

**REGULAR MEETING AGENDA  
LODI IMPROVEMENT COMMITTEE**

**June 9, 2015**

**6:00 P.M.**

**CARNEGIE FORUM – COUNCIL CHAMBERS  
305 W. PINE STREET  
Lodi, California**

For information regarding this Agenda please contact:  
JOSEPH WOOD  
TELEPHONE: (209) 333-6800 x2467

**NOTE:** All staff report or other written documentation relating to each item of business referred to on the agenda are on file in the Office of Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability -related modification or accommodation contact the City Clerk's office as soon as possible and at least 24 hours prior to the meeting date.

**6:00 p.m. Regular Meeting**

**Roll Call**

**Minutes April 14, 2015 – Regular Meeting**

**Announcements/Presentations**

**Agenda Items:**

- A. Water Conservation Issues
- B. Nuisance Property – 400 E. Locust Street
- C. Follow up on Issues from Previous Meetings

**Comments by the Public on Non-Agenda Items (5 minute limit per speaker)**

**Comments from Board members on Non-Agenda Items (5 minute limit per speaker)**

**New Business**

Topics for Upcoming Meetings

**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 regularly scheduled meeting (or 24 hours in advance of a special meeting) at a public place freely accessible to the public 24 hours a day.

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Joseph Wood  
Neighborhood Services Manager



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** Lodi Improvement Committee  
**From:** Joseph Wood, Neighborhood Services Manager  
**Date:** June 4, 2015  
**Subject:** Staff Report for Regular Meeting of June 9, 2015

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**I. Minutes**

The Minutes from the following previous meeting have been provided for your review and approval:

- April 14, 2015 – Regular Meeting

**II. Announcements/Presentations**

- A.** The appointment of Rehana Zaman to the LIC has filled the vacancy created by Terry Piazza's resignation. She will be completing the two remaining years on that term. The same Council action that appointed Ms. Zaman also reappointed Mr. Fran Forkas, Mr. Curt Juran and Ms. Maria Rosado to new three-year terms.
- B.** The City of Lodi was awarded the Brownfield Community-Wide Assessment Grant from EPA that we had applied for in December. We will be pulling together a Brownfield Advisory Committee made up of supporting agencies and organizations. The LIC should select a representative to serve on that Committee.
- C.** The City is currently in the process of updating Lodi's Housing Element and developing a new Analysis of Impediments to Fair Housing Choice. A Stakeholder Session and a Public Meeting are being scheduled for Thursday, June 25<sup>th</sup>. The Stakeholder Session will run from 2:00-4:00 and the Public Meeting will run from 6:00-8:00. Both will be held in Carnegie Forum. I would like to have at least one representative from the LIC at that Stakeholder Session.

**III. Agenda Items:**

**A. Water Conservation Issues**

Public Works Director Wally Sandelin made a presentation to the City Council at the June 3<sup>rd</sup> Council meeting, in which he detailed the City of Lodi's response to the Governor's Executive Order declaring a state of emergency due to the drought conditions. The Council Staff Report is attached for your review and comment. I have invited Public Works to this meeting to address any of your questions.

**B. Nuisance Property – 400 E. Locust Street**

Vice Chair Juran brought this property to my attention as a nuisance due to the condition of the vacant, deteriorated residential structure that is boarded up and is frequented by homeless.

I have checked with code enforcement and they have established contact with the property owner and the owner is being responsive. The owner has stated that they will likely sell the property and I have asked code enforcement to provide me with the contact information as this property would be ideal for our partnership with Habitat for Humanity.

### **C. Follow up on Issues From Previous Meetings**

#### Follow up on Goals for 2015/16

- Address Main Street Issues
  - Working with code enforcement to see how habitability, health and safety conditions have improved within the Golden Era Hotel, 18 S. Main Street.
  - Still looking to coordinate a meeting with the property owner.
- Cherokee Lane
  - \$75,000 allocated to first phase of ADA improvements along Cherokee Lane.
- Habitat for Humanity
  - The City Council has included the Section 108 provision in our 2015/16 Annual Action Plan. Once the Action Plan is approved by HUD, we will look to bring an item back to Council to authorize the application to HUD for Section 108 funding for an Acquisition Rehab Program.
- Monitoring Alley Improvements
  - Waiting on word from Public Works as to what alley they will be working on next.
- Eastside Afterschool Programs and Activities
  - Junior Giants Program – The registration period for the Lodi Junior Giants Program runs through June 5<sup>th</sup> and with just two days remaining the registration total is up to 400 youth and 50 volunteer coaches, assistant coaches, managers and team parents and a total of 28 teams. In comparison, we started with 166 youth and 10 teams for 2014. The season begins June 13 and concludes August 14<sup>th</sup>.
  - The Lodi Junior Giants Program received donations from the community through the World Series Trophy Tour (\$866), from Omega Nu Sorority (\$600) and from Andrew Rigopolous (\$500). These funds will be used to pay for facility use fees at Lodi Academy, and other incidental expenses throughout the season.
- The registration period for the Lodi Junior Giants Program runs through June 5<sup>th</sup> and with just two days remaining the registration total is up to 400 youth and 50 volunteer coaches, assistant coaches, managers and team parents and a total of 28 teams. In comparison, we started with 166 youth and 10 teams for 2014. The season begins June 13 and concludes August 14<sup>th</sup>.

