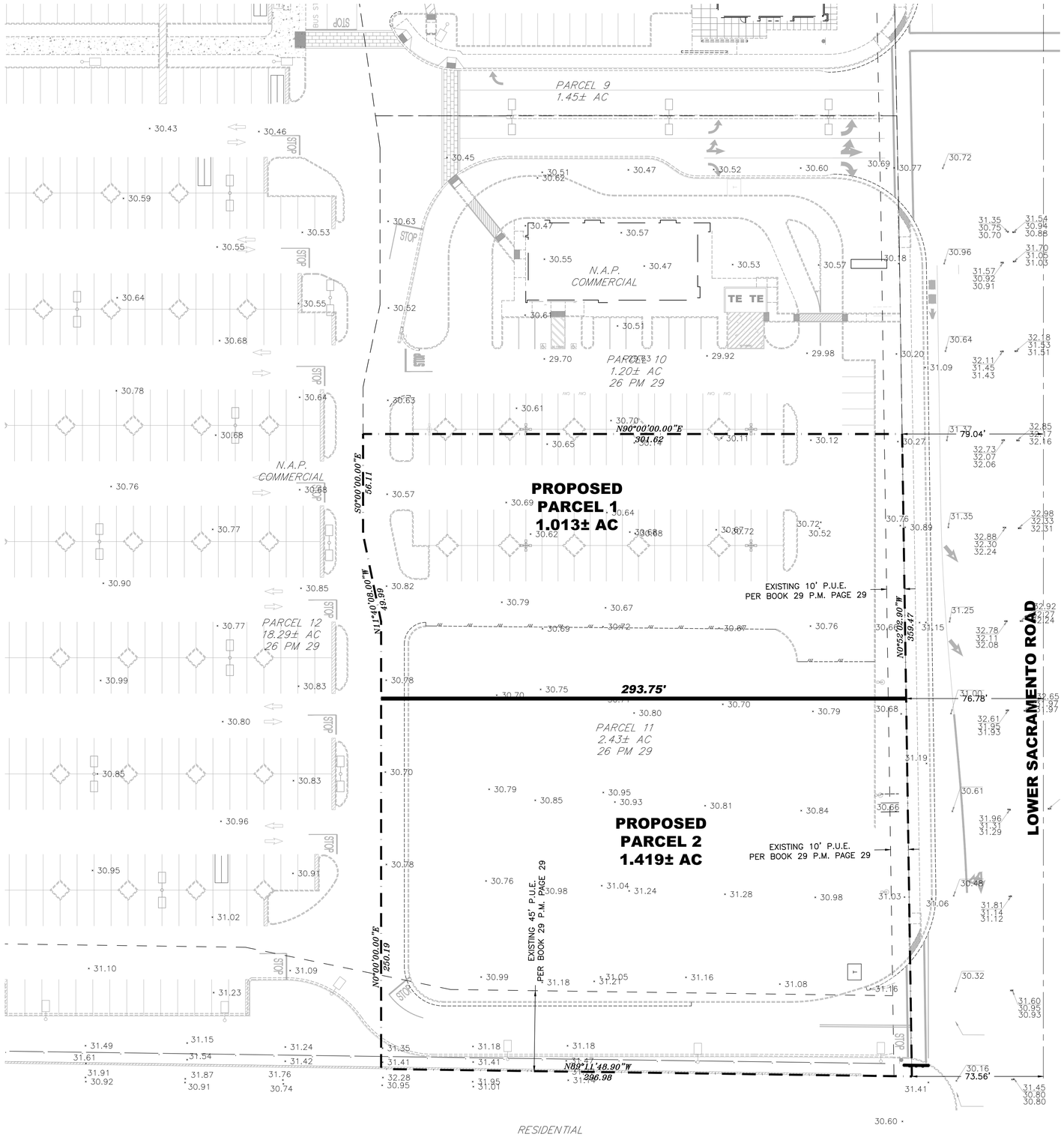
Eric Norris
Contract Planner

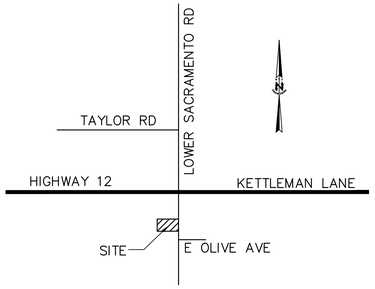
John Della Monica
Community Development Director

ATTACHMENTS:

A. Tentative Map

B. Draft Resolution and Conditions of Approval





PROJECT SUMMARY:

OWNER:

