



**CITY OF LODI
COUNCIL COMMUNICATION**
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AGENDA TITLE: Progress Report on City of Lodi General Plan Update

MEETING DATE: April 18, 2007

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Information Only

BACKGROUND INFORMATION: Early in 2006, the City Council directed the Community Development Department to begin the process for updating the City of Lodi General Plan. The existing General Plan was adopted in 1991 and was designed to accommodate the City's development through the year 2007. On May 17, 2006, the City Council entered into a contract with the consulting firm of Dyett & Bhatia for contract services related to the update of the General Plan.

Dyett & Bhatia has been working with their consulting team and with City staff to gather as much information as they can regarding the City of Lodi and the issues that will be addressed in the General Plan Update. At the request of the City, Dyett & Bhatia has prepared the following progress report regarding the General Plan Update process.

Stakeholder Interviews

Interviews with previously identified stakeholders were conducted in early March. A total of 58 stakeholders were interviewed in group sessions, most of which lasted about one hour. Meetings were conducted by General Plan consultant and Lodi planning staff. These sessions were free form—stakeholders were given the opportunity to layout, in their points of view, issues of significance and general aspects of Lodi's future and other planning concerns. The consultants are currently writing the report to summarize the issues identified by these stakeholders. The Draft Stakeholder Summary Report will be sent to City Staff for review by early April.

Working Papers

Four working papers, which aim to diagnose the major opportunities and challenges Lodi is facing, are underway. The outlines for these papers have been prepared, and the consultants are currently conducting analysis and writing the drafts on the various topics. These working papers will be reviewed and discussed at the first community workshop in late mid to late June.

APPROVED: _____
Blair King, City Manager

Working Paper #1: Greenbelt Conservation

This paper focuses on the issues specific to the greater Lodi-Woodbridge area. Successful strategies that have worked elsewhere in the state in the context of wine production will be presented (such as conservation easements, transfer of development rights, and zoning techniques specific to agriculture/viticulture in Sonoma, Napa, South Livermore, and elsewhere in San Joaquin County). Also, this paper will examine the kinds of uses permitted in agricultural areas in these places. The consultants met with City planning staff in late January to discuss the proposed greenbelt issue and current developments, and has since collected significant soil, geological, water, and other land data. An outline of the paper has been prepared. A draft will be sent to City staff for review around late April.

Working Paper #2: Land Use, Transportation, and Environmental Resources

This report will provide a descriptive profile of the City's existing conditions—land use, transportation, parks and open space, agricultural and soil resources, biological resources, cultural resources, energy and mineral resources, hydrology and water quality, air quality, natural hazards, hazardous materials, and noise. This report will contribute to the framework of critical issues and challenges impacting the city to be addressed by the updated General Plan. The paper is in the process of being compiled, textually described, mapped, and analyzed. A draft will be sent to City staff for review around mid April.

Working Paper #3: Growth and Economic Development Strategy

This working paper will present growth trends, likely demand for various land uses (including retail demand by segment), and opportunities, challenges, and possibilities for their future arrangement in Lodi, market conditions, and taxable sales performance of retail shopping establishments. The strategies will examine the demand for neighborhood-oriented retail uses, and possibilities for dispersing them (while recognizing the need for a critical mass of uses in a given location) to enable neighborhood walkability. It will examine issues related to jobs/employment skills and housing match and the potential role tourism can play, and how land use policies can support that vision. Topics covered include population and demographics, existing business and employment characteristics and trends, retail and visitor services, existing economic development programs, and potential growth and development strategies. The consultants provided a summary of findings to stakeholders during the interviews, and a final draft is well underway. A draft will be sent to City staff for review around late April.

Working Paper #4: Urban Design and Livability

This fourth working paper will diagnose and address the urban design and livability conditions in Lodi. Topics to be examined include the City's accessibility and connections, community and neighborhood design, streetscapes, urban form, city evolution, densities and intensities on the lot, neighborhood, and city scales. It will also evaluate the design and development standards, draft zoning ordinance, and existing subdivision plans. The consultants will conduct a community-based livability assessment as well. This working paper will follow the other three; an outline will be prepared and submitted to City staff for review in early April.