- Community Improvement Award/Community Service Award
  - Vice Chair Juran had recommended that the building across from the Forum, 300 West Pine Street and the property at the corner of Stockton and Pine Street (124 E. Pine St.) be considered for a Community Improvement Award. I would also recommend the property at the southeast corner of Elm Street and Hutchins (430 W. Elm St.) be considered.
    - 300 W. Pine Street – This commercial property was purchased in June of 2014 by Ford Construction Company and they have moved their business office there. They have subsequently made landscape/hardscape improvements along the front and side of the property and have contributed to the improvement of the area. Pictures are attached for your review.
    - 124 E. Pine Street – This residential building is actual a triplex and has been under the ownership and management of Edgar Beoshanz since 1994. Permit records indicate that the exterior stairs to the upstairs unit was recently rebuilt and it appears that the building has been repainted. Pictures are attached.
    - 430 W. Elm St. – This residential property was purchased by Keith and Maurie Jacinto in May of 2013. This property has been overgrown with trees and shrubbery for decades. The new owners have cleared all that away to reveal the dwelling’s classic Craftsman architecture. With new paint, fencing and landscaping, it is a drastic improvement. Pictures are attached.
- LodiGRIP/Gang Problem
  - Our Youth Outreach Worker Ruben Guardiola has completed the transition from part-time to full-time. At this time the City Manager has chosen not to add an additional position in the 2015/16 budget, but will revisit the issue at the mid-year budget review.
  - I asked Ruben to provide me with a list of youths that were graduating this year that he has worked with through their full high school term, and were not on a path to graduation when he started with them. Expecting a list of 10 to 15 youth, I was amazed when he provided me with a detailed list of 49 students from Lodi High’s Class of 2015. These are kids that were either actively involved in gang activity, were associating with the gang crowd, or were heading down that path. All of them, a mix of boys and girls, were performing poorly if not failing several classes and had poor attendance, behavior and attitudes. This is truly remarkable.

#### IV. New Business

##### A. Looking Ahead

- **July 14 – Regular Meeting Cancelled**
- **July 21 – Special Meeting Scheduled**
  - *Election of Officers*
  - *Neighborhood Revitalization Strategy Area*
- **August 11 – Regular Meeting**
  - *Section 108*
  - *Housing Element/Analysis of Impediments to Fair Housing Choice*

# LODI IMPROVEMENT COMMITTEE REGULAR MEETING MINUTES

April 14, 2015

6:00 P.M.  
ROLL CALL

<b>BOARD</b>		<b>STAFF</b>
<u>PRESENT</u>	<u>ABSENT</u>	
Sunil Yadav (Chair)	Maria Rosado	Joseph Wood, CDD
Curt Juran (Vice-Chair)		Kari Chadwick CDD
Fran Forkas		

## **I. MINUTES**

Neighborhood Services Manager Joseph Wood made a correction to the minutes regarding the year 2015-16 for the CDBG items.

### MOTION/VOTE:

The Minutes for the March 10, 2015 Regular Meeting are available for approval. Motion made by Vice-Chair Juran, seconded by Member Forkas to approve the Minutes from the March 10, 2015 Regular meeting as amended above.

The above motion carried by the following vote:

Ayes: Chair Yadav, Vice-Chair Juran and Mr. Forkas  
Noes: None  
Absent: Ms. Rosado

## **II. ANNOUNCEMENTS/PRESENTATIONS**

A. Neighborhood Services Manager Joseph Wood reported that the Homeless Solutions Committee has announced the Homelessness Summit to be held on April 16, 2015 from 9:30 a.m. to 3:30 p.m. in Jackson Hall at the Lodi Grape Festival Grounds. The goal of the Summit is to gather solutions to Lodi's growing homelessness population and develop a strategic plan to implement that can be supported by the Lodi community.

Mr. Wood stated that at the Shirtsleeve meeting held on March 17<sup>th</sup> there were business owners from the downtown attending that were adamantly against the idea and were prepared to speak their mind. Between the PowerPoint presentation given by the Police Department, the discussion with the Salvation Armory and the Foundation discussion any issues were quickly defused. The business owners came away completely satisfied with the direction being taken.

B. Mr. Wood reported the Lodi Junior Giants Program has opened registration for players and coaches for the 2015 Season. We expect to have 225 – 300 youth participating in the program this year, so it is imperative that we recruit significantly more volunteer coaches for the season. The season begins June 13 and concludes August 14<sup>th</sup>.

Mr. Wood added that last year the organization started with 166 kids and this year with only being a month into registration there are already 125 kids registered and we are

expecting to surpass last year's number. There is a big need for coaches, so please put the word out.

Mr. Juran asked if that request has been posted on the Jr. Giants Facebook page. Mr. Wood stated it had. Mr. Juran asked for him to repost, so he could share it.

### **III. AGENDA ITEMS**

#### **A. Election of Officers**

Mr. Wood gave a brief introduction and stated that the By-Laws specify that the elections of officers shall take place annually at the first meeting in April.

Chair Yadav stated that he would like to have all of the Committee members present to elect officers. Mr. Juran asked if a motion needs to be made. Mr. Wood stated that it does.

