

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, FEBRUARY 26, 2014 @ 7:00 PM</p>
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For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the 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 Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “January 8, 2014”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of a Use Permit to allow Lodi Christian School to increase the number of students from 255 to 300 on the grounds of Temple Baptist Church located at 801 South Lower Sacramento Road. (Applicant: Steve Opp, on behalf of Temple Baptist Church File No. 13-U-19; CEQA Determination: Exempt per Section 15314)
 - b. Request for Planning Commission approval of a Use Permit to allow a Type-47 On-Sale Beer, Wine and Distilled Spirits for McGuire’s On Elm Street Irish Pub at 24 W Elm Street. (Applicant: Gary Arnold; File 13-U-18; CEQA Determination: Exempt per Section 15321)
 - c. Request for Planning Commission approval of a Tentative Parcel Map to merge and subdivide three (3) parcels into twenty-five parcels and review and approve the Site Plan and Architectural Review application for the Reynolds Ranch Shopping Center Phases IIIA and IIIB Development. (Applicant: Kim Whitney, RSC Engineering Inc., on behalf of San Joaquin Valley Land Co., LLC. File No. 13-P-01 and 13-SP-04. CEQA Determination: Prior EIRs Section 15153)

NOTE: The above items are quasi-judicial hearings and require disclosure of ex parte communications as set forth in Resolution No. 2006-31

4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ART IN PUBLIC PLACES
9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. ADJOURNMENT

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

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

Right to Appeal: (see pg 2 for details)

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.

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, JANUARY 8, 2014**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of January 8, 2014 was called to order by Chair Jones at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Slater and Chair Jones

Absent: Planning Commissioners – None

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, and Administrative Secretary Kari Chadwick

2. MINUTES

“November 13, 2013”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Heinitz second, approved the minutes of November 11, 2013 as written. (Commissioner Jones abstained because he was not in attendance of the subject meeting)

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for a Tentative Parcel Map to divide one parcel into two lots at 1255 South Beckman Road. (Applicant: Carlos Hidalgo, on behalf of Fifth Wave LLC; File 13-P-03; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions))

Director Bartlam gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned.

Hearing Opened to the Public

- Steve Peachin, representative for the applicant, came forward to answer questions.
- Chair Jones asked if there will be a fast food restaurant built on the new parcel. Mr. Hildago, applicant, stated that the plan is to put a fast food restaurant on the parcel.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Slater second, approved the request for a Tentative Parcel Map to divide one parcel into two lots at 1255 South Beckman Road subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Slater and Chair Jones
Noes: Commissioners – None
Absent: Commissioners - None

Commissioner Kirsten apologized to the applicants that were on the December agenda for not attending the meeting causing the lack of a quorum. Commissioner Heinitz also apologized.

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for a Tentative Parcel Map to divide two parcels into three lots at 500 and 506 Daisy Avenue. (Applicant: Jeffrey Kirst; File 13-P-04; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions))

Director Bartlam gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned in the revised resolution.

Commissioner Heinitz stated his concerns for the third lot building and the fact that it does not conform to the current code. He also mentioned that the resolution states that there will be four lots, is that accurate? Mr. Bartlam stated that there will only be three lots.

Commissioner Olson disclosed that she had a brief discussion with the applicant regarding the project.

Hearing Opened to the Public

- Jeffery Kirst, applicant, came forward to answer questions. He stated that he would like to keep the structure on the third lot. He handed out the proposed lot layouts.
- Vice Chair Kiser asked if Mr Kirst was going to get a variance for the structure. Mr. Bartlam stated that he does not need to get a variance for the structure because it is existing. It is a legal non-conforming structure as it stands. Kiser asked about the water line size. Mr. Kirst stated that whatever the City requires is what will be installed.
- Commissioner Heinitz stated his concerns with the non-conforming structure on the third lot. He would like to have something in writing approving the non-conforming item. Director Bartlam stated that he could put together some language to accommodate the structure. Mr. Kirst stated that he could put something in the deed that could then travel with the property from owner to owner. Mr. Bartlam stated that a condition could be added to accommodate the concerns.
- Commissioner Slater asked what the use of the structure was. Mr. Kirst stated that it is a shop with storage. Slater asked if it could be turned into in-law quarters. Kirst stated that there aren't any services to the structure. Slater asked staff if there are restrictions for turning the structure into in-law quarters. Bartlam stated that the only restrictions are those that are set in the zoning code.
- Commissioner Hennecke asked about the improvements that will be done to the structure and will they need to bring it up to code if they are required to pull a building permit. Mr. Kirst stated that he would like to put new siding on or paint and a new garage door. Hennecke asked staff if he will have to pull permits for the work he is planning on doing. Bartlam stated that replacing the garage door like for like would not require a permit, but the siding would. Hennecke asked if that would trigger having to bring the structure up to current code. Bartlam stated it would not.
- Vice Chair Kiser asked if there is power to the structure. Mr. Kirst stated that there is electricity to the building.

Public Portion of Hearing Closed

- Commissioner Heinitz likes the project, but would like to see a condition added to accommodate the non-conforming building. He would also like to ensure that the electricity for the building is tied in to the new structure on the property.
- Director Bartlam stated the new Condition #20 to read:
#20 – Approval of this action expressly approves the existing shed on parcel one.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Kiser second, approved the request for a Tentative Parcel Map to divide two parcels into three lots at 500 and 506 Daisy Avenue subject to the conditions in the resolution with the change noted above. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Slater and Chair Jones
 Noes: Commissioners – None
 Absent: Commissioners - None

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for a Use Permit to allow a Type-47 On-Sale Beer, Wine and Distilled Spirits in conjunction with a restaurant operation at 910 South Cherokee Lane. (Applicant: Alberto Ortiz; File Number: 13-U-08)

Director Bartlam gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned in the revised resolution.

Vice Chair Kiser asked if live entertainment was a part of this application. Director Bartlam stated that it is not a part of this application, but the applicant could always bring it back with that request.

Hearing Opened to the Public

- Alberto Ortiz, applicant, came forward to answer questions with the help of an interpreter, Miriam Bernardino.
- Chair Jones asked if Mr. Ortiz has ever owned and operated a restaurant before. Mr. Ortiz stated yes. Jones asked if it was in Lodi. Ortiz stated that it was in Stockton. Jones asked what type of restaurant and how long did Mr. Ortiz own it. Ortiz stated that it was a restaurant and bar and he owned it for about three years.
- Vice Chair Kiser asked if Mr. Ortiz is aware that he will need to have his staff trained through ABC. Mr. Ortiz stated that he is aware of that condition.
- Chair Jones asked if Mr. Ortiz had experienced any problems at his other restaurant. Mr. Ortiz stated that there had been no problems.

Public Portion of Hearing Closed

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Olson second, approved the request for a Use Permit to allow a Type-47 On-Sale Beer, Wine and Distilled Spirits in conjunction with a restaurant operation at 910 South Cherokee Lane subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kirsten, Kiser, Olson, Slater and Chair Jones
 Noes: Commissioners – None
 Absent: Commissioners - None

4. PLANNING MATTERS/FOLLOW-UP ITEMS

Director Bartlam introduced Bill Campbell, contract planner from PMC, working with the City while we recruit for Manny's replacement. Mr. Campbell came forward to tell the Commission about himself and his experience.

5. ANNOUNCEMENTS AND CORRESPONDENCE

Director Bartlam stated that interviews are scheduled for Tuesday, January 14, 2014 for the Senior Planner position. He is comfortable with the pool of applicants. Chair Jones asked why the City isn't just keeping the part-time help. Mr. Bartlam stated that there is enough work on the books to keep a full-time planner busy.

Director Bartlam announced that he will be leaving the City of Lodi to become the City Manager of Chino Hills.

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that staff is available to answer any questions.

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

4. ART IN PUBLIC PLACES

None

8. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

None

9. COMMENTS BY STAFF AND COMMISSIONERS (NON-AGENDA ITEMS)

None

10. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:34 p.m.