First Newsletter, Citywide Survey, and Website

The newsletter will be sent out to all Lodi residences in mid to late May, along with the survey on planning issues, along with an invitation for the upcoming public workshop. It will help ensure that citizens are informed about how and when to be involved. While the text has been written for the newsletter—that describes the objectives of the General Plan Update process, key issues to be addressed, and opportunities for public participation—the survey will include questions that will result from analysis in the working papers, and must thus wait their completion. The consultants will derive questions and submit them to City staff for review before finalizing the survey. The General Plan Update Website continues to be update by the consultant with the most current public information available. The link is on the Lodi.gov Home Page.

Community Workshop #1

The first community visioning workshop to be held in mid to late June is a citywide event held to further assist the team in “scoping” issues for the General Plan. The intent is to ensure that issues significant to the public are not ignored in the General Plan Update process. The consultants, working with staff, will prepare all materials for the workshops, conduct the meeting, and summarize the findings.

Planning Area

A Planning Area has been determined for the General Plan Update, and confirmed both by the Planning Commission and the City Council. It extends to Interstate 5 (including White Slough) to the west, Acampo Road to the north, Tretheway Road and Highway 88 to the east, and south as far as the horizontal extension of Live Oak Road to the south, encompassing Mettler Road and Micke Grove Regional Park (see attached map).

Schedule

The schedule for the General Plan Update has been revised. The final process will still take place over two years, but we have stretched out the second and third phases (Issues/Visioning and Opportunities/Challenge) to allow for more public input. A more detailed timeline of the above subjects is included as attachments for your information. The upcoming key dates are:

- Working Papers—Drafts submitted to the City from mid April to late May
- Survey and Newsletter—Sent to residences in mid to late May
- Community Workshop #1—mid to late June

FISCAL IMPACT: No fiscal impact.

FUNDING AVAILABLE: The cost of the above work is included in the contract for the General Plan Update authorized previously by the City Council.

Peter Pirnejad
Planning Manager

Randy Hatch
Community Development Director

Attachments: 1. Outline of Working Papers #1, #2 and #3
 2. A revised proposed schedule for the General Plan Update and EIR
 3. Planning Area Map

Opportunities and Challenges Assessment

Working Paper #1: Strategies for Protection of Farmland/ Establishment of a Community Separator

Date: March 26, 2007

- 1 Introduction
 - 1.1 General Plan Update
 - 1.2 Planning Area
 - 1.3 Greenbelt as a General Plan Component
 - 1.3.1 What is a greenbelt?
 - 1.3.2 Planning for a greenbelt
 - 1.3.3 Greenbelts in the General Plan
 - 1.4 Approach and Organization of This Paper
 - 1.5 Next Steps

- 2 Lodi and the Greenbelt Concept
 - 2.1 Overview of Greenbelt Consideration in Lodi
 - 2.1.1 Recent history of greenbelt consideration in Lodi
 - Lower Lodi Agricultural Land Conservation Program (LLALCP)
 - 2x2x2 Greenbelt Committee
 - Community Separator Study
 - Stockton General Plan
 - City of Lodi Greenbelt Task Force
 - 2.1.2 Status of greenbelt-related activity in Lodi
 - Property owners' proposal
 - City initiation of General Plan and SOI amendments
 - Analysis of greenbelt concepts by consultants to the Greenbelt Task Force
 - What happened next, between December 2006 and now?
 - 2.2 Potential Rationales for a Greenbelt South of Lodi
 - 2.2.1 Functions of a greenbelt

Economic

Visual

Community character and identity

2.2.2 What to call a “greenbelt”?

2.2.3 Target area for establishment of greenbelt

3 Greenbelt Target Area

3.1 South Area

3.1.1 Physical and resource characteristics

Soils, slopes and drainage

Water availability

3.1.2 Other characteristics

development Appearance: topography, vegetation, scale/pattern of existing

Land characteristics: parcel size, ownership, and use

Public services (roads, water, sewer, other) – existing and potential

3.1.2 Planning considerations

Suitability for greenbelt designation

Desirable greenbelt scale

Time frame

3.2 West Area

same subheadings as for South Area

3.3 East Area

3.4 North Area

East and North Areas to be discussed more generally.