#### MOTION/VOTE:

Chair Yadav made the motion to table the elections until the June meeting, Member Juran seconded the motion. The motion carried by the following vote:

Ayes: Chair Yadav, Vice-Chair Juran and Mr. Forkas  
Noes: None  
Absent: Ms. Rosado

#### **B. Review of 2015/16 CDBG Annual Action Plan**

Mr. Wood reported that the City will receive \$613,405 in Community Development Block Grant (CDBG) funding for the 2015/16 fiscal year. In order to be eligible to receive those funds, the City of Lodi must submit a Consolidated Plan to the Department of Housing and Urban Development (HUD) every five years, and is required to update that plan annually. The Consolidated Plan is an assessment and analysis of local conditions and issues related to housing, homelessness, community development, and economic development. Utilizing a comprehensive outreach and citizen participation process, the Consolidated Plan describes priority needs facing the community and develops strategies to address those needs. This 2015 Annual Action Plan is the second of five required annual updates to the 2014-2018 Consolidated Plan.

Mr. Wood stated that the Committee Members have until the 23<sup>rd</sup> of April to submit comments.

Member Forkas stated his appreciation for the document.

Chair Yadav stated his appreciation for having the document ahead of the meeting for the purpose of review.

Vice-Chair Juran stated that he would like to see any money left-over from the Hutchins Street Square project put toward the Cherokee Lane ADA Improvements.

Mr. Wood stated that this is the second installment for the Hutchins Street Square project. The entire project was going to require more money than could be funded in a single year, so it was spilt into two separate projects. Last year the south side was done and the leftover funds from that were re-assigned to the second stage, or the north side area.

Chair Yadav stated that he has been receiving many positive comments regarding the work that has already been done on Cherokee Lane.

Mr. Wood stated that there were two separate concepts brought up to the City Council; one is a Revitalization Strategy area, which will look at creating a target area and developing specific goals and objectives that we want to accomplish to relieve the issues of poverty and distress and to have a Community Based Development Organization (CBDO) designated to carry out some of the public services needed to reach those objectives set out for that area. California Human Development being the likely candidate for that CBDO. Once the plan has been development it will be taken to HUD for their approval. The benefit for this is that the moneys spent under this plan in this area will not have to go against the public service cap. Mr. Juran asked for clarification regarding Graffiti Abatement being part of the Public Services. Mr. Wood stated that it is a part of that cap. The second item was creating a partnership with Habitat for Humanity which would give us access to \$1 million to fund an acquisition, rehabbing and resale program to help provide affordable housing. Mr. Juran asked for clarification that the idea is to put the moneys back into the program once the home has been resold. Mr. Wood stated that is correct. There would also be a portion set aside for paying back the loan.

Vice-Chair Juran asked if there is a blighted home can it be taken under eminent domain, rehabbed and then put back into the program. Mr. Wood stated not through this program. A forced abatement is a code enforcement action and is difficult to do.

Mr. Wood stated that the Lodi Improvement Committee can play a large role in helping with the establishment of the goals and objectives and assist in the oversight of the program.

Vice-Chair Juran motioned to draft a letter for the Lodi Improvement Committee to support the NRSA, Member Forkas seconded the motion. The motion carried by the following vote:

Ayes: Chair Yadav, Vice-Chair Juran and Mr. Forkas  
Noes: None  
Absent: Ms. Rosado

### **C. Follow up on Issues From Previous Meetings**

#### Follow up on Goals for 2015/16

- Address Main Street Issues

- Had a coordinating meeting with Deputy City Attorney John Fukasawa and Fire Marshal Gene Stoddart to review data provided by LPD. It appears that the Golden Era Hotel, 18 S. Main Street is the source of problems on that block. The two other residence hotels have the owner's living on-site so they keep a better lid on what goes on there.
- Rather than developing a Neighborhood Improvement Strategy for that entire area, we will be looking to focus attention on the owners of the Golden Era and lay out a specific plan for them to follow in order to address the nuisance issues along that block.

Mr. Wood stated that the City Manager is in full support of meeting with the owner. Chair Yadav stated that he believes that the process is taking too long to get it under control and there is a problem with the fact that there isn't an onsite manager. Vice-Chair Juran asked if that was the hotel where the alarms were turned off. Mr. Wood stated that the property was having a problem with the alarms and someone called in to state that they needed to put the alarm on test to avoid the false alarms that can become very costly.

- Cherokee Lane
  - \$75,000 allocated to first phase of ADA improvements along Cherokee Lane.
- Habitat for Humanity
  - Meeting with Habitat for Humanity on April 24<sup>th</sup> to start fine tuning the program that we intend to fund through the Section 108 Loan Guarantee Program.

Vice Chair Juran asked where the meeting will be taking place. Mr. Wood stated that it will be in the Community Development conference room.

- Monitoring Alley Improvements
  - Waiting on word from Public Works as to what alley they will be working on next.

Member Forkas asked if this is going to be done in conjunction with the water meter program. Mr. Wood stated that they are not.

- Eastside Afterschool Programs and Activities
  - Junior Giants Program – Registration has begun. Fundraising efforts are underway.
- Community Improvement Award/Community Service Award
- Gang Problem
  - Our Youth Outreach Worker Ruben Guardiola has completed the transition from part-time to full-time.
  - Lodi Unified has committed to funding one-half of his salary and has commented that they would be willing to fund one-half of a second position. Staff is still uncertain whether Lodi City Council will make that move to grow the program.