ATTEST:

Kari Chadwick
Planning Commission Secretary

Item 3a

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: February 26, 2014

APPLICATION NO: Use Permit Amendment: 13-U-19

REQUEST: Request for Planning Commission approval of a Use Permit to allow Lodi Christian School to increase the number of students from 255 to 300 on the grounds of Temple Baptist Church located at 801 South Lower Sacramento Road. (Applicant: Steve Opp, on behalf of Temple Baptist Church File No. 13-U-19; CEQA Determination: Exempt per Section 15314)

LOCATION: 801 South Lower Sacramento Road
Lodi, CA 95242
APN: 027-400-12

APPLICANT: Steve Opp, on behalf of Temple Baptist Church
801 South Lower Sacramento Road
Lodi, CA 95242

PROPERTY OWNER: Temple Baptist Church of Lodi
801 South Lower Sacramento Road
Lodi, CA 95242

RECOMMENDATION

Staff recommends that the Planning Commission approve the request of Steve Opp, on behalf of Temple Baptist Church, for a Use permit to increase the enrollment of the school from 255 to 300 students subject to conditions in the attached resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: LDR, Low Density Residential
Zoning Designation: Planned Development 16
Property Size: 26.17 acres

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Commercial	PD 35	Mixture of vacant land and commercial uses
South	Commercial	San Joaquin County	Agricultural land
East	Low Density Residential Office	Planned Development 42	Mixture of office and professional uses
West	Public	PD 42	Vacant land

SUMMARY

The proposed project involves the addition of 45 new students in the preschool and kindergarten thru 8th grade, along with 6 additional part time and full time staff members.

BACKGROUND

The Temple Baptist Church has undergone a number of discretionary reviews on numerous occasions over the past years. The original church development occurred through Use Permit No. U-80-17, allowing the initial construction of the church and parish center. Use Permit U-94-18 was approved by the Planning Commission in October 1994 and allowed for the surface parking lot expansion and additional church buildings. On June 24, 1998, the Planning Commission approved Use Permit No. U-98-06, which allowed for the installation of four mobile classrooms and approval of joint use parking between the church and the private school. At its meeting of July 12, 2006, the Planning Commission approved Use Permit 06-U-09, which allowed Jim Elliot High School to expand enrollment up to 400 students and install 4,000 sq. ft. of modular classroom to accommodate the expansion. Then SPARC approved the site plan and placement of the modular classroom buildings. The last entitlement was the approval of a Use Permit for a private school in 2012.

ANALYSIS

The applicant, Mr. Steve Opp, on behalf of Temple Baptist Church, requests approval of a Use Permit Amendment to increase the number of students from the previously allowed enrollment for the Lodi Christian School to operate a weekday school for children ages preschool through Jr. High on the Temple Baptist Church grounds. The following table provides the net increase of the request:

Approved Enrollment and Staff	Proposed Enrollment and Staff	Net Change
K thru 8 th 225	255	+30
Pre School 30	45	+15
Full time staff (year round) 4	5	+1
Full time staff (school year only) 12	15	+3
Part time staff 8	10	+2

The school proposes to maintain its current class schedule for Kindergarten classes from 7:00 a.m. to 6:00 p.m. Monday - Friday, from August through May and summer preschool/daycare hours would be from 9:00 a.m. to 3:00 p.m. Monday - Friday, from June - July. Elementary and middle school classes would be held from 8:00 a.m. to 2:45 p.m. Monday - Friday, August through May. All school activities and all programs would occur between the hours 7:00 a.m. to 6:00 p.m. Monday - Friday.

Parking

The Zoning Ordinance requires one parking space for each teacher and staff person for the K-8 school component of the project. This results in a requirement of 30 spaces for the school. Although the daycare use is allowed by right, adequate parking must still be provided. Jim Elliot High School has a total of 16 employees and approximately 400 students (9-12 grades). Based on the formula in the Zoning Ordinance the proposed school and the existing high school would require a minimum of 46 parking stalls and adequate onsite pick-up and drop-off area.

A total of 450 on-site parking spaces are available at the church complex. As proposed, there will be 6 new faculty members added to the private school. Given the church complex provides over 450 standard parking stalls, parking demands generated by the proposed school would be

met. As previously indicated in the prior staff report, the private school and the activities of the church will not be in conflict for the available parking.

Most children for the daycare center will arrive and be picked-up within a 2-hour window of time in the morning and late afternoon. The most significant peak parking demand is expected to occur between 8:30 a.m. and 9:00 a.m. whereby potentially 30 children are dropped off at the facility. Based on the review of the overall characteristics and parking demand information provided by the applicant, staff believes the existing parking is adequate for this proposed increase in enrollment.

Traffic and Circulation

The 2010 General Plan traffic study evaluated the entire site as part of the total project trips to determine the overall impact of the project. The study showed that the full build out of the site (church site) could be accommodated with the existing street network with no significant increase in lane capacity or width.

General Plan and Zoning

The subject property has a General Plan Land Use designation of Low Density Residential (LDR); which allows for religious facilities and educational uses. The proposed application is an educational facility that is ancillary to the church and, therefore, consistent with the General Plan land use designation. The proposal is consistent with the following General Plan Goal and Policy:

- GM-G5: Support efforts to provide superior public and private educational opportunities for all segments of the population.
- GM-P21: Locate additional schools to fill any existing gaps in capacity and meet the needs of existing and new residents.

The project site is zoned Planned Development 16 (PD-16). A private school associated with the church is considered an ancillary use; therefore, should the Planning Commission approve the increase in enrollment as requested, the proposed private school would remain consistent with the zoning designation.

ENVIRONMENTAL ASSESSMENTS

The project was found to be exempt as a minor modification according to the California Environmental Quality Act, Section 15314. The small increase in enrollment number would not have significant impacts and no mitigation measures have been required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, February, 15 2014. Thirty (30) 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 in the project.

RECOMMENDED MOTIONS

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

1. "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 15031 B(3). The

small increase in enrollment number would not have significant impacts are anticipated and no mitigation measures are required.”

2. “I move that the Planning Commission adopt a Resolution approving the Use Permit Amendment for the Lodi Christian School to increase enrollment subject to the findings and conditions of approval contained in the draft Resolution.”

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve with modified conditions.
- Deny the Use Permit Amendment, providing reasons the required findings could not be met.
- Continue the request.