4 Designating a Lodi Greenbelt: The Regulatory and Planning Context

4.1 San Joaquin County

4.1.1 Regulatory considerations

4.1.2 Policy considerations

4.1.3 Uncertainties (LAFCo?)

4.2 Lodi

4.2.1 Regulatory considerations

General Plan

Zoning

Right-to-Farm ordinance

4.2.2 Policy considerations

4.2.3 Uncertainties

4.3 Stockton

4.3.1 Regulatory considerations

4.3.2 Policy considerations

4.3.3 Uncertainties

5 Strategies for Creating and Preserving a Greenbelt

Chapter 5 reviews strategies for creating and preserving a greenbelt, focusing on those that appear most relevant to Lodi.

5.1 Establishing a Greenbelt

5.1.1 The basics

Scale, applicable economic resources, sound legal footing, public support

5.1.2 Institutional framework

Public: who plans? who zones?

Multi-jurisdictional collaboration

Non-public: role of land trusts

5.2 A Greenbelt Toolbox

5.2.1 Regulation

5.2.2 Voluntary, compensated

Purchase: fee simple, development rights

Fund sources

5.2.3 Voluntary, not compensated

Donations

5.2.4 Mixed systems

Incentivized zoning (clustering of development)

Sale/transfer of development rights

5.2.5 Monitoring and updating

5.3 Summary Case Studies (provisional)

5.3.1 County-based:

Sonoma

Marin

Napa

5.3.2 City-based:

Yuba City

Visalia

5.3.3 City/County collaborations

Alameda and Livermore

Yolo and Davis

Chapter 6 Recommendations for Lodi

6.1 Stakeholders

6.1.1 Property owners (map showing ownerships for South Area would be useful)

6.1.2 City: Why City is interested: community identity, local economy, public opinion

6.1.3 County: History of/prospects for agriculture's planning/zoning status under
County

6.1.4 Stockton

6.2 Prospects for Common Direction

6.2.1 Collaboration?

6.2.2 Independent tracks with mutually consistent results?

6.2.3 Lodi's "position" on County and Stockton planning policy

6.3 Opportunities

6.3.1 Agricultural mitigation fees

6.3.2 Conservation easements

6.3.3 Other?

6.4 Framework for a Program

LODI GENERAL PLAN UPDATE

Opportunities and Challenges Assessment

Working Paper #2: Land Use, Transportation, Environmental Resources, and Infrastructure Assessment

DRAFT OUTLINE

December 6, 2006

Each section of the report will include:

- Background data and information;
- Analysis of the information for its pertinence to the General Plan Update; and
- Policy implications of the analysis and resulting issues.

1. INTRODUCTION AND PURPOSE [D&B]

- 1.1 Purpose of the General Plan Update
- 1.2 Regional Location and Planning Boundaries
- 1.3 Key Objectives and Community Issues
- 1.4 Report Organization
- 1.5 Next Steps

2. LAND USE [D&B]

- 2.1 Current Land Use Pattern
 - Current Land Use Pattern
 - Magnitude and Distribution of Uses
- 2.2 Development Trends and Major Development Projects
 - Residential
 - Nonresidential
- 2.3 Densities and Intensities
- 2.4 Existing Plans
 - Lodi plans (including area plans and specific plans)
 - Key adjacent plans
 - Stockton
 - Woodbridge Community
- 2.5 Planning Issues and Implications

3. TRANSPORTATION SYSTEMS AND CIRCULATION [F&P]

Each section will have its own Planning Issues and Implications

3.1 Automobiles and Traffic Circulation

3.2 Truck Circulation

3.3 Public Transit/Commuter Rail

3.4 Pedestrian and Bicycle Movement

4. PARKS AND OPEN SPACE [D&B]

4.1 Existing Facilities and Planned Improvements

4.2 Standards

4.3 Deficiencies and Planned Improvements/Match with Community Needs

4.4 Planning Issues and Implications

5. AGRICULTURAL AND SOIL RESOURCES [ESA]

5.1 FARMLAND

Including Prime Farmland, Farmland of Statewide Importance, Williamson Act lands

5.2 SOILS

6. ENVIRONMENTAL RESOURCES AND CHALLENGES [ESA]

6.1 Biological Resources (and related Waterways)

6.2 Cultural Resources

Archaeological Resources

Historic Resources

6.3 Energy and Mineral Resources

6.4 Hydrology and Water Quality

6.5 Flooding

6.6 Air Quality

6.7 Hazardous and Toxic Materials

6.8 Geology, Soils, and Seismicity

6.9 Noise

6.10 Planning Issues and Implications

7. PUBLIC FACILITIES [D&B or ESA?]

7.1 Schools

Working Paper #2: Land Use, Transportation, Environmental Resources, and Infrastructure