Chair Yadav believes that this program should be supported and grow. Mr. Wood added that a second person would also allow for them to both take time off without any interruption in service.

#### Community Gardens

- o LOEL Community Garden has been completed

Vice Chair Juran stated that the project has not been completed but should be done in about a month. He believes that once the ADA compliance items are completed there will be a ceremony. Mr. Wood suggested that we invite HUD to attend.

#### **COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

- None.

#### **COMMENTS FROM THE BOARD MEMBERS ON NON-AGENDA ITEMS**

- Vice Chair Juran asked about the Community Improvement Award possibly going to the building across from the Forum, 300 West Pine Street. The property at the corner of Stockton and Pine Street has also made some improvements.

#### **IV. NEW BUSINESS**

Topics for Upcoming Meetings

##### **A. Looking Ahead**

- May 12, 2015 – Need to cancel due to ADA Conference
- May 19, 2015 – Not available
- June 9, 2015 – Election of Officers
- July 14, 2015 – pursue neighborhood revitalization area – Mr. Juran would like to see the meetings advertised in the newspaper under public service announcements.

#### **ADJOURNMENT**

There being no further business before the Committee, the meeting was adjourned at 6:44 p.m.

Respectfully submitted,  
Joseph Wood, Staff Liaison



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Receive Report on Drought Emergency and Governor's Executive Order

**MEETING DATE:** June 3, 2015

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** Receive a report on drought emergency and the Governor's Executive Order.

**BACKGROUND INFORMATION:** On January 17, 2014, the Governor of the State of California proclaimed a state of emergency in the State of California due to drought conditions in the state. On April 25, 2014, the Governor proclaimed a continued state of emergency in the State of California due to drought conditions that have persisted for the last three years and the duration of this drought is unknown. On May 21, 2014, the City Council adopted a resolution finding the existence of a drought emergency and supported the Public Works Director in declaring a Stage 1 water emergency in Lodi. On February 26, 2015, the Public Works Director declared a Stage 2 water emergency effective immediately due to the continued drought. On March 27, 2015, the Office of Administrative Law (OAL) approved emergency regulatory action submitted by the State Water Resources Control Board (SWRCB) thereby establishing emergency regulations (Attachment A). On April 1, 2015, the Governor issued an Executive Order effective immediately (Attachment B). On April 7, 2015, the SWRCB issued the draft regulatory framework (Attachment C) and the draft regulation (Attachment D) was released on April 18, 2015 to implement the mandatory conservations measures contained in the Governor's Executive Order.

The above actions are further discussed below and the impacts to the City are described. This report will also present information regarding the City's compliance with the OAL regulatory action and the Governor's Executive Order regulations, along with other actions planned by the City, other measures that could be implemented and what other agencies are doing.

### Office of Administrative Law Emergency Regulations

The SWRCB submitted emergency re-adoption action to keep in effect the three emergency regulations previously adopted by the OAL and to amend other emergency regulations pertaining to drought emergency water conservation. These regulations require the following restrictions.

- No application of potable water to outdoor landscapes during or within 48 hours after measurable rainfall.
- Eating and drinking establishments may only serve water upon request.
- Operators of hotels and motels shall provide guests the option of not having towels and linens laundered daily, and must display this notice prominently in each guestroom.
- Urban water suppliers must provide "prompt notice to a customer whenever a leak may exist within the end-user's exclusive control."

APPROVED: \_\_\_\_\_  
Stephen Schwabauer, City Manager

Also, the City is required to implement restrictions or other mandatory conservation measures to achieve a 20 percent reduction as compared to 2013 within 45 days of adoption of the emergency regulations. The 45 day period ends on May 11, 2015. In order to increase conservation efforts to meet the 20 percent reduction, the Public Works Director has declared a Stage 3 water emergency effective May 1, 2015.

As of May 1, 2015, the following restrictions will apply throughout the City. New restrictions are in bold.

- **Outdoor watering allowed only two days a week (odd addresses- Wednesday and Sunday, even addresses - Tuesday and Saturday). NO watering on Mondays, Thursdays, or Fridays.**
- Outdoor watering between the hours of 10 a.m. and 6 p.m. is prohibited.
- Outdoor watering is not allowed during **or within 48 hours** following measureable rainfall.
- Repairing a controllable leak of water **within 72 hours** is required.
- Washing of sidewalks, driveways, parking areas, tennis courts, patios, streets or other exterior paved areas or buildings except when required to remove any spillage of substances that may be a danger to public health or safety, is prohibited.
- Washing with water any motor vehicles, trailers or movable equipment other than with a bucket and rinsing the vehicle or equipment by use of a hose for not more than three minutes is prohibited.
- Use of a hose without a positive shut off nozzle is prohibited.
- Excess watering of any area so that water flows into a gutter or any drainage area for a period exceeding three minutes is prohibited.
- Unnecessary running of water in any residential, commercial or industrial establishment onto the floor, pavement, ground or into any drain or drainage area, with any equipment or in any way for more than three minutes is prohibited.