Respectfully Submitted,

Concur,

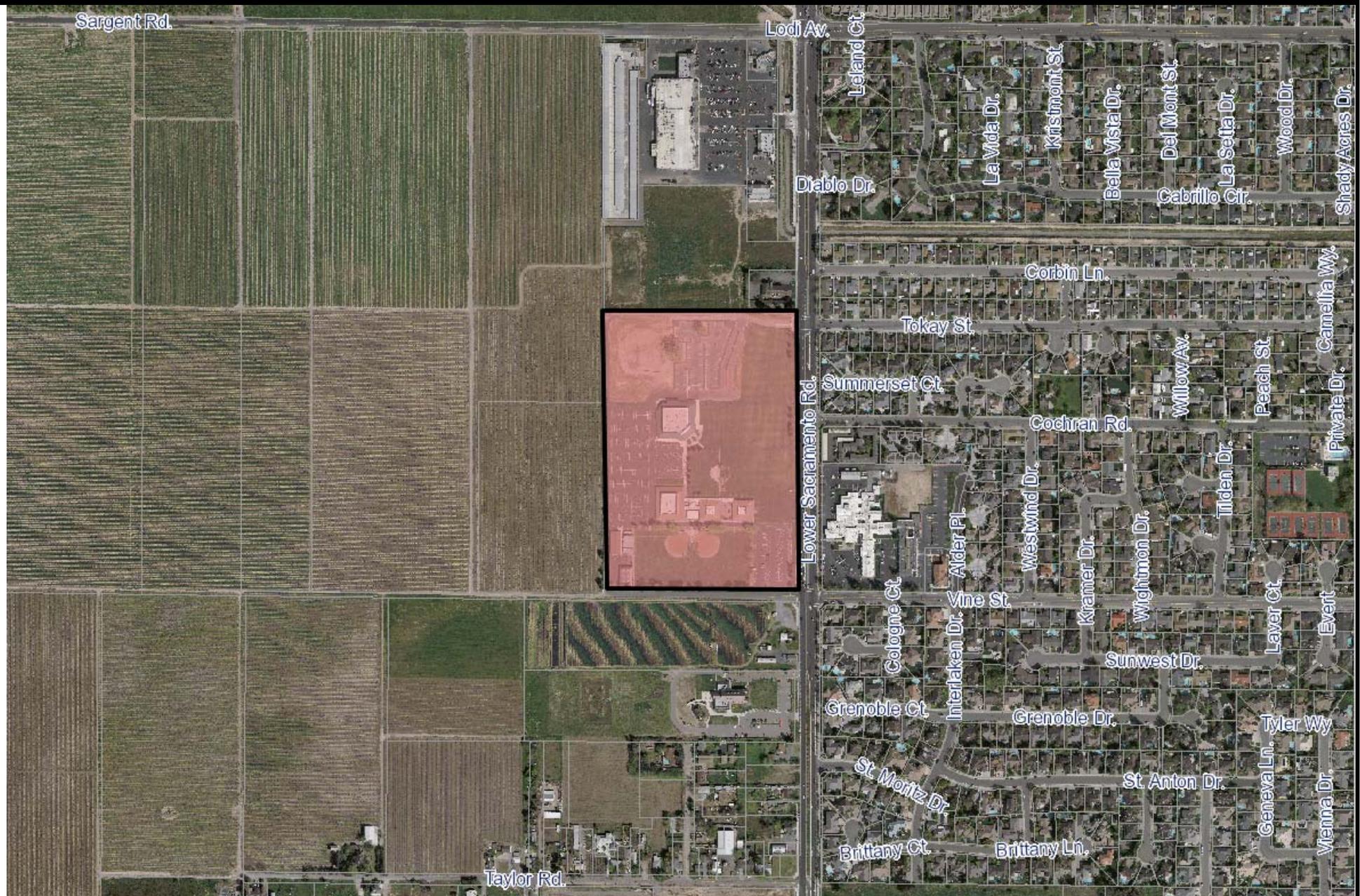
Craig Hoffman
Senior Planner

Stephen Schwabauer
Interim Community Development Director

ATTACHMENTS

- A. Vicinity / Aerial Map
- B. Project Description
- C. Onsite Circulation Plan: Drop-Off Area Diagram
- D. Draft Resolution

VICINITY/AERIAL MAP



801 SOUTH LOWER SACRAMENTO ROAD



WMB ARCHITECTS

5757 Pacific Avenue Suite 226
Stockton CA 95207
209.944-9110

Use Permit Program Description *(Revised)*

Project: Temple Baptist Church – Lodi Christian School
Christian Education Building

Weekday School Program Description:

In addition to the use of the proposed Christian Education Building by the church for Children’s Ministry programs, the building will be used by a weekday school (Lodi Christian School) providing private education for children ages preschool through Jr. High. Lodi Christian School is an existing incorporated non-profit organization currently operating a weekday school program at a different location in Lodi. It is anticipated that the school will relocate to the campus of Temple Baptist Church under a long-term lease agreement with the church once the Christian Education Building has been constructed.

Lodi Christian School is a separate entity from Jim Elliot High School which currently operates and will continue to operate on the campus of Temple Baptist Church. The proposed Christian Education building will be used only by Lodi Christian School and the church. The high school will continue to operate within the existing buildings it currently occupies.

Current Enrollment & Staff (2011-12 School Year)

Preschool: licensed for 30; current headcount: 34 (24 full-time equivalents)

K-8th Grade: 154 listed by grade level below –

Kindergarten:	17
1 st Grade:	25
2 nd Grade:	18
3 rd Grade:	14
4 th Grade:	12
5 th Grade:	16
6 th Grade:	21
7 th Grade:	11
8 th Grade:	20

Part-time staff: 7 (employed for school year)

Full-time staff: 15 total (4 year-round, 11 school year)

Maximum Enrollment & Staff

Preschool: ~~30~~ 45

K-8th: ~~225~~ (25 per grade level) 255

Part-time staff: ~~8~~ (employed for school year) 10

Full-time staff: ~~16~~ total (~~4~~ year-round, ~~12~~ school year) 20
5 15

Revised

Hours of Operation

Preschool Sessions: 7am to 6pm M-F, August through May

Preschool Summer Hours: 9AM to 3PM, June-July

Instructional Day: 8am to 2:45pm M-F, August through May

School activities (all programs): 7AM-6PM M-F, August through May



WMB ARCHITECTS

5757 Pacific Avenue Suite 226
Stockton CA 95207
209.944-9110

Use Permit Program Description

Drop-off / Pick-up Functions

All Lodi Christian School traffic will enter the site from Tokay and Lower Sacramento Rd. so that it is segregated from Jim Elliot H.S. traffic which uses Vine St.

Parents of preschoolers will park in the existing north parking lot and walk the children into the building through the northwest entrance. Parents will also park and pick children up from their classroom at the end of the session.

Elementary and Jr. High students will be dropped off and picked up at the new sidewalk that runs along the north side of the proposed Christian Education Building. See Site Traffic Diagram for vehicular traffic flow.

The existing vehicular gate at Tokay and Lower Sacramento Rd. will be open weekdays from 6:30AM to 6:30PM for Lodi Christian School and Sundays 6:30AM to 1:00PM for church traffic.



WMB ARCHITECTS

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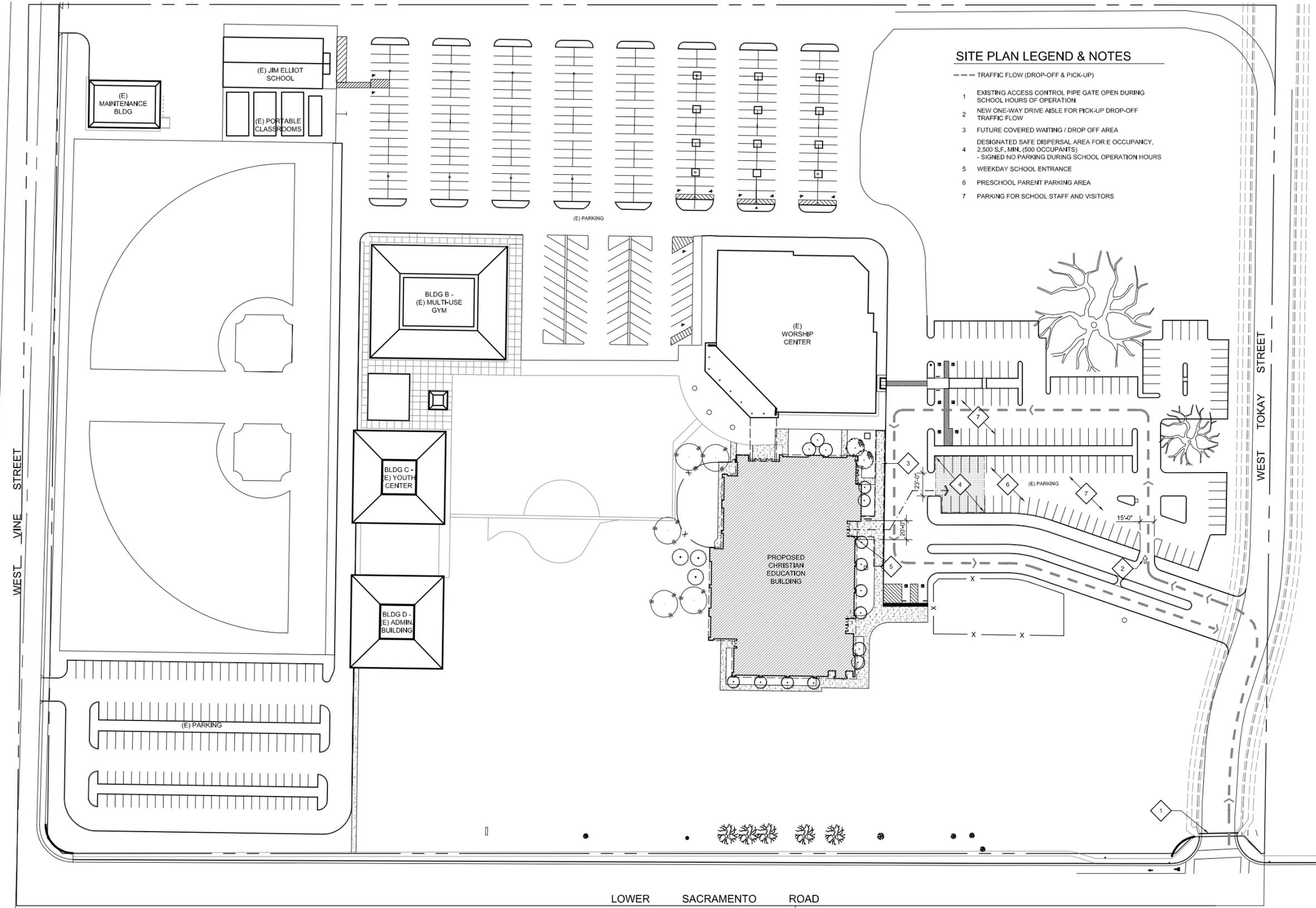
Temple Baptist Church
Christian Education
Building
801 South Lower Sacramento Road
Lodi, California