BDC LODI III L.P.
C/O BROWMAN DEVELOPMENT COMPANY
1556 PARKSIDE DRIVE
WALNUT CREEK, CA 94596
(925) 588-2200
ATTN: DARRYL BROWMAN
DBROWMAN@BROWMANDEVELOPMENT.COM

ENGINEER/APPLICANT:

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DRIVE, STE. 150
ROSEVILLE, CA 95661
(916) 788-2884
ATTN: TIFFANY WILSON
T.WILSON@RSC-ENGR.COM

APN:

058-030-29

EXISTING GENERAL PLAN:

PARCEL 11: COMMERCIAL

EXISTING ZONING:

PARCEL 11: CC, COMMUNITY COMMERCIAL

EXISTING ACREAGE:

PARCEL 11 – 2.432± ACRES

PROPOSED ACREAGE:

PARCEL 1 – 1.013± ACRES
PARCEL 2 – 1.419± ACRES
TOTAL – 2.432± ACRES

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PARCEL LINE
- EXISTING P.U.E.

1 inch = 30 ft.

BROWMAN DEVELOPMENT COMPANY, INC.

REV. NO.	DATE	DESCRIPTION	ENG INC.	BY	DATE
					CITY APPROVED

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOOL
No.69382
June. 30, 2020
CIVIL
STATE OF CALIFORNIA

RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph:916.788.2884 Fax:916.788.4408

PROJECT NO:	019-041
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

TENTATIVE PARCEL MAP
PROPOSED PARCELS 11 AND 12
1679 LOWER SACRAMENTO ROAD
LODI, CA 95242

SHEET TITLE
TENTATIVE PARCEL MAP

SHEET NO.
TM1
1 OF **1**

DATE: MAY 7, 2020

RESOLUTION NO. P.C. 20-##

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF RSC ENGINEERING FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS AT 1679 LOWER SACRAMENTO ROAD

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Parcel Map, in accordance with the Lodi Development Code, Section 17.74 (Public Hearings); and

WHEREAS, the property is located at 1679 Lower Sacramento Road, APN 058-030-29; and

WHEREAS, the project proponent is RSC Engineering, 1420 Rocky Ridge Drive, Suite 150, Roseville, CA 95661; and

WHEREAS, the property owner is BDC Lodi III LP c/o Browman Development, 1556 Parkside Drive, Walnut Creek, CA 94596; and

WHEREAS, the property is zoned C-C Community Commercial; and

WHEREAS, the property has a General Plan land use designation of Commercial; 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:

1. The project is exempt from CEQA review pursuant to §15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. Class 15 exempts the division of land into four or fewer parcels when the division is in conformance with the General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Based on staff's review of the project, no special circumstances exist that would create a reasonable possibility that the proposed tentative parcel map will have a significant effect on the environment.

2. The site contains a General Plan designation of Commercial. The General Plan does not specify a minimum parcel size for the Commercial land use designation. The proposed parcel map is not inconsistent with the General Plan.

3. The proposed parcels are part of an existing retail shopping center and exceed the minimum size required in the C-C district, and Parcel 1 has been approved for development of a new store. There is no evidence that the parcels are not suited for development.

4. The project site is part of an existing retail shopping center and has been cleared and prepared for development. There is no evidence that the project will cause environmental damage or injure fish or wildlife or their habitat.

5. The lots being created will comply with all applicable sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards. There is no evidence that the design of the proposed parcels will cause serious public health or safety problems.

6. There are existing public easements which will remain in place when the property is subdivided. There is **no** evidence that the proposed parcel map will conflict with any public easements.

DRAFT

7. Development on the proposed parcels will connect to the City of Lodi wastewater system, and will be required to comply with City standards for design and operation. There is **no** evidence that the proposed parcel map would result in any violations of wastewater quality requirements.

8. The parcels are part of an existing retail center and have been prepared for development. **No** information has been found to indicate the project site is contaminated.

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

10. The project is an in-fill project that creates two parcels and no new residences. The project does not require Growth Allocation Units.