Additional commercial restrictions to the above include:

- **Dining establishments may only serve water upon request.**
- **Hotels and motels are required to offer guests the option of not having towels and linens laundered daily, and must display such a notice prominently in each guestroom.**

#### Governor's Executive Order

The Governor's Executive Order found conditions of extreme peril to persons and property in California and requires expedited actions to reduce the harmful impacts of water shortages resulting from the drought. These actions vary from those that save water, increase enforcement against water waste, investment in new technologies to streamlining government response. Locally, this order requires the following as a water supplier. The item number references the Executive Order provided in Attachment B. These requirements must be met by December 31, 2015. All reductions described are determined when comparing the current residential water use to the 2013 water use reported on the State's reporting portal at the following website ([www.DRINC.ca.gov](http://www.DRINC.ca.gov)).

#### *Save Water*

- (Item 2) The City will be subject to restrictions by the SWRCB in order to achieve a 25-percent statewide reduction of potable urban water usage. The SWRCB is currently developing draft regulations that are discussed later in this report.
- (Item 5) The City will be subject to restrictions requiring commercial, industrial, and institutional properties to implement water saving measures consistent with the reduction requirements in the draft regulations.

- (Item 6) The City will be restricted from irrigating ornamental turf on public street medians with potable water. Trees and shrubbery in public street medians may continue to be irrigated with potable water.
- (Item 7) The City shall prohibit irrigation with potable water outside of newly constructed homes and buildings unless delivered by drip or microspray.
- (Item 8) The City will develop "rate structures and other pricing mechanisms, including but not limited to surcharges, fees, and penalties, to maximize water conservation consistent with statewide water restrictions."

#### *Increase Enforcement Against Water Waste*

- (Item 9) The City shall provide a monthly report to the SWRCB on water usage, conservation, and enforcement actions.
- (Item 10) The City shall report water diversion and use as a water right's holder (junior rights held at White Slough are currently under curtailment) and "conduct inspections to determine whether illegal diversions or wasteful and unreasonable use of water are occurring."
- (Item 11) The City shall update Section 17.30.070 of the City's Landscape Municipal Code to meet the update of the State Model Water Efficient Landscape Ordinance. The City shall report on the implementation of local ordinances, with reports due by December 31, 2015.
- (Item 15) The City (currently in process, working jointly with San Joaquin County taking the lead) may be required to immediately implement all requirements of the California Statewide Groundwater Elevation Monitoring Program. This is dependent on the priority of our local groundwater basin, the determination of which is in process.

#### State Water Resources Control Board Draft Regulations

In compliance with Item 2 of the Governor's Executive Order, the SWRCB released the draft regulatory framework on April 7, 2015. Comments were received until April 13, 2015 and the draft regulation was released on April 18, 2015 (Attachment C). Comments were received until May 4, 2015 and the SWRCB adopted the regulations on May 5, 2015. Below are descriptions of the concepts included in the draft regulations as well as potential effects in Lodi.

- The draft regulation proportionally assigns water savings to each water supplier by either their water supply source (surface water only source has 4-percent conservation standard) or residential gallon per capita water use (R-GPCD, residential-gallons per capita per day) reported to the State since September 2014. Based on this R-GPCD, each water supplier is assigned a conservation standard intended to achieve a 25 percent statewide reduction in potable residential water use. Lodi is proposed to be in the ninth tier and would be required to conserve 36 percent compared to 2013 baseline usage.
- The draft regulation also requires urban water suppliers to evaluate and reduce commercial, industrial, and institutional sector water use with additional reporting requirements. The additional monthly reporting requirements proposed include the following:
  - Commercial use.
  - Large landscape commercial use.
  - Industrial use.
  - Institutional use.
  - Large landscape institutional use.
- The draft regulation also includes a compliance assessment to determine if urban water suppliers are meeting required monthly use reductions compared to the same month in 2013.
- Additional prohibitions include the following:
  - New homes built in Lodi will be required to use drip or microspray systems for outdoor irrigation of turf with potable water.

- o Ornamental grass (excluding grass medians with trees and shrubs) on public street medians is prohibited from being irrigated with potable water.

Failure to comply with the final regulation, may include informal or formal enforcement, informational or conservation orders, or any combination of these.

### Regulatory Requirements

Currently the City of Lodi Municipal Code Section 13.08.220 defines the waste of water within Lodi and the requirements for water conservation. The 2010 Urban Water Management Plan, adopted by Council on August 2, 2011, outlines the City's water shortage contingency plan. Currently, the Public Works Director has declared Stage 1, 2, and 3 of this plan.

The City has been meeting with the San Joaquin Office of Emergency Services Drought Task Force since January 2014. Beginning in February 2014, the City has been reporting on a weekly and, as of January 2015, a biweekly basis the drought conditions affecting our agencies and the measures we have taken.

Since August 2014, the City has been reporting on a monthly basis to the SWRCB, at [www.drinc.ca.gov](http://www.drinc.ca.gov), the following data.

- Current water shortage contingency stage invoked.
- Total potable water produced in the prior month.
- Total potable water produced in the same month of 2013 (used as a baseline).
- Percentage of production that was for residential use only.
- Percentage of production lost in the system.
- Qualification of where the percentages used were derived.
- Total population served.
- Residential gallons per capita day (R-GPCD) beginning in October 2014 (September data).

Beginning in April 2015, the City was required to report the following additional data.