DRAFT OUTLINE
December 6, 2006

- 7.2 Libraries
- 7.3 Planning Issues and Implications
- 8. INFRASTRUCTURE [WYA]
 - 8.1 Water
 - 8.2 Sanitary Sewer
 - 8.3 Reclaimed Water
 - 8.4 Stormwater Drainage
 - 8.5 Planning Issues and Implications

LODI GENERAL PLAN UPDATE

Opportunities and Challenges Assessment

Working Paper #3: Growth and Economic Development Strategy

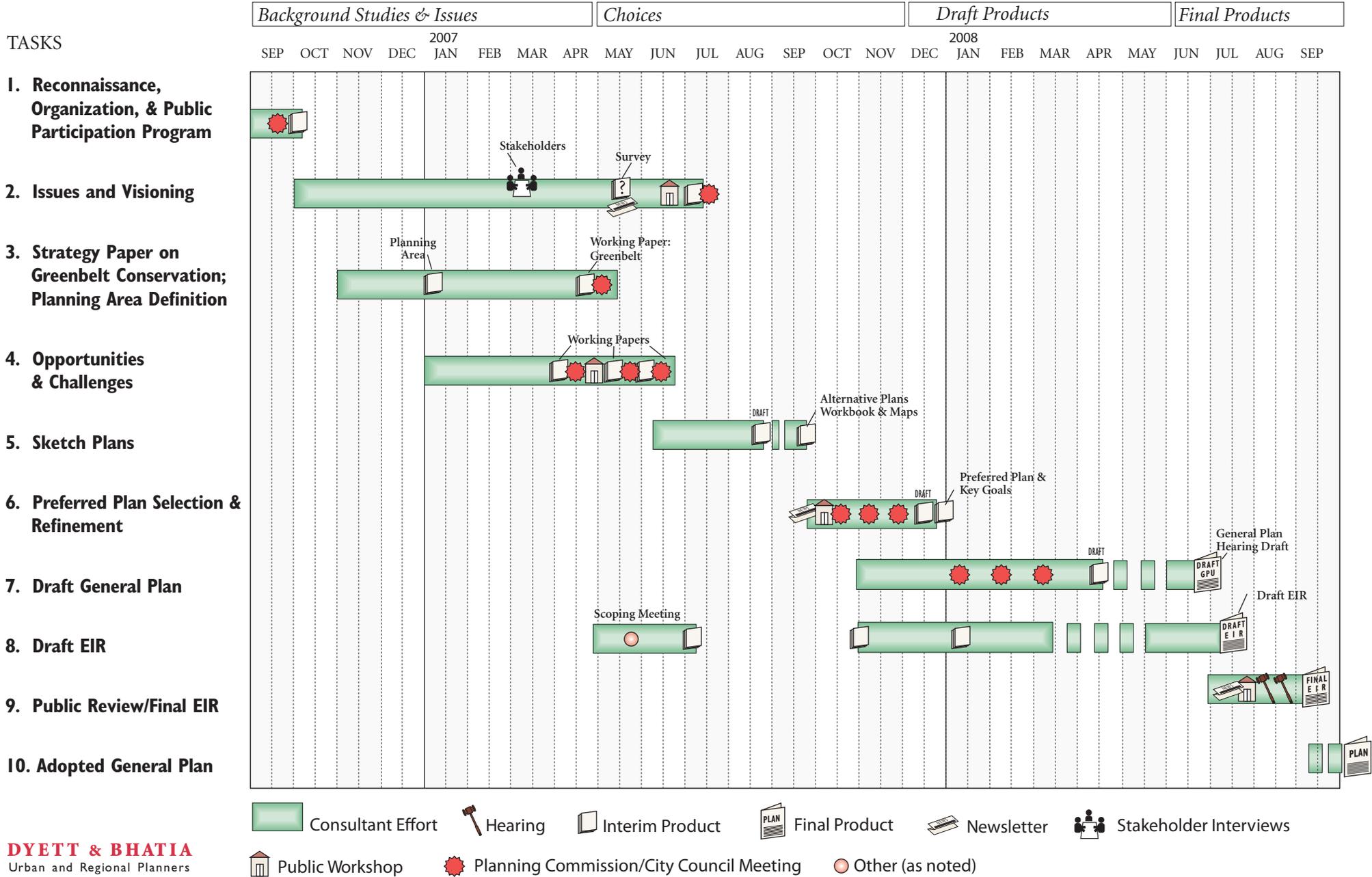
DRAFT OUTLINE

December 20, 2006

- 1 Introduction and Purpose
- 2 Population and Demographics
 - 2.1 Population growth
 - Past trends (based on census and DOF data)
 - Projections (from SJCOG); extended five years to 2030 (reflecting Lodi's two per-cent growth rate limitation)
 - 2.2 Population characteristics (likely to be drawn primarily from the US Census)
 - Age
 - Race/ethnicity
 - Educational attainment
 - 2.3 Projected Population Growth
- 3 Housing and households (likely to be drawn primarily from the US Census)
 - 3.1 Housing stock
 - Types of structures
 - Number of bedrooms
 - Age
 - Tenure
 - Occupancy rate
 - Current housing prices
 - 3.2 Households
 - Household size
 - Household composition
 - Household income
- 4 Economic Characteristics
 - 4.1 Business Characteristics (primarily from Economic Census, Chamber of Commerce, and California Employment Development Department)
 - Major Businesses, by industry sector
 - Sizes of businesses
 - Geographic clusters
 - Recent business locations/relocations
 - Sectors of particular growth/decline at present
 - Relative strengths and weaknesses of Lodi
 - 4.2 Employment Characteristics (from 2000 Census, California EDD, and SJCOG)
 - Labor force
 - Employment and unemployment
 - Industry and Occupation of Employed Residents
 - Number of jobs in Lodi
 - Types of jobs (occupation and industry, as available)