11. This map will be subject to the conditions of the recorded CC&R document No. 2005-205596 for the Sunwest Village (Super Walmart Center)

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Parcel Map Application No. PL2020-024 P is hereby approved, subject to the attached conditions of approval

Dated: August 12, 2020

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 August 12, 2020 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST_____

Secretary, Planning Commission

DRAFT

CONDITIONS OF APPROVAL
Project No. PL2020-024 – Tentative Parcel Map to subdivide one parcel into two parcels at 1679 Lower Sacramento Road.
Assessor's Parcel Number: 058-030-29
Planning Commission Approval Date: August 12, 2020

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Conditions Prior to Final Map				
1.	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. Applicant Signature Date Print Name	Must be completed to finalize project approval	Planning Department	
2.	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 proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures	Ongoing	Planning Department	

DRAFT

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	(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.			
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.	Ongoing	Public Works and Planning Departments	
Conditions Prior to Recordation of Final Map				
4.	All of the conditions on the attached memorandum from the Public Works Department shall be met prior to recordation of the Final Map.	Prior to Final Map	Public Works Department	

DRAFT

MEMORANDUM, City of Lodi, Public Works Department

To: Community Development Director

From: Public Works Department

Date: July 9, 2020

Subject: Tentative Parcel Map Conditions for 1679 South Lower Sacramento Road
APN: 058-030-29
File #PL2020-024 - Sunwest Village Parcel Tentative Parcel Map (Lot Split)

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 parcel map filing unless noted otherwise:

1. Identify parcels as per the Subdivision Map Act, Article 3 Section 66445.
2. Provide separate water and wastewater services for each parcel. Submit a layout showing any existing on-site water and wastewater facilities.
   a) Any existing shared services between parcels shall be capped and abandoned.
   b) Provide water and sewer services, per City Standards, to the proposed parcel. Installation of water and sewer services shall be provided by City Forces at the owner's expense.
3. The developer shall dedicate all public utility easements required by the various utility companies and the City of Lodi. All easements shall be shown and labeled on the map.
4. 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.
5. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). 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.
6. Prior to any work within City Right-of- Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
7. Submit final parcel map per City and County requirements including the following:
   a) Preliminary title report including copies of all referenced exception documents.
   b) Standard note regarding requirements to be met at subsequent date.
   c) Parcel Map Guarantee.

8. Obtain the following permits:

   a) 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.

9. 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) Installation and/or abandonment of water and wastewater services by City Forces, if necessary.

   c) Encroachment permit fee, if applicable.

   d) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.

   e) 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.

10. 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

Item 4c.

CITY OF LODI
PLANNING COMMISSION
Staff Report

MEETING DATE: May 27, 2020

APPLICATION NO: PL2020-025

REQUEST: Approve sale of alcohol in a new hotel at 1337 E Kettleman Lane (Applicant: David Burkett; File Number: PL2020-025; CEQA Determination: Exempt Per Section 15332)

LOCATION: 1337 E Kettleman Lane
APN: 049-310-75

APPLICANT: David Burkett
1217 J Street
Modesto, CA 95354

PROPERTY OWNER: Bhavesh Patel
458 33rd Avenue
San Francisco, CA 94121

RECOMMENDATION

Staff recommends the Planning Commission approve a conditional use permit for the sale of a hotel[1] at 1337 E Kettleman Lane, subject to the proposed conditions of approval. Staff also recommends that the Planning Commission make a finding of public convenience and necessity, to allow the applicant to process their liquour license application with the State of California.

PROJECT/AREA DESCRIPTION

General Plan Designation:	Industrial
Zoning Designation:	M (Industrial)
Property Size:	65,346 sq. ft. / 1.50 acres

SUMMARY

The applicant, David Burkett, is proposing to construct a new 79-room Hilton "Tru" hotel and associated parking, landscaping and other improvements on a currently vacant parcel at 1337 E Kettleman Lane, directly adjacent to the existing Holiday Inn Express. The proposed design of the hotel was scheduled for review by the Site Planning and Architectural Review Committee on May 13th and is not part of the Planning Commission's deliberations.

[1] Although the current applicant is proposing to operate a Hilton-branded hotel at this site, the conditional use permit would "run with land." Any future user could operate a hotel at this location unless the CUP is revoked.

Part of the proposed operations at the hotel is the sale of alcoholic beverages at the hotel's in-house store. Per the Lodi Zoning Code, the sale of alcohol in the M (Industrial) zone require the approval of a conditional use permit.[2]

BACKGROUND

The following sections describe the site and its setting:

- General Plan and Zoning
- Existing Land Use
- Existing Land Use

General Plan and Zoning

The site is designated Mixed Use Corridor on both the General Plan Land Use Map and the Zoning Map, as shown below.