SITE PLAN

07.23.12 | SPARC

WMB PROJECT:
12-39

A1.1



TRAFFIC FLOW DIAGRAM SITE PLAN
SCALE: NTS

RESOLUTION NO. P.C. 14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE USE PERMIT AMENDMENT FOR THE LODI CHRISTIAN SCHOOL TO INCREASE THE ENROLLMENT AND FACULTY FOR A PRIVATE PRESCHOOL THROUGH EIGHTH GRADE SCHOOL ON THE GROUNDS OF THE TEMPLE BAPTIST CHURCH

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the Use Permit (13-U-19) in accordance with the Government Code and Lodi Municipal Code Chapter 17.72, Amendments;

WHEREAS, applications for a Use Permit Amendment was filed by Temple Baptist Church in accordance with the provisions of the City of Lodi Municipal Code; and

WHEREAS, Use Permit Amendment application 13-U-19 was processed in the time and manner prescribed by state and local law; and

WHEREAS, the subject property is generally located at 801 S. Lower Sacramento Road, Lodi, CA, APN 027-400-12; and

WHEREAS, the property is owned by Temple Baptist Church and contains church facilities and a private school; and

WHEREAS, the property is zoned PD-16, Planned Development (Church);

WHEREAS, the project proponent is Steven Opp, on behalf of Temple Baptist Church, 801 South Lower Sacramento Road, Lodi, CA 95242; and

WHEREAS, Lodi Christian School is requesting approval to increase enrollment totals from 255 to 300 students at various grades from preschool, kindergarten through eighth grade and increase support staff; and

WHEREAS, the Planning Commission conducted a public hearing on February 12, 2014 at which time interested persons had an opportunity to testify either in support or opposition;

WHEREAS, all legal prerequisites to the approval of this request have occurred.

NOW, THEREFORE, BE IT FOUND that the Planning Commission of the City of Lodi incorporates the staff report and attachments, project file, testimony presented at the time of the hearing, and written comments, on this matter, and make the following findings:

1. The required public hearing by the Planning Commission was duly advertised and held in a manner prescribed by law.
2. The project was found to be exempt according to the California Environmental Quality Act, Section 15314. The small increase in enrollment number would not have significant impacts and no mitigation measures are required. The proposed project is exempt from CEQA as a minor modification to an existing school.
3. That the requested use is necessary and/or desirable for the development of the community, and is in harmony with the various elements and objectives of the general plan in that the Temple Baptist Church has been in existence since the early 1970's and the high school (Jim Elliot High School) has existed since 1998, providing religious worship,

private education, and other services to the residents of the community without any issues or formal complaints.

4. That the requested use is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located in that the site is adequate in size and shape to accommodate the continued use of the existing church/school campus (classroom buildings) and the additional proposed use in that the proposed Lodi Christian School Preschool to Eighth grade (K-8) school use is located within the parcel and the proposed structure meets all applicable development standards of the underlying Low Density Residential General Plan designation and zoning standards specified in Planned Development 16 (PD-16).

NOW, THEREFORE, BE IT DETERMINED, AND RESOLVED, the Lodi Planning Commission hereby approves Use Permit Amendment Application No. 13-U-19, subject to the following conditions:

Community Development Department, Planning Division:

1. The Planning Commission approves the increased enrollment total from 255 to 300 students for the various grades from preschool, kindergarten through eighth grade; and increase the support staff from 24 full and part-time to 30 full and part time staff. No new construction is part of this amendment to the previously approved Use Permit 12-U-12 by Resolution 12-18. All conditions within Resolution 12-18 shall remain in effect.
2. The property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
3. If any of the following conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this Use Permit.
4. Developer shall comply with all applicable provisions of federal, state, and local laws and regulations in effect at the time of building permit issuance. In the event of conflict, the strictest shall apply.
5. By signing this resolution and accepting the terms for approval of this site plan, the applicant and landlord (Baptist Temple Church) and tenant (Lodi Christian School) shall indicate acceptance of the benefits conferred by the permit subject to the conditions imposed herein.

- 6. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.

Dated: February 26, 2014

I certify that Resolution No. 14-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on February 26, 2014 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST _____
Secretary, Planning Commission

Item 3b.

**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: February 26, 2014

APPLICATION NO: Use Permit Amendment: 13-U-18

REQUEST: Request for Planning Commission approval of a Use Permit to allow a Type-47 On-Sale Beer, Wine and Distilled Spirits for McGuire’s On Elm Street Irish Pub at 24 W Elm Street. (Applicant: Gary Arnold; File 13-U-18; CEQA Determination: Exempt per Section 15321)

LOCATION: 24 W Elm Street
Lodi, CA 95240
APN: 043-035-02

APPLICANT: Mr. Gary Arnold
339 Louie Ave.
Lodi, Cal 95240

PROPERTY OWNER: Tebo Partnerships LLP
24 W Elm Street
Lodi, Cal 95240

RECOMMENDATION

Staff recommends the Planning Commission approve the request of Gary Arnold of McGuire’s On Elm Street Irish Pub for a Use Permit to allow the sale of beer, wine and distilled spirits Alcoholic Beverage Control (ABC) Type 47 license (eating place) at 24 W Elm Street, subject to conditions in the attached resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Downtown Mixed Use
Zoning Designation: Downtown Mixed Use
Property Size: 5,124 sq. ft. (Restaurant measures 3,679 sq. ft.)

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Downtown Mixed Use	Downtown Mixed Use	Retail/Services
South	Downtown Mixed Use	Downtown Mixed Use	Retail/Services
East	Downtown Mixed Use	Downtown Mixed Use	Retail/Services
West	Downtown Mixed Use	Downtown Mixed Use	Retail/Services

SUMMARY

The proposal is to allow a new full service restaurant/tavern in an Irish Pub style, serving beer, wine and distilled spirits (liquor) with food service. The project is located in the Downtown Mixed

Use zoning district, which allows on site sale of alcohol. The request involves the approval of a public convenience and necessity (PCN) and Use Permit in an area of the Downtown that historically is over-concentrated with alcohol licenses. In order to allow an additional ABC license, the Planning Commission must make a finding of necessity; and if determined necessary, then consider the appropriateness of conditions of approval for the Use Permit for the new use.

BACKGROUND

According to available records, the subject property has been used as a furniture store, a textile shop, a call center and most recently a party supply store. The building has a history of building permits with the City, for various interior improvements.

ANALYSIS

The proposed site 24 W Elm Street and 200 N. School would become McGuire's on Elm Street Irish Pub. The establishment would cater to mainly adult patrons serving food and alcoholic beverages within an Irish Pub theme on the ground floor of the building. The new floor plan proposes to serve approximately 117 patrons, with 90 seats at tables, 15 at the bar and 12 on the Elm Street frontage, with a second access onto School Street. The establishment would provide different forms of entertainment, including live music and dancing exclusively within the interior of the building. The proposed hours of operation are from 10AM to 1:30 AM excepting special holidays and events. ABC restricts the sale of alcohol after 2AM. Applicant's stated goal is to enhance the downtown Lodi experience.

Per Land Use Code Section 17.22.030, onsite consumption of alcohol is permitted in the Downtown Mixed Use (DMU) zoning designation, subject to a use permit. The City established the Use Permit requirement to gain local control over whether or not a license is appropriate for a particular location and place conditions upon the use. The State Department of Alcoholic Beverage Control primarily controls license issuance, based on concentration of licenses within a particular Census Tract.