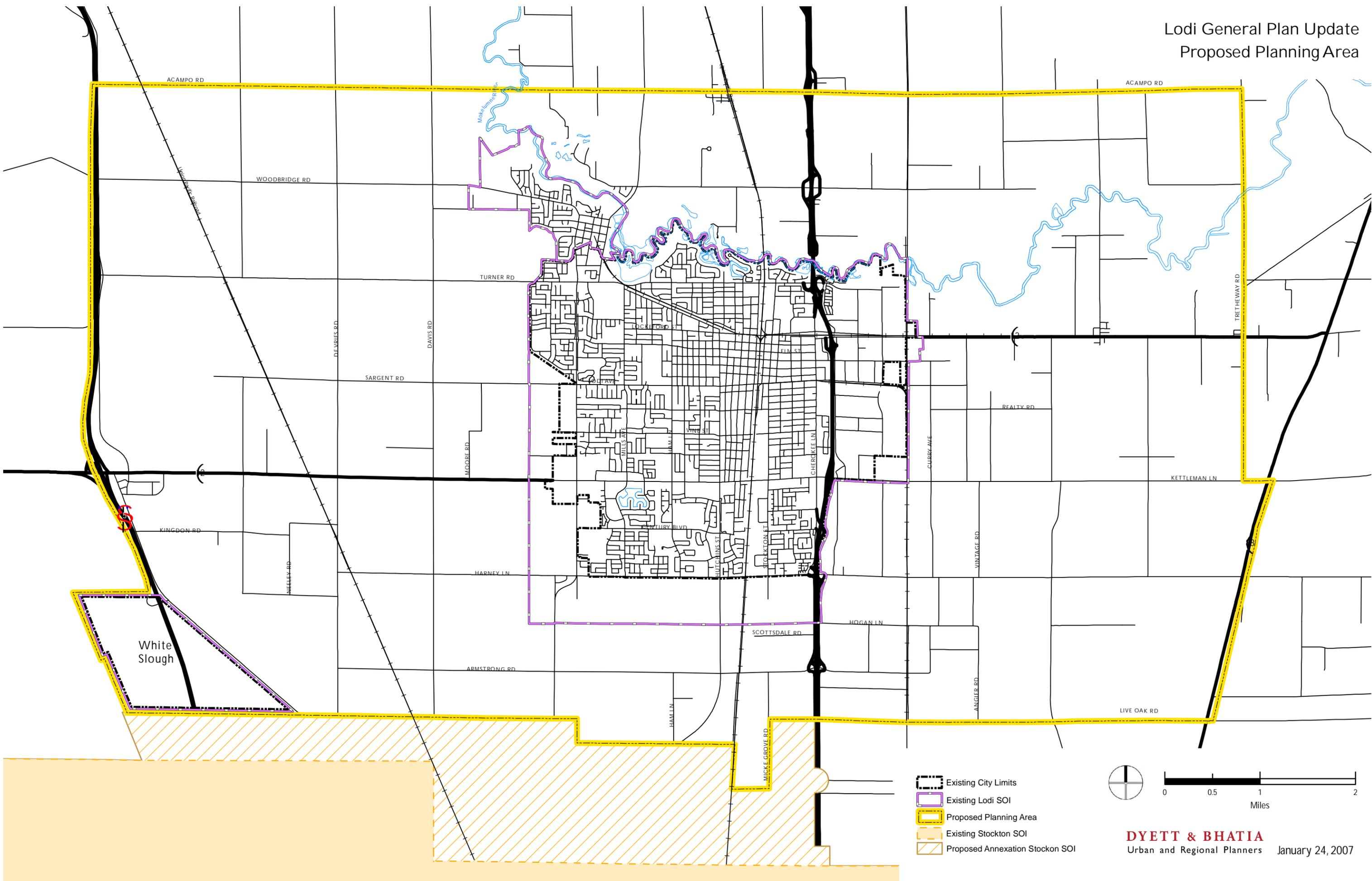
- Typical wages for Lodi jobs (from EDD sources)
- Journey to Work (work location of employed Lodi residents and residence location of Lodi workers, based on 2000 US Census)
- Jobs/housing balance (jobs per employed resident)
- 4.3 Retail sales
 - Citywide trends in sales by store category (total and per capita)
 - Distribution of sales within the City (depends on City's ability to provide data by geographic subarea)
 - Downtown
 - Corridors (Kettleman, Cherokee, Lodi)
 - Scattered strip commercial locations and neighborhood centers
 - Historical sales per capita
 - Retail gaps (based on location quotient approach)
 - Additional retail space supported by future households and businesses
 - Regional retail geography
 - Locations outside of Lodi that compete for purchases by City residents
 - Retail sectors in which Lodi attracts purchases from people who live outside the City
- 5 Existing Economic Development Programs (based on consultation with Community Development staff)
 - 5.1 Programs to improve jobs/housing balance
 - 5.2 Programs to diversify the local economy
- 6 Tourism Potential
- 7 General Plan Implications
 - 7.1 Population and Housing Growth
 - Projected population and household growth (compared to two percent limit; may conform)
 - Household incomes and housing prices
 - 7.2 Employment Growth
 - Workers and jobs match (implications for types of jobs that should be sought)
 - 7.3 Projected demand for residential and nonresidential development in the General Plan Housing (units and types)
 - Hotel/motels/hospitality services (including restaurants)
 - Retail (by type, and potentially location)
 - Office/Medical
 - Industrial
 - Others?
 - 7.4 Candidate economic development programs not currently in use by the City
- 8 Policy choices for growth and development
 - 8.1 Types of jobs and businesses to be pursued
 - 8.2 Types of housing development to be permitted/encouraged (focus on density; frame this discussion in light of household incomes, sizes, and types)
 - 8.3 Locations for retail development (downtown vs. other)
 - 8.4 Locations for non-retail nonresidential development (downtown vs. other)

Proposed Schedule for the City of Lodi General Plan Update and EIR



 Consultant Effort
  Hearing
  Interim Product
  Final Product
  Newsletter
  Stakeholder Interviews
 Public Workshop
  Planning Commission/City Council Meeting
  Other (as noted)

Lodi General Plan Update
Proposed Planning Area



- Existing City Limits
- Existing Lodi SOI
- Proposed Planning Area
- Existing Stockton SOI
- Proposed Annexation Stockon SOI