Table A: Adjacent General Plan Zoning Designations and Land Uses

	General Plan	Zoning Classification	Existing Land Use
North	Industrial and Open Space	M (Industrial) and OS (Open Space)	Holiday Inn Express hotel, vacant, Pixley Park
South*	Lodi General Plan: Business Park, Commercial, Industrial San Joaquin County GP: General Agriculture	Lodi Zoning: None San Joaquin County Zoning: AG-40	Agriculture
East*	Lodi GP: Industrial San Joaquin County GP: Mixed Use	Lodi Zoning: None San Joaquin County Zoning: AU-20	Agriculture
West	Industrial and Commercial	M (Industrial) and GC (General Commercial)	Retail commercial center
Project Site	Industrial	M (Industrial)	Vacant

* Areas to the south and east are in the unincorporated area of San Joaquin County. Lodi General Plan designations show the City's land use policy if the area were annexed and within the corporate boundaries. County of San Joaquin General Plan and Zoning apply to these areas and currently define permitted land use types.

[2] Note: The applicant has also requested approval of a conditional use permit for the operation of a hotel at this location. A separate staff report has been prepared for the hotel proposal.

Figure 1: Lodi General Plan

The Industrial General Plan land use designation is described as follows:

> *The Industrial classification includes a mix of heavy manufacturing, warehousing, general service, storage, and distribution activities. This category includes the General Mills factory and existing uses along the railroad and east of SR-99. Industrial sites are available within and adjacent to the existing cluster of industrial uses in the east side of the city. The maximum FAR for this designation is 0.6.*

Figure 2: Lodi Zoning

The M (Industrial) zoning district is described as follows:

> *The M zoning district is applied to areas appropriate for a mix of heavy manufacturing, warehousing, general service, storage, and distribution activities. The maximum FAR is 0.6. The M zoning district is consistent with the industrial land use designation of the general plan. [Lodi Zoning Code, emphasis added]*

Existing Land Use

The site is currently vacant and unimproved, except for driveway access that crosses the site to reach the Holiday Inn Express hotel to the north. The area around the project site is retail/office to the west and north (in the city) and agricultural to the east and south (in the unincorporated area of San Joaquin County).

An aerial photo and street views of the project site are shown below.

Figure 3: Existing Site and Vicinity Aerial View

Site boundary is approximate.

PROPOSED PROJECT

The applicant is proposing to operate a Hilton Hotel based on that company's "Tru" brand. The Tru brand was launched by Hilton in 2016, and targets younger, budget-conscious travelers. Tru hotels offer breakfast and an in-hotel convenience store, and have rooms generally smaller than other Hilton brands.

The Tru hotel line is currently entering California, starting with hotels currently under construction or proposed in Lathrop and San Bernardino. The Lodi location would be the third Tru hotel in California.

From Hilton's Tru web site:[3]

> *Say hello to a brand-new hotel experience from Hilton that's vibrant, affordable and young-at-heart. It's energetic, yet relaxing and comfortable. It's familiar, and it's also unexpected. It's completely unprecedented, it's uniquely Tru.*

Representative photos of existing Tru hotels are shown below.

[3] https://tru3.hilton.com/en/our-story/index.html

Figure #: Tru Hotels

Lobby interior, showing concierge (center) and individual workspaces (left)

Lobby interior, showing in-hotel convenience store.

Typical guest room

Proposed Alcohol Sales

The applicant is proposing to sell packaged alcohol to guests at the hotel at the location's in-house store.

ANALYSIS

The proposed Hilton Hotel is located in an area of Lodi which is been developed with a numbe of retail uses but with relatively few opportunities to purchase alcohol. According to information from the State of California Department of Alcoholic Beverage Control (ABC), three locations near the proposed hotel are licensed for off-site sale of alcoholic beverages:

- 7-Eleven, 1111 E Kettleman Lane, licensed to sell beer and wine
- AMPM, 800 E Kettleman Lane, licensed to sell beer and wine
- Chevron gas station, 601 E Kettleman Lane, licensed to sell beer and wine

Staff also contacted the Holiday Inn Express adjacent to the proposed Hilton hotel and confirmed that beer and wine are available for sale to guests. The Candlewood Suites hotel north of the Holiday Inn Express does not sell alcohol at its in-house store.

Existing licensed stores selling alcohol in the vicinity of the Hilton hotel are shown below.

Figure #: Existing Liquor License

The area in Lodi in which the Hilton is proposed is commercial in nature, consisting primarily of retail and service uses. Lands directly to the east and south are in the unincorporated area of the County of San Joaquin, but are envisioned by the City of Lodi for industrial and business park uses.

The County of San Joaquin has planned and zoned the areas within its jurisdiction for mixed uses east of the site and for agricultural uses south of Kettleman Lane.

FINDINGS

The Lodi Municipal Code (Section 17.40.040 F) requires that the Planning Commission make the following findings in order to approve a Use Permit:

- The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of this development code.
- The proposed use is consistent with the general plan and any applicable specific plan.
- The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

- The location, size, design, and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity.
- The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.