The project site is within Census Tract 42.04, which covers the area north of Lodi Avenue, west of the U.P.R.R., south of Lockeford Street and east of Ham Lane. The area is over-concentrated as defined by ABC for licenses (see attached ABC form). Planning staff is of the opinion that a public need and necessity is warranted in this case because the primary function of the establishment is a restaurant/bar combination and does not involve off-site retail or wholesale distribution of alcohol. In the past, the Planning Commission and City staff have generally supported restaurant/bar combinations that wish to acquire ABC licenses because, typically, restaurants that serve alcohol in conjunction with food sales do not create alcohol related problems. ABC Type 47 license requires the restaurant to operate as a bone fide eating establishment. Staff has reviewed the proposed menu and would suggest additional items be added that includes; burgers, sandwiches and some traditional Irish pub foods. Staff has included condition 18 that requires additional menu items and the ability to review food verse alcohol sales.

The discretionary Use Permit procedure enables the Planning Commission to impose conditions designed to avoid, minimize potentially adverse effects. Staff believes that the Planning Commission can make the required findings to approve the requested Use Permit. The required findings are as follows:

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 proposal involves a new restaurant in an existing building located within the Downtown Mixed Use (DMU) Zoning District, which allows sale of alcohol for on-site consumption in accordance with Development Code Section 17.22.030. The intent of the DMU zoning district is to provide for a range of uses, emphasizing high quality development, and to encourage revitalization of existing buildings. The proposal is consistent with this intent.
2. *The proposed use is consistent with the General Plan and any applicable specific plan.* **Comment:** The General Plan land use designation for this area is Downtown Mixed Use, which provides for sale of alcohol. The proposed sale of beer, wine and distilled spirits in conjunction with a restaurant operation is the type of business allowed by the General Plan. The sale of alcoholic beverages as part of a restaurant is required by the State Department of Alcoholic Beverage Control to be secondary to food sales. Sale of alcohol in conjunction with a restaurant is a common way to increase sales and is therefore, consistent, with the General 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 sale of alcohol in conjunction with a restaurant operation is compatible with existing and future land uses in the immediate vicinity of the project area. The sale of alcohol in a restaurant is consistent with other commercial uses, such as the one proposed, in accordance with Land Use Policy subject to a discretionary review. The sale of alcoholic beverages for on-premise consumption is a normal part of business operations for a restaurant and provides a convenience for customers of the business. The proposed use is located in the heart of the downtown area and is surrounded by other complementary uses that cater to the local and tourist trade. The establishment will offer theater patrons another option for food service prior to or after viewing a movie

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 proposed use complies with all requirements as set forth for the issuance of this Use Permit, in that the site is adequate in size, shape and topography for the proposed use, consisting of an existing building. Second, restaurants/bars, tasting rooms and other commercial uses with sale of alcohol operate in this area. Third, the proposed use, as conditioned, will not have an adverse effect upon the use, enjoyment or valuation of property in the neighborhood because the proposed use will be located within an existing building with no additions to the footprint of the building. Fourth, the characteristics of the proposed sale of alcohol in a restaurant/bar operation are customary for these types of businesses. In accordance with ABC requirements, receipts from alcohol sales shall not be in excess of food sales receipts. Lastly, it is found that the sale of alcoholic beverages as part of a restaurant is a convenience that does not typically create alcohol related problems.
5. *The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Lodi Environmental Review Guidelines.* **Comment:** The project was found to be Categorical Exempt according to the California Environmental Quality Act, §15321, Class 21 (a) (2). The project is classified as an “Enforcement action by regulatory agencies” because it is the “adoption of an administrative decision for the use or enforcing the general rule, standard, or objective.” No significant environmental impacts are anticipated and no mitigation measures are required.

Staff sent a copy of the application to various City departments for comment and review. Their comments and requirements have been incorporated into the attached resolution. Heightened conditions of approval are proposed to ensure the restaurant is not operated in a negative manner or without adequate oversight. To this end, staff is recommending the new use be reviewed in six months after occupancy to review how the owners conduct the business and that the establishment is operating as a bone fide restaurant in compliance with all applicable ABC and City regulations for restaurants. If problems or concerns related to the sale of alcoholic beverages occur in the future, staff and/or the Planning Commission may initiate a public hearing where the Commission would have the ability to amend conditions or revoke the Use Permit.

ENVIRONMENTAL ASSESSMENT:

The project was found to be Categorical Exempt according to the California Environmental Quality Act, Article 19 §15321, Class 21 (a) (2). The project is classified as an “Enforcement action by regulatory agencies” because it is the “adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective.” No significant environmental impacts are anticipated and no mitigation measures are required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, February, 15 2014. Forty-Two (42) 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 MOTIONS

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

1. “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 15321. No significant impacts are anticipated and no mitigation measures have been required.”
2. “I move that the Planning Commission adopt a Resolution approving the Use Permit Use Permit to allow the sale of beer, wine and distilled spirits Alcoholic Beverage Control (ABC) Type 47 license at 24 W Elm Street subject to the findings and conditions of approval contained in the draft Resolution.”

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request.

Respectfully Submitted,

Concur,

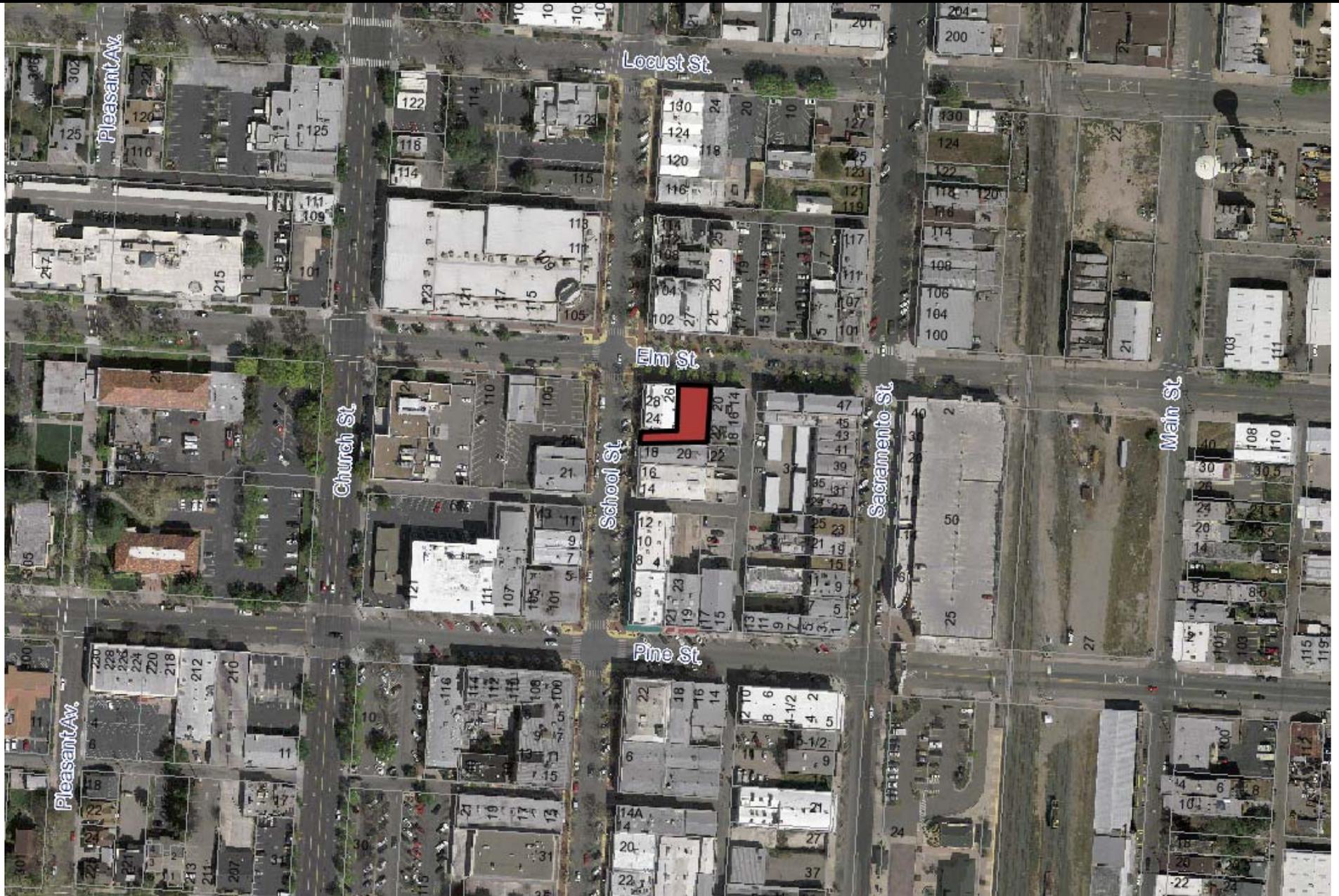
Craig Hoffman
Senior Planner

Stephen Schwabauer
Interim Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Tenant Improvement
- C. Floor Plan
- D. Menu
- E. Draft Resolution