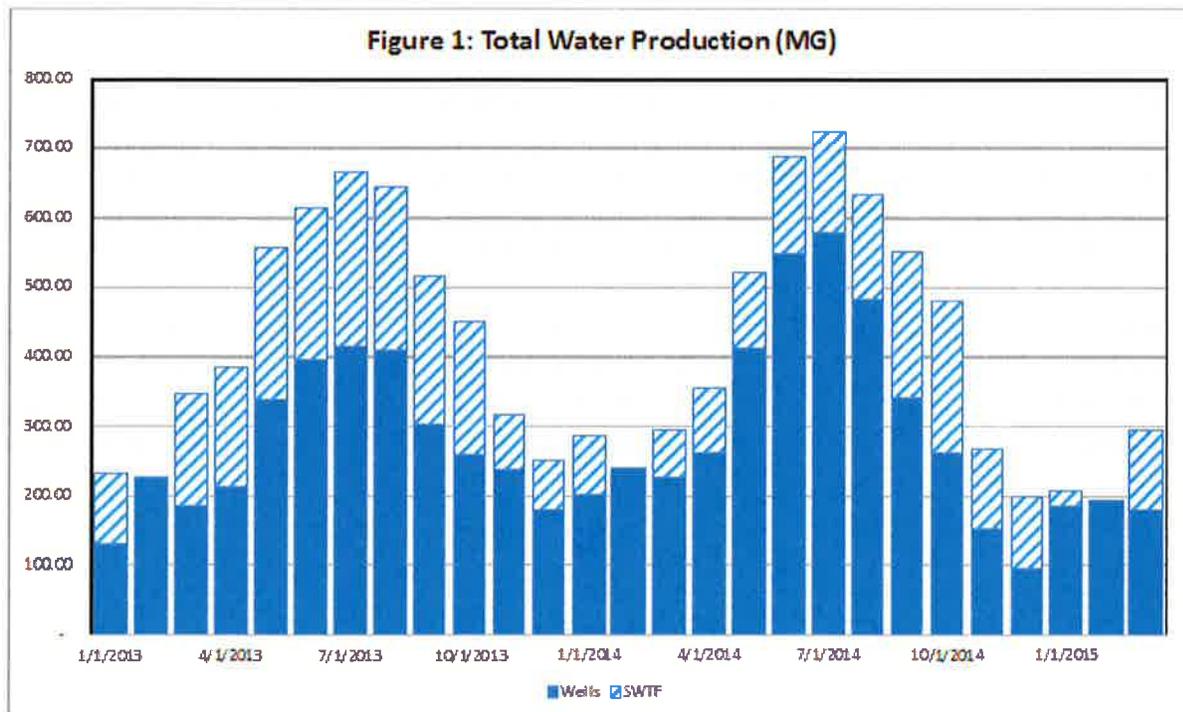
- Number of days a week allowed for outside irrigation.
- Number of complaints of water waste or water conservation violations received.
- Number of contacts (verbal or written) made with customers for these complaints/violations.
- Number of formal warning actions.
- Number of penalties issued for these complaints/violations.

### Regulatory Compliance

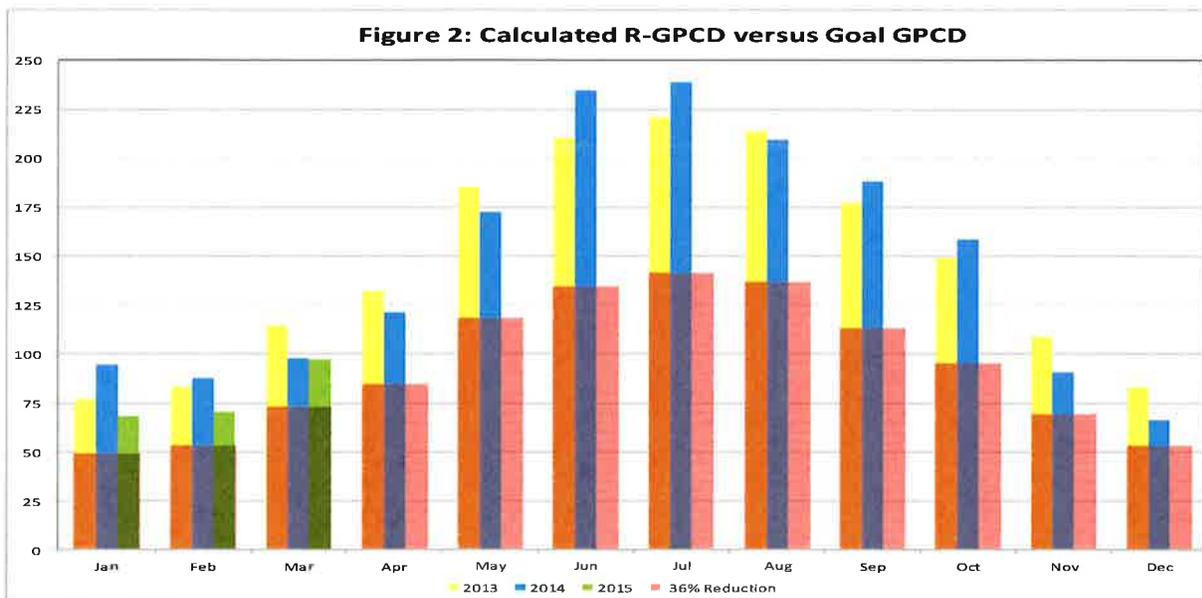
In order to accurately report the data required, several calculations are done each month. First, the potable water production from both the Surface Water Treatment Facility (SWTF) and the 28 groundwater wells are compiled and added together. From this, the losses are subtracted. Losses are 10 percent per the 2010 Urban Water Management Plan. Then, this value is divided by the number of days in the month and the population. The formula is shown below.