Staff's analysis of these required findings is provided below.

1. *The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of this development code.*

   Comment: The project site is zoned M (Industrial). Alcoholic beverage sales is a use that is permitted within the M zone, subject to the approval of a use permit, and appropriate conditions of approval.

2. *The proposed use is consistent with the general plan and any applicable specific plan.*

   Comment: The project site is located in the Industrial land use district of the General Plan, which allows for, "… a mix of heavy manufacturing, warehousing, general service, storage, and distribution activities." The sale of beverages is included in the "general service" category. The proposed project is not located within a Specific Plan.

3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

   Comment: The proposed use is operationally similar and compatible with surrounding land uses and will be conditioned to ensure that the project will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

4. *The location, size, design, and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity.*

   Comment: The project site is surrounded by similar retail and service uses (in the City of Lodi) and by agricultural uses (in the unincorporated area of San Joaquin County). All of these uses are compatible with hotel uses.

5. *The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.*

   Comment: The project is found to be categorically exempt from CEQA review under CEQA Section 15061 (b) (3). This is the "common sense" exemption, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

CONDITIONS OF APPROVAL

Staff recommends that the sale of alcohol at the Hilton hotel should be conditioned to be similar to alcohol sales at the adjacent Holiday Inn Express, including:

- Allowing the sale of beer and wine only

- Limiting the size of beer and wine containers
- Allowing sale to hotel guests only

These recommendations are included in the proposed conditions of approval attached to this report.

PUBLIC CONVENIENCE AND NECESSITY

Based on staff's analysis, a finding public need and necessity can be made. Offering these beverages at this location would be a convenience to guests, who would otherwise need to find locations away from the hotel to purchase alcohol and would assist the City in its goal of increasing tourism.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt according to the California Environmental Quality Act, Article 19 §15061 (b) (3). This is the "common sense" exemption, which applies to projects as follows:

> *"The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."* [CEQA 15061(b)(3)]

No significant environmental impacts are anticipated and no mitigation measures are required.

CONDITIONS OF APPROVAL

Staff's recommended conditions of approval for the proposed project are included in the attachments to this report.

PUBLIC HEARING NOTICE

Legal Notice for this item was published in the Lodi News Sentinel on Saturday, August 1, 2020. Eight (8) 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 expressed their interest of the project.

RECOMMENDED MOTION

Staff recommends that the Planning Commission approve a conditional use permit for the operation of a hotel at 1337 E Kettleman Lane, subject to the attached conditions of approval.

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

> "I move that the Commission find that the proposed sale of alcohol at 1337 E Kettleman Lane is exempt from CEQA as a Class 32 exemption and that the

Commission approve a conditional use permit to allow the sale of packaged beer and wine at this location, subject to conditions of approval."

ALTERNTIVE SPARC ACTIONS

- Approve the request with attached or alternate conditions
- Deny the project
- Continue the item to a future Planning Commission meeting