VICINITY/AERIAL MAP



24 WEST ELM STREET

Menu page 1

McGUIRE'S ON ELM STREET IRISH PUB

Appetizers

QUESADILLAS

Cheddar & Jack Cheese, Red & Green Onions served with Salsa,
Guacamole & Sour Cream on the side \$6.50

add: Chicken \$3.00

add: Beef \$2.00

McGUIRE'S NACHOS SUPREME

Toasted Corn Chips topped with our Mix of Melted Cheese, Red &
Green Onions with a side of Salsa, Guacamole & Sour Cream \$7.50

add: Chicken \$3.00

add: Beef \$2.00

add: Shrimp \$4.00

IRISH NACHOS

Waffle Potatoes, Jack and Cheddar Cheese, Green Onions, Black Olives with
Guacamole, Sour Cream & Salsa on the side \$8.00

add: Chili \$2.00

add: Corned Beef \$3.00

WINGS

Your Choice of Original, Mild, Lethal, Sweet & Spicy, Teriyaki, Garlic, Honey BBQ,
Island, Sweet Sesame, Reggie's or Naked, served with Blue Cheese & Celery

10 Wings \$7.50

20 Wings \$13.50

30 Wings \$19.50

FINGERS 'n' CHIPS

Five Premium Select white meat Chicken Strips served over our hand cut fries \$7.00

POTATO SKINS

Your choice of Irish Style (corned beef and sauerkraut) or American Style
(Jack and Cheddar Cheese with Bacon and Sour Cream) \$6.50

Menu page 2

PICK & PEEL SHRIMP

Fresh Shrimp served with Lemons & Cocktail Sauce

\$9.75

STEAMERS

Sautéed in a White Wine & Garlic Butter Sauce, served with Grilled Garlic Bread

\$9.50

MUSSELS

Served with Sausage and Steamed in a Sweet and Spicy Marinara Sauce

\$8.50

CALAMARI

Flash fried with Peppers and Marinara

\$9.00

MOZZARELLA STICKS

Served with Marinara Sauce

\$6.50

BEER BATTERED ONION RINGS

Handmade onion rings dipped in I.P.A. beer batter

\$5.00

PUB CHIPS

Hand Cut French Fries

\$3.50

add: Cheese

\$1.00

add: Chili

\$2.00

McGUIRE'S SAMPLER

All of your favorites served on one plate platter, includes: mozzarella sticks, chicken fingers, potato skins, and wings. Served with marinara and BBQ sauces, sour cream, blue cheese dressing and celery sticks.

DAILY SPECIALS AVAILABLE

RESOLUTION NO. P.C. 14-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
APPROVING THE REQUEST OF GARY ARNOLD FOR A USE PERMIT FOR A TYPE
47 ABC LICENSE TO ALLOW SALE OF BEER, WINE AND DISTILLED SPIRITS AT
24 W ELM STREET**

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 17.72.070; and

WHEREAS, the project proponents are Gary Arnold, 339 Louie Avenue Lodi, CA 95240; and

WHEREAS, the project parcel is owned by Tebo Partnership LLP, 24 W Elm Street, Lodi, CA 95240; and

WHEREAS, the project is located at 24 West Elm Street, Lodi, CA 95240 (APN: 043-026-07); and

WHEREAS, the property has a General Plan designation of Downtown Mixed Use and is zoned Downtown Mixed Use (DMU); and

WHEREAS, Census Tract 42.04 in which the proposed restaurant/bar is to be located is over concentrated of licenses allowing on premise consumption of alcoholic beverages; and

WHEREAS, because Census Tract 42.04 has an over-concentration of On-sale beer, wine and distilled spirits alcohol licenses, the Planning Commission must make a finding of necessity and/or public convenience in order to permit the issuance of an additional Alcohol Beverage Control license in this tract; and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, 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; and

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

1. The project was found to be Categorically Exempt according to the California Environmental Quality Act Section 15321, Class 21. The project is classified as an "Enforcement action by regulatory agencies" because it is the "adoption of an administrative decision or order enforcing or revoking the lease, permit, license, certificate, or entitlement for use or enforcing the general rule, standard, or objective." No significant environmental impacts are anticipated and no mitigation measures are required.
2. The sale of alcoholic beverages for on-premise consumption as part of a restaurant is a permitted use in the DMU Zoning District. The site is suitable and adequate for the proposed use because establishment of a restaurant/bar on this site would not create negative impacts on businesses in the vicinity.
3. On-sale of beer, wine and distilled spirits, in accordance with a Type 47 Alcoholic Beverage Control License and with the conditions attached herein, would be consistent and in

harmony with the Downtown Mixed Use General Plan Land Use Designation and DMU Zoning District.

4. The proposed use is consistent with the General Plan because commercial uses such as the one proposed are permitted in accordance with Land Use Policy subject to a discretionary review.
5. The proposed use would not have a substantial adverse economic effect on nearby uses because operation of a restaurant/bar in accordance with applicable laws and under the conditions of this Use Permit is anticipated to be an economic benefit to the community.
6. The harmony in scale, bulk, coverage and density of the proposed project is consistent with and compatible to the existing built-in environment and land uses around the subject site, in that the proposed McGuire's on Elm Street Irish Pub will be located primarily within an existing building, with minor exterior/patio area additions, thereby maintaining the approved scale, bulk, coverage and density of the building.
7. The availability of public facilities and utilities is adequate to serve the proposed use, in that McGuire's on Elm Street Irish Pub will be located within a building where public facilities and services are currently provided, including sewer, water, electricity, phone, etc.
8. Steps will be taken by the Applicant/Operator to reduce the number of incidents resulting from the over-consumption of alcohol including the proper training and monitoring of employees serving alcohol; the careful screening of IDs of customers to avoid sales to under-aged individuals; limiting the number of drinks sold to individual customers to avoid over-consumption; providing properly trained on-site security to monitor customer behavior both in and outside of the establishment; and working with the Lodi Police Dept. to resolve any problems that may arise.
9. The proposed use can be compatible with the surrounding use and neighborhood if the business is conducted properly and if the Applicant/Operator works with neighboring businesses and residents to resolve any problems that may occur.
10. The proposed use would not be detrimental to the general welfare of persons residing and working in the immediate vicinity, the neighborhood or the community at large because the sale of alcohol with a restaurant operation is not associated with detrimental impacts to the community.
11. The sale of alcoholic beverages at this location can meet the intent of the DMU Zoning District and can provide a public convenience or necessity for customers of the business.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Use Permit Application No. 13-U-18 is hereby approved, subject to the following conditions:

Community Development-Planning

1. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this Use Permit approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.

2. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
3. Starting from the effective date the business commences the sale of beer, wine and distilled spirits, this Use Permit shall be subject to a six-month and one-year review by Community Development Department and/or the Police Department. If the Community Development Department/Police Department determines it necessary, the Use Permit shall be subject to review by the Planning Commission to consider the business's operation for compliance with the conditions of the Use Permit, and in response to any legitimate complaints thereafter. Further, the City reserves the right to periodically review the area for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct result from the proposed land use, the Use Permit may be subject to review and revocation by the City of Lodi after a public hearing and following the procedures outlined in the City of Lodi Municipal Code. Additional reviews may be prescribed by the Community Development Department, the Police Department and/or Planning Commission as needed during and after the one year probationary period.
4. If operation of this use results in conflicts pertaining to parking, noise, traffic, loitering, public safety or other impacts, at the discretion of the Community Development Department, 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.
5. "Last call" for alcohol sales shall be at 1:00 a.m. for a period of one year from commencement of use and close of business will be at 1:30 AM. At the end of the one year period, the applicant may submit a written request to the Community Development Department and Police Department for review to allow alcohol sales to extend to a later time. The Community Development and Police Department may approve, deny or refer the request to the Planning Commission.
6. The City Council, Lodi Police Department, the Planning Commission and City staff may, at any time, request that the Planning Commission conduct a hearing on this Use Permit for the purpose of amending or adding new conditions to the Use Permit or to consider revocation of the Use Permit if the Use Permit becomes a serious policing problem.
7. The Applicant/Operator and/or successors in interest and management shall insure that the sale of alcohol does not cause any condition that will cause or result in repeated activities that are harmful to the health, peace or safety of persons residing or working in the surrounding area. This includes, but is not limited to: disturbances of the peace, illegal drug activity, public intoxication, drinking in public, harassment of people passing by, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises, traffic violations or traffic safety based upon last drink statistics, curfew violations, lewd conduct, or police detention and arrests.
8. The business shall have interior security video cameras operating during all hours that the business is open. The videotapes of the security video cameras shall be maintained for a minimum period of 30 days, and the videotapes must be made immediately available for

any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must be positioned in a way to capture the facial features of anyone entering the business and include cameras that capture all money handling areas. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the owner of the business must comply with the request within 7 calendar days. The Chief of Police can also require that the business change the position of the video cameras if it is determined that the position of the cameras do not meet security needs. The owner of the business must comply with the request within 7 calendar days. The said security video camera shall be installed and approved prior to business opening.

9. All owners, managers and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program must meet the standards of the California Coordinating Council on Responsible Beverage Service or other certifying/licensing body, which the State may designate. The establishment shall comply with the requirements of this section within 30 calendar days of effective date of this Use Permit. Records of each owner's, manager's and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Lodi. The business owner shall be responsible for on-going training to accommodate changes in personnel.
10. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of ABC license issued to McGuire's on Elm Street Irish Pub.
11. A minimum of four (4) Professional security staff shall be present during the hours entertainment occurs and one additional security guard for every 25 patrons. All persons responsible for security for the business shall have training as State-licensed security personnel. Security staff shall be stationed at the entry to the bar, in the area surrounding the premise and in the inside of the business itself. Security staff and their training program shall be subject to the review and approval of the Chief of Police.
12. Prior to the effective date of this Use Permit, a security plan which includes a management training plan, employee and security resource placement, crowd control and security measures, and provisions for overflow customers shall be submitted to the Community Development Department for review, and shall be approved by the Community Development Department and the Police Chief, or a designee thereof.
13. No person who is in a state of intoxication shall be permitted within the business nor shall an intoxicated patron be sold additional alcoholic beverages. It is the responsibility of the business owner/operator to ensure no patron in state of intoxication is allowed into the premise.
14. Prior to commencement of the use, the applicant shall prepare and submit a practical program for controlling litter, spills, and stains resulting from the use on the site to the Community Development Department for review and approval. The program shall include a detailed time frame for the policing and cleanup of the public sidewalk and right-of-way in front of the subject property as well as the adjacent public right-of-way (25 feet north and south of the subject property, and 25 feet down west down the alley) not just in front of the subject tenant space. Failure to comply with that program shall be considered a violation of the Use Permit and shall be subject to administrative remedy in accordance with Chapter 17.72 and Chapter 17.88 of the City of Lodi Municipal Code.
15. The subject property and its immediate surrounding shall be maintained neat and clean at all times. The subject property and its immediate surrounding shall be maintained free from debris and graffiti at all times. The property owner shall remove any debris or graffiti

within 24-hours upon notification by the City. Litter on the site and any litter scattered on nearby property, streets, and sidewalks shall be removed daily. If necessary, the applicant shall steam clean the project site and its immediate surrounding premises as often as needed.

16. In the event of graffiti or other extraneous markings occurring, the applicant/operator and/or successors in interest and management shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
17. Any change in operational characteristics, expansion in area or other modification to the approved plans shall require an amendment to this Use Permit or the processing of a new Use Permit.
18. The Type 47 ABC license requires that food sales be a dominate activity of the business. Staff reserves the ability to monitor food sales as a portion of the business and audit inventory books. Staff advises that absent a fuller menu (with additional meal items that could include traditional Irish pub fares), the submitted menu in not likely to meet the food sale requirements.
19. All music and dancing-related activities, including live bands, video and disc jockeys, and karaoke, shall be conducted indoors at all times. Doors shall remain closed during all performances or while music is being played.
20. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall be responsible for the control of noise generated by the subject facility including, but not limited to, noise generated by patrons and employees. All noise generated by the proposed use shall comply with the provisions of Chapter 9.24 and other applicable noise control requirements.
21. The applicant shall obtain Operational Permits from the Lodi Fire Department, Fire Prevention Bureau. The Operational Permits shall be obtained prior to commencement of sale of alcohol. The Fire Department may be contacted at 25 East Pine Street, Lodi, CA 95240-2127. Phone Number (209) 333-6739.
22. The applicant shall obtain a tenant improvement permit prior to occupancy. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building Code. Please review our policy handouts for specific submittal procedures. The Building and Safety Division may be contacted at 221 West Pine Street, Lodi, CA 95240-2127. Phone number (209)333-6714.
23. The applicant shall obtain all required permits and licenses from the California Department of Alcoholic Beverage Control and the San Joaquin County Health Department prior to commencement of the use and maintain said permits at all times while the use is operating. Copies of all permits and licenses shall be submitted to the Community Development Department prior to commencement of the use.
24. Any fees due the City of Lodi for processing this Project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
25. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

Building and Safety

26. Since the occupant load exceeds 49, the following requirements will need to be addressed:
- a. The occupancy classification for this space will change from a M to an A-2. It shall be demonstrated that the A-2 occupancy is allowed in the building based on construction type, square footage and 2013 CBC, Table 503
 - b. Plans shall show that the building qualifies for non-separated occupancies under 2013 CBC, Section 508.3.3 or show fire rated occupancy separation walls as specified by 2013 CBC, Table 508.4.
 - c. Two exits shall be required. Exit doors shall be equipped with panic hardware and show swing in the direction of egress travel. 2013 CBC, Sections 1008.1.2, 1008.1.10
 - d. Exit doors shall be separated by minimum of 1/2 the diagonal distance of the area served in non-sprinklered buildings or minimum of 1/3 the diagonal distance of the area served in sprinklered buildings. 2013 CBC, Section 1015.2.1
 - e. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. 2013 CBC, Section 1014.2 (4)
 - f. Emergency egress illumination, with back up power supply, shall be provided for all area discharge elements and the exterior landings. 2013 CBC, Section 1006
 - g. Illuminated exit signs shall be provided. 2013 CBC, Section 1011
 - h. Occupant load sign shall be provide at or near the main entrance. 2013 CBC, Section 1004.3
 - i. The rear door is now a required exit and is required to provide an accessible path of travel to the public way (alley, sidewalk or street). 2013 CBC, Sections 1027.5, 11B-206.4, 11B-206.4.1
27. An automatic fire sprinkler system shall be required for this A-2 occupancy, if (1) the fire area exceeds 5,000 square feet, (2) the occupant load is 100 or more, or (3) the fire area is located on a floor other than a level of discharge serving the occupancies, or (4) the building exceeds 12,000 square feet and contains more than one fire area containing exhibition and display rooms and is separated into two or more buildings by fire walls less than four hour fire resistive rating without openings. 2013 CBC, Section 903.2.1.2
28. The plans show a 1 hour fire rated exit corridor that terminates into a Lounge area. The 2013 CBC, Section 1018.6 requires fire resistive rated corridors to be continuous from the point of entry to an exit without passing through intervening rooms. Exception #1 to 2013 CBC, Section 1018.6 states foyers, lobbies or reception rooms constructed as required for corridors (same level of fire resistive rated construction) shall not be construed as intervening rooms.
29. The plans show a stage. If the stage is a raised platform, an accessible path of travel to the raised platform shall be provided (ramp or lift). 2013 CBC, Section 11B-206.2.6
30. The plans appear to show a new 3 compartment sink. Scullery/dishwashing sinks and/or dishwashing machines shall be connected directly to the drainage system and a floor drain shall be provided adjacent to such fixtures and the fixture shall be connected on the sewer side of the floor drain trap. 2013 CPC, Section 704.3
31. The plans show single accommodation Men's and Women's restrooms. Plumbing occupant load shall be calculated using the plumbing occupant load factor specified by 2013 CPC Table A for each area use. The required number of plumbing fixtures (water

closets, urinals, lavatories) shall be provided, as specified for A-2 occupancies by 2013 CPC, Table 422.1. Additional plumbing fixtures may be required.