$$R-GPCD = \frac{((Production_{SWTF} + Production_{Wells})_{MG} - 10\% Losses) * 1,000,000 * 72.6\%}{Population * Days in Month}$$

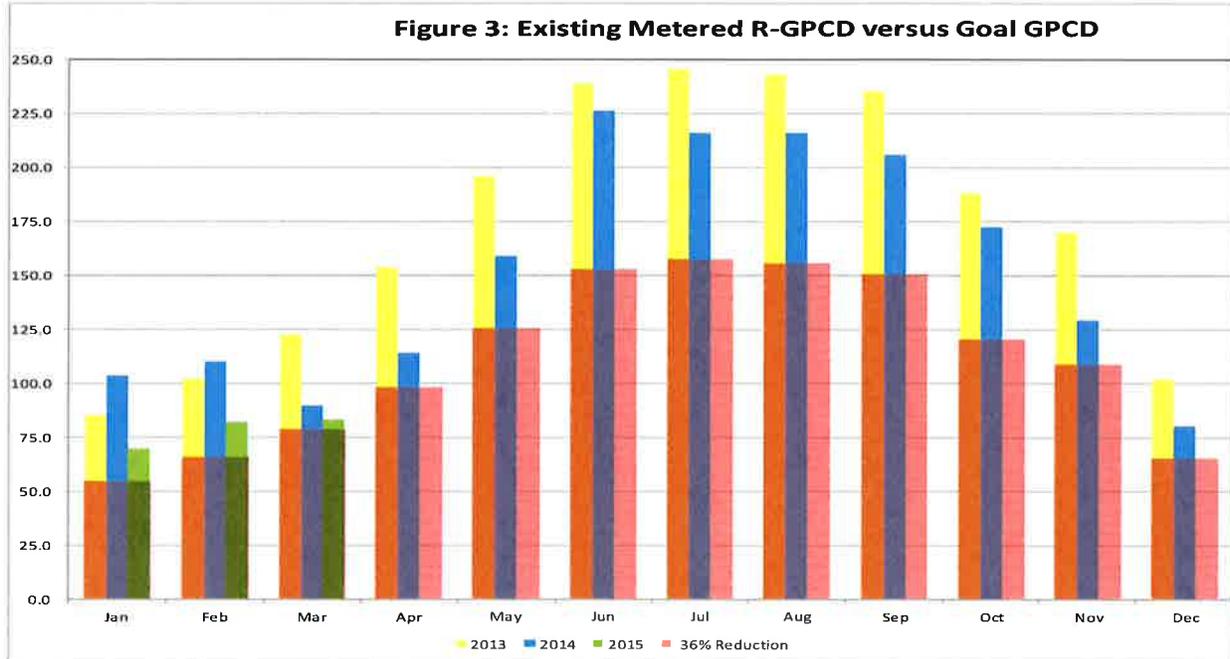
Typically, the City's residential water use fluctuates, depending on the time of year (more use in the summer, less in the winter), as shown in the graph below. The graph in Figure 1 presents the total production and the production by source, groundwater or surface water.



In order to meet the 36 percent reduction goal in the draft emergency regulations, the City will need to require additional restrictions on water use. The graph presented in Figure 2 compares the calculated residential water use (R-GPCD), from January 2013 to present, with the 36 percent reduction goal.



The graph presented in Figure 3 compares the residential water use (R-GPCD), from January 2013 to present, based on the current residential metered customers with the 36 percent reduction goal. The residential metered water use indicates that the water use appears to be on a downward trend in 2014 and possibly in 2015.



Since the mid-1980's the City has implemented the following restrictions in the water conservation ordinance which have been tightened by the Stage 3 emergency declaration on water use:

1. Watering is allowed three days a week (odd addresses- Wednesday, Friday, and Sunday, even addresses – Tuesday, Thursday, and Saturday). NO watering on Mondays.
2. Between May 1 and September 30, watering between the hours of 10 a.m. and 6 p.m. is prohibited.
3. Over watering of lawns or landscapes from November 1 through February 28, or during or immediately following a rain is prohibited.
4. Washing of sidewalks, driveways, parking areas, tennis courts, patios, streets or other exterior paved areas or buildings except when required to remove any spillage of substances that may be a danger to public health or safety, is prohibited.
5. Washing with water any motor vehicles, trailers or movable equipment other than with a bucket and rinsing the vehicle or equipment by use of a hose for not more than three minutes is prohibited
6. Use of a hose without a positive shut off nozzle is prohibited.
7. Excess watering of any area so that water flows into a gutter or any drainage area for a period exceeding three minutes is prohibited
8. Unnecessary running of water in any residential, commercial or industrial establishment onto the floor, pavement, ground, or into any drain or drainage area, with any equipment or in any way for more than three minutes is prohibited.