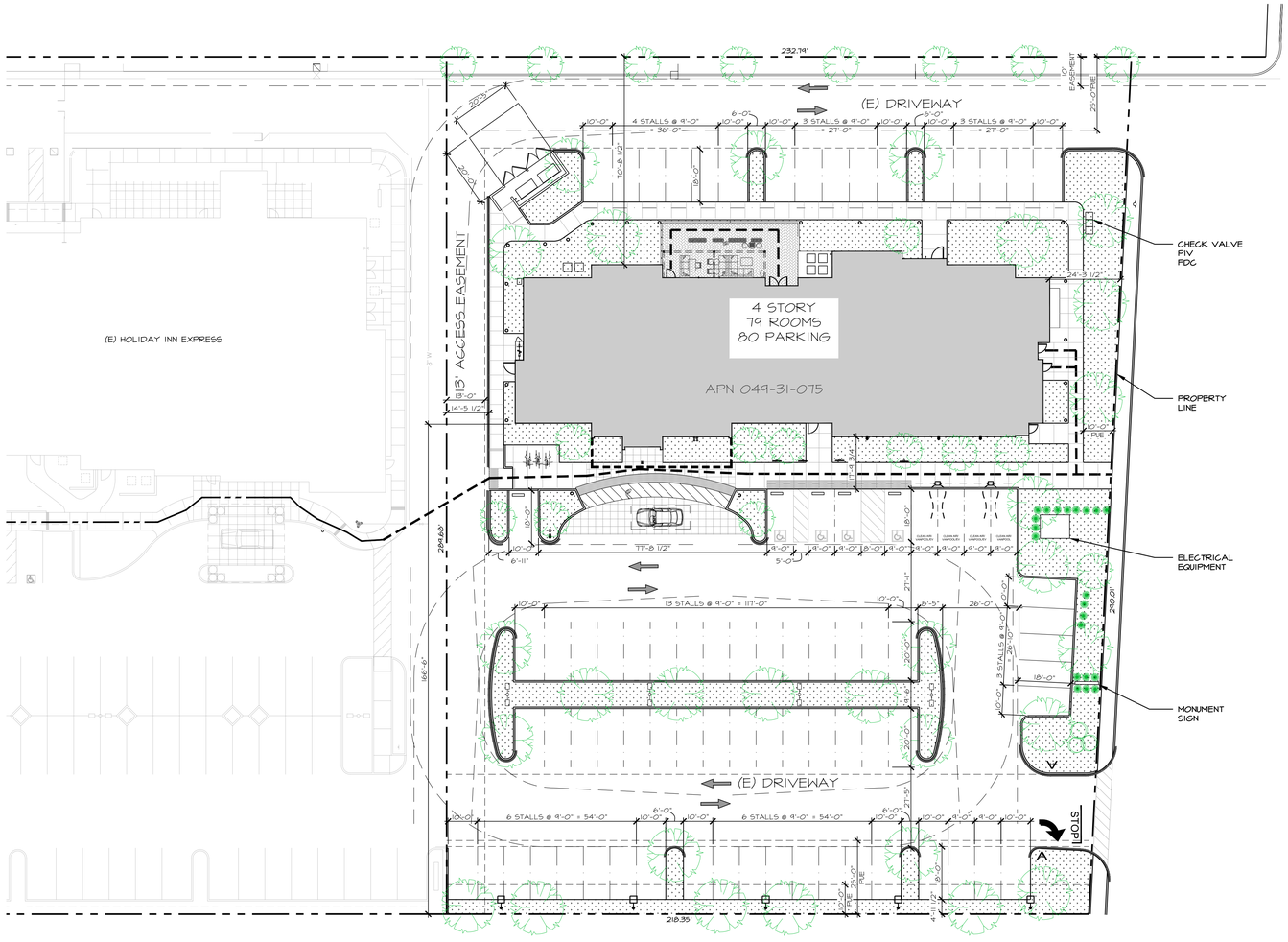
Respectfully Submitted,

Eric Norris
Contract Planner

John Della Monica
Community Development Director

ATTACHMENTS:

A. Detail Site Plan
B. Resolution & Conditions of Approval



1 OVERALL SITE PLAN
1" = 20'-0"

NORTH

KETTLEMAN LN LODI CA

PROJECT INFORMATION

BUILDING DATA:	
TRU BY HILTON:	
MAIN LEVEL	9,945 S.F.
2ND FLOOR	9,570 S.F.
3RD FLOOR	9,570 S.F.
4TH FLOOR	9,570 S.F.
TOTAL BUILDING AREA	38,660 S.F.
BUILDING HEIGHT:	47'-9"
NUMBER OF STORIES:	4
PARKING ANALYSIS:	
PARKING REQUIRED:	
GUESTROOMS (79 x 1):	79
TOTAL	79
PARKING PROVIDED:	
STANDARD:	76
ACCESSIBLE:	04
TOTAL PARKING SPACES PROVIDED	80
BIKE PARKING ANALYSIS:	
BIKE PARKING REQUIRED:	
SHORT-TERM (80 x 5%):	04
LONG-TERM (MINIMUM OF 1):	01
TOTAL	05
BIKE PARKING PROVIDED:	
SHORT-TERM:	06
LONG-TERM:	01
TOTAL	07
SITE DATA:	
SITE LOCATION:	1337 E. KETTLEMAN LANE LODI, CA
SITE AREA:	65,346 SQ. FT. OR 1.5 ACRES
LANDSCAPING:	11,568 SQ. FT. OR 21%
HARDSCAPING:	34,139 SQ. FT. OR 62%
BUILDING FOOTPRINT:	9,875 SQ. FT. OR 17%
CURRENT ZONING:	INDUSTRIAL
SITE PARCEL INFO	049-310-75
JURISDICTION:	CITY OF LODI
CONSTRUCTION TYPE:	V-A
OCCUPANCY TYPE:	SERVICE HOSPITALITY R1, S2
APPLICABLE CODES:	2019 C.B.C., C.P.C., C.M.C, C.E.C, C.F.C, C.S.C, AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS

GENERAL NOTES:

A. CONTRACTOR TO VERIFY THAT ALL SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. SEE CIVIL GRADING AND DRAINAGE PLANS FOR MORE INFORMATION.

B. KNOX SECURITY SYSTEM REQUIRED. LOCATION OF BOX TO BE ADJACENT TO MAIN ENTRY AND MOUNTED AT 6'-0" A.F.F. GENERAL CONTRACTOR TO VERIFY KNOX BOX LOCATION WITH OWNER AND FIRE MARSHAL.

C. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL LOW VOLTAGE SYSTEMS AND REQUIRED CONDUIT PLACEMENT PRIOR TO POURING CONCRETE.

D. FIRE HYDRANTS TO COMPLY WITH CITY OF **LODI** ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.

E. FIRE SPRINKLER RISER(S) SHALL BE LOCATED WITHIN TEN (10) FEET OF AN EXTERIOR PERSONNEL DOOR INSIDE AN ENCLOSED CLOSET WITH AN EXTERIOR-ACCESS DOOR. DOOR SHALL BE LABELED WITH A SIGN INDICATING "FIRE RISER ROOM". SIGNAGE REQUIRED STATING "FIRE ALARM PANEL" REQUIRED AT LOCATION. PROVIDE PER CITY OF **LODI** STANDARDS. PROVIDE 36 INCHES OF CLEARANCE FROM THE STANDPIPE OR ATTACHED ADDITIONAL RISERS.

F. GENERAL CONTRACTOR TO CONTACT THE FIRE DEPARTMENT FOR ASSISTANCE IN DETERMINING FIRE LANE LOCATIONS AND SIGNAGE REQUIREMENTS.

G. SCREENING IS TO BE PROVIDED FOR ALL GROUND MOUNTED EQUIPMENT PER **BRAND STANDARDS.**

H. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR (PAINT GREEN IF LOCATED IN LANDSCAPE).

I. SIGNS REQUIRE SEPARATE PERMIT.

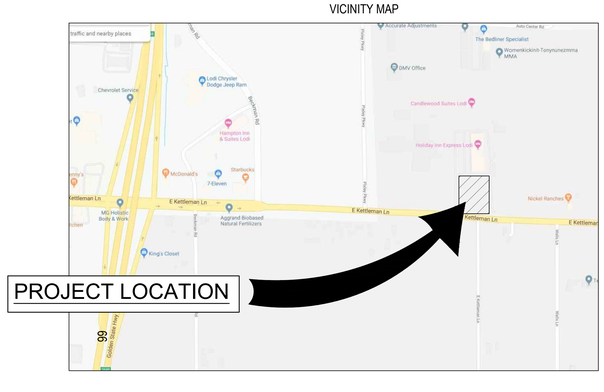
J. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

K. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

L. PROVIDE MIN. 5'-0" SQ. CLEAR AND LEVEL LANDING AT EXTERIOR DOORS.

M. 4" WIDE PAINTED PARKING LOT STRIPING - PARKING STALLS SHALL BE STRIPED PER CITY OF **LODI**

VICINITY MAP



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LICENSED ARCHITECT
DAVID E. BURKETT
C-33260
REN. 03-31-21
STATE OF CALIFORNIA

CONSULTANT:

tru by HILTON™

CONSTRUCTION DRAWINGS FOR:

TRU BY HILTON
1337 E. KETTLEMAN LN.
LODI CALIFORNIA

REVISIONS:

RED PROJECT #	19072
HILTON #	-
PLANNING #	-
PERMIT #	-
APN #	049-31-075
DATE:	05.26.2020
DRAWN:	G. GLOVER
CHECKED:	D.BURKETT

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO.:
A100

DO NOT SCALE DRAWING

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RESOLUTION NO. P.C. 20-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF TRU HILTON HOTEL FOR A USE PERMIT TO ALLOW THE SALE OF BEER AND WINE IN CONJUNCTION WITH A HOTEL AT 1337 E KETTLEMAND LANE

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

WHEREAS, the project proponent is David Burkett, 1217 J Street, Modesto, CA 95354; and

WHEREAS, the project owner is Bhavesh Patel, 458 33rd Avenue, San Francisco, CA 94121; and

WHEREAS, the project is located at 1337 E Kettleman Lane (APN: 049-310-75); and

WHEREAS, the property has a General Plan designation of Industrial and is zoned M (Industrial); and

WHEREAS, the sale of alcohol requires the approval of a Use Permit by the Planning Commission; and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the attached conditions of approval, the Planning Commission finds that allowing the sale of alcohol at this location will not, under the circumstances of this particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Finding: The proposed application is considered a project, but clearly will not result in environmental impacts and is therefore exempt from CEQA per Section 15061 (B)(3), which exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Evidence: The proposed project consists of the sale of packaged alcohol at a hotel. This activity would clearly not create significant noise, traffic, or other environmental impacts.