The City has implemented a robust outreach program over the past few years. In addition to having a booth at public events (formerly at the Grape Festival, now at the Farmer's Market), water conservation staff perform home water audits for water service customers. Staff has also presented at local events such as 'Water Conservation and You!' and the 'State of Our Rivers' Symposium. On May 30, 2015, they will present at the event 'Get Ahead or Get Parched' workshop. The normal

duties of the officers are responding to water waste complaints, patrolling for water waste and notifying customers of these violations.

There are currently three part-time Deputy Water Conservation Officers (officer) on staff. In the past year, staffing has gone from one part-time officer working an average of 17 hours per week to three officers working an average of 19 hours per week per officer. Since July of 2014, water conservation staff has responded to the following calls and violations.

	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
Controllable Leak	14	28	16	21	6	4	4	3	21	14	0	0
Unassigned Day	64	149	59	84	57	13	18	24	81	30	0	0
Off Hours	42	55	24	2	0	0	0	0	0	0	0	0
Washing down sidewalks	11	9	9	10	8	6	4	2	9	8	0	0
No Positive Shut off	5	13	5	3	1	1	1	1	0	0	0	0
Flooding Gutter	88	100	77	101	40	20	24	30	113	72	0	0
Over-watering	25	12	13	9	17	10	6	12	12	9	0	0
<b>Total</b>	<b>249</b>	<b>366</b>	<b>203</b>	<b>230</b>	<b>129</b>	<b>54</b>	<b>57</b>	<b>72</b>	<b>236</b>	<b>133</b>	<b>0</b>	<b>0</b>
	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
Citizen Call	101	117	76	33	19	15	16	19	100	156	0	0
Follow-ups	150	268	138	174	96	36	39	40	174	185	0	0
Verbal Warning	12	46	8	17	1	12	7	3	19	29	0	0
Warnings	138	222	130	157	95	24	32	37	155	156	0	0
Citations w/Fines	0	0	0	0	1	0	0	1	5	0	0	0

### Planned Actions

In order to meet the conservation goal of 36 percent reduction compared to 2013, the City will need to implement the following measures, at least, and more if needed.

- Staff will increase public outreach and actions to include the following.
  - Advertisements
  - Door Hangers
  - Increase frequency of outreach booth at the Farmer's Market and other local events.
  - Establish night patrols to monitor and cite residents for excessive watering at night.
- Rebates to water service customers within the city limits will be expanded to include the following:
  - Water efficient washing machine rebate (\$100/address)
  - Rain barrel rebate (50 percent up to \$100 each, three maximum per address)
  - Drought tolerant landscape with drip irrigation rebate (\$0.75/square foot; 200 square foot minimum – 4,000 square foot maximum; pre and post installation inspection by staff required; dead lawns are ineligible)

Additionally, staff suggests Council consider the following actions.

- Restructure the current water utility rate structure from 50 percent base charge/50 percent usage to 25 percent base charge/75 percent usage.
- Suspend landscaping requirements *Section 17.30.050B* (requires 75 percent of landscaping visible from the public right of way not covered by hardscape to be living vegetation).
- Implement the following temporary violation penalties:
  - Increase fine for 3<sup>rd</sup> notice of violation within 12 months to \$100.
  - Increase fine for 4<sup>th</sup> notice of violation within 12 months to \$300

- Authorize Installation of a flow restrictor (customer pays for installation and removal) for a period of 14 days following issuance of a 5<sup>th</sup> notice of violation within 12 months
- Add a penalty charge to those residents whose usage reaches the 3<sup>rd</sup> tier water rate

Other Agencies Actions

There are several agencies within our region that are offering water conservation rebates. The table below outlines the City's current rebates and the rebates other agencies have implemented.

Agency	Toilet	HET Toilet	Clothes Washer	Lawn Replacement	Notes
City of Lodi	\$44	50% upto \$100 (a)	-	-	(a) WaterSense certified toilets (b) Additional rebates on hose bib timers, showerheads, and water heater blanket
City of Manteca	\$25 Dual Flush	\$25	\$150 (a)	\$1/ft <sup>2</sup> (b)	(a) Water factor ≤7.1 (b) Maximum: Residential = 500 ft <sup>2</sup> Commercial = 5000 ft <sup>2</sup>
City of Lathrop	-	-	-	-	No rebates offered
City of Tracy	-	\$125 ULFT	-	-	
City of Patterson	-	\$75	-	\$1/ft <sup>2</sup> (a)	(a) (minimum \$200 to maximum \$2000)
City of Modesto	-	\$50	\$100	-	
City of Dublin	-	-	-	-	No rebates offered
East Bay Municipal Utilities	-	\$50	\$150 (a)	-	(a) Joint rebate with PG&E

**FISCAL IMPACT:** Not applicable.

**FUNDING AVAILABLE:** Not applicable.

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F. Wally Sandelin  
 Public Works Director

**PROPERTIES UNDER CONSIDERATION  
FOR COMMUNITY IMPROVEMENT AWARD  
JUNE 9, 2015**

- **300 W. PINE STREET**
- **124 E. PINE STREET**
- **430 W. ELM STREET**

300 W. PINE STREET



124 E. PINE STREET



430 W. ELM STREET