SECTION 2. FINDINGS FOR USE PERMIT

Finding: The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of this development code.

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Evidence: The project site is zoned M (Industrial). Alcoholic beverage sales is a use that is permitted within the M zone, subject to the approval of a use permit.

Finding: The proposed use is consistent with the general plan and any applicable specific plan.

Evidence: The project site is located in the M (Industrial) use land use district of the General Plan, which allows for, "… a mix of heavy manufacturing, warehousing, general service, storage, and distribution activities." "General service" includes hotels, which commonly include the sale of alcoholic beverages to guests among the services they offer. The proposed project is not located within a Specific Plan.

Finding: The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area or be detrimental or injurious to public or private property or improvements.

Evidence: The proposed sale of alcohol would occur within a hotel. The hotel has been reviewed and approved by the City; the sale of alcohol will not add to the space needed for the use and will be regulated by both the City and the State of California to ensure compliance with all applicable laws. This will ensure that the project will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area or be detrimental or injurious to public or private property or improvements.

Finding: The location, size, design, and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity.

Evidence: The site is in a commercial area, and near other retail and service uses (north of Kettleman Lane) and near existing agricultural areas. All of these uses are compatible with the properly managed sale of alcoholic beverages.

Finding: The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.

Evidence: The project is found to be categorically exempt from CEQA review under CEQA Section 15061 (b) (3). This is the "common sense" exemption, which applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The sale of alcoholic beverages is an activity would clearly not create significant noise, traffic, or other environmental impacts.

SECTION 3. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include but are not limited to the staff reports as well as all materials that support the staff reports for the proposed project, are located in the office of the City Clerk of the City of Lodi at 211 W. Pine Street, Lodi, CA 95240. The custodian of these documents is the City Clerk of the City of Lodi.

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SECTION 4. PLANNING COMMISSION ACTION

Based upon the findings outlined in Sections 1 and 2 above, the Planning Commission of the City of Lodi hereby approves Use Permit 2020-025, subject to the conditions of approval attached hereto as Exhibit A.

Dated: August 12, 2020

I certify that Resolution No. PC 20-## was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on August 12, 2020 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST_____

Secretary, Planning Commission

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CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PL2020-025 – Conditional Use Permit for the sale of packaged beer and wine at a hotel at 1337 E Kettleman Lane.				
Assessor's Parcel Number: 049-310-75				
Planning Commission Review Date: August 12, 2020				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Lodi Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date Print Name	Must be completed to finalize approval	Planning Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
2.	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 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 the California Environmental Quality Act (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.	Ongoing	Planning Department	
Ongoing Conditions				
3.	The project shall be operated in accordance with the applicant's plan of operation, attached to these conditions of approval.	Ongoing	Planning Department	
4.	The applicant shall obtain and maintain a license from the State of California for the sale of alcohol.			

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
5.	The sale of alcohol is limited to beer and wine only.	Ongoing	Planning Department	
6.	Alcohol may be sold to registered hotel guests only.	Ongoing	Planning Department	
7.	Alcohol may be consumed in the inside lobby, outdoor enclosed patio, and guest rooms only.	Ongoing	Planning Department	
8.	Alcohol shall be sold between the hours of 10:00am and 1:00am only. Sales are allowed seven days a week.	Ongoing	Planning Department	
9.	Beer and wine shall be sold in individual containers only, not in multi-packs.	Ongoing	Planning Department	
10.	Beer shall be sold in containers of 22 fluid ounces or less. Wine shall be sold in containers of 375ml or less.	Ongoing	Planning Department	
11.	If the City determines that the operation of this use results in conflicts pertaining to loitering, public safety or other impacts, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.	Ongoing	Planning Department	
12.	If the City determines that the use at 1337 E Kettleman Lane becomes a problem, a public hearing may be scheduled for the purpose of amending or adding new conditions or to consider revocation of the Use Permit.	Ongoing	Planning Department	
13.	Any change in operational characteristics, expansion in area or other modification to the approved operations shall require an amendment to	Ongoing	Planning Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	this Use Permit or the processing of a new Use Permit.			
14.	The operation of a hotel at this location requires a separate conditional use permit. The applicant shall obtain and maintain a conditional use permit for the operation of the hotel.	Ongoing	Planning Department	

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