- 32. The packet includes a menu that shows items that require cooking or heating. No cooking equipment (stoves, ovens, microwaves, etc.). Unless the cooking appliances are listed in accordance with EPA 202 for reduced emissions where the grease discharge does not exceed 2.9 E-09 ounces per cubic inch, a hood is required to be installed over the cooking equipment. Type I hood (with grease baffles and fire suppression system) is required over appliances that generate grease, such as fryers, ranges, griddles, etc.) 2013 CPC, Section 508
- 33. The California Building Code (Title 24 Section 11B-202) requires that existing buildings, when alterations are made, shall be verified for compliance with disabled access requirements. These requirements shall apply only to the specific area of alteration and shall include an accessible entrance, an accessible route to the altered area, at least one accessible restroom for each sex, telephones and drinking fountains (if existing), and when possible additional items such as parking, storage and alarms.
- 34. If the construction costs of the alterations to the building are less than the current valuation threshold of \$139,934.00 and if the cost of the above listed accessibility upgrades are disproportionate (exceeds 20% of the project without the upgrades), then the required accessibility upgrades may be provided to the extent that is proportionate (20% of the valuation) as per 2013 CBC, Section 11B-202.4, Exception 8. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access.

Public Works

- 35. The patio area shown on the public sidewalk must receive a downtown encroachment permit from the Public Works Department for the proposed outdoor seating and serving of alcohol as per the Downtown Development and Standards Guidelines

I certify that Resolution No. 14-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on February 26, 2014 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST _____
Secretary, Planning Commission

Item 3c.

**LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: February 26, 2014

APPLICATION NO: Parcel Map: 13-P-01
SPARC: 13-SP-04

REQUEST: Request for Planning Commission approval of a Tentative Parcel Map to merge and subdivide three (3) parcels into twenty-five parcels and review and approve the Site Plan and Architectural Review application for the Reynolds Ranch Shopping Center Phases IIIA and IIIB Development. (Applicant: Kim Whitney, RSC Engineering Inc., on behalf of San Joaquin Valley Land Co., LLC. File No. 13-P-01 and 13-SP-04. CEQA Determination: Prior EIRs Section 15153).

LOCATION: Approximately 24 acres located at the southwest corner of Harney Lane and Reynolds Ranch Parkway (See Attachment 1).

APPLICANT: Kim Whitney, RSC Engineering Inc., on behalf of San Joaquin Valley Land Co., LLC., 2250 Douglas Blvd., Roseville, CA 95661

PROPERTY OWNERS: Skinner Ranch Holdings LP
1420 S. Mills Ave., Suite L
Lodi, CA 95242

Robert L and Carolyn W. Reynolds ETAL
33 East Tokay Street
Lodi, CA 95240

RECOMMENDATION:
Staff recommends the Planning Commission approve the tentative parcel map and the site and architectural plans for the proposed Reynolds Ranch development Phases IIIA and B, subject to the conditions listed in the attached draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: NCC- Neighborhood Community Commercial.
Zoning Designation: Planned Development (39).
Property Size: Approximately 27 acres.

Adjacent General Plan, Zoning and Land Use:

	GENERAL PLAN	ZONE	EXISTING CONDITIONS
North	Low Density Residential and Commercial	RLD - Low Density Residential and GC – General Commercial	Residences across Harney Lane to the north
South	Commercial and Medium Density Residential	Planned Development (39)	Agricultural uses
East	Commercial	Planned Development (39)	Commercial uses
West	Low Density Residential and Medium Density Residential	Planned Development (39)	Agricultural Uses and east of that are commercial uses within the Reynolds Ranch annexation.

BACKGROUND:

The Reynolds Ranch project was annexed in to the City of Lodi in 2006 as a mixed-use development. As part of the annexation process, an environmental impact report was prepared and certified, new General Plan and Zoning designation (PD-39) were approved and a Development Agreement was signed, but later terminated. PD-39 paved the way for retail and commercial uses, a public park, fire station, a self-storage facility, and the Blue Shield office complex, a major component of the development. Subsequently, portions of the project site have been developed, including COSTCO public warehouse, Home Depot, and three smaller pads are currently under construction. A master sign program was approved in the year 2011 that will guide the design of all new signs for the center and the individual businesses. The developer is now proceeding with the next phases of the plan.

ANALYSIS

The proposed project involves the re-subdivision of the site into 25 parcels known as phases IIIA and IIIB development of the Reynolds Ranch shopping center with up to 78,800 square feet of tenant space in phase IIIA. The proposed development site is approximately 27 acres in size and it is bound by Stockton Street to the west, the Harney Lane to the north, a Reynolds Ranch Parkway to the east, and farmlands to the south.

The applicant has packaged multiple applications, which are necessary in order to approve specific uses, to establish site development approvals, and ultimately for the permitting of construction of the project to move forward. The following components are proposed as part of this overall package, and are discussed in more detail below:

1. Parcel Map will create 25 development pads for future projects. The application is also proposing development on 8 of the 25 parcels. Parcels 1, 2, 3, 4, 5, 7, 9 and 13 have building plans that will be discussed in the architectural review portion of the staff report. The overall parcel map project is divided into two phases that will have site improvement conditions that will need to be done at the different stages of the map/development process. In other words, not all the public improvements will be constructed at the same time for the two phases.
2. Architectural Review. The applicant has provided building elevations, site plans and supporting documentation to support the review and approval of 8 of the new parcels. The design of the buildings are consistent with the design guidelines established for this Planned Development and the architectural designs are consistent with the earlier phases.

General Plan Conformance:

The subject property is currently designated Commercial by 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 and development:

- Land Use Policy G1: Create a balanced and sustainable land use pattern that provides for a diversity of uses and satisfies existing and future needs.
- Land Use Policy P22: promote infill development that maintains the scale and character of established neighborhoods.
- CDL Policy P2: Ensure that Zoning and Subdivision ordinances include measures that guide infill development to be compatible with the scale, character and identity of adjacent development.

- CDL Policy P30: Require all development at sites designated Mixed Use Center to provide a mix of commercial uses, while allowing residential uses, to create a “node,” typically centered around a plaza, or “a main street,” with a minimum of ten percent (10%) of the land area devoted to non-residential land uses, to create pedestrian vitality in the core area. Allow a range of other supportive commercial uses, such as medical, dental, and real-estate offices, as well as community facilities.

All of the proposed parcels are currently designated Commercial and will be able to accommodate the future commercial uses. The attached Tentative Map illustrates the final parcel configuration that would result from the proposed project.

Parcel Map

The Zoning Code implements the goals and policies of the General Plan. The subject property is zoned Planned Development (39). The proposed tentative parcel map meets or exceeds the minimum lot area, lot width, and street frontage standards. The applicant has prepared improvement plans for the road sections and has received conditions of approval from Public Works for the phased development. The application is conditioned to install sidewalk, curb, gutter, driveways and other offsite improvements.

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. Staff was not able to affirmatively make any of the findings as provided in the resolution and recommends approval of the Tentative Map:

The tentative parcel map has been reviewed by the Public Works and Electrical Utility Departments and they have recommended approval, subject to the conditions in the attached resolution. The Public Works Department has indicated that private easement deeds will be required. The Fire Department has determined that the proposed driveways will be adequate to provide emergency access to each parcel. The Building and Community Improvement Divisions have no comments regarding this project. Staff has found 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 contained in the proposed resolution (see exhibit D).

Architectural Review.

As stated previously, the project is requesting approval of 8 buildings in phase IIIA. The proposed uses for the new buildings range in use from general retail, a drive-up bank, a sit down restaurant, a car wash, a McDonald's, two Junior Major tenant spaces and a tire store. Staff is recommending approval of the 8 designs at this stage of the project and staff is currently preparing the use permit applications for those new uses that will require permits to be approved by the Commission. Within the approval resolution for the parcel map and SPACR, staff has included a condition that reserves the right of the Commission to make changes to the site plan, if necessary, for any unforeseen issues or site conditions that may arise during the use permit discussion.

The applicant has provided a design package that includes the following:

- Site Plan- The site plan for phases IIIA and B provide the pad location and the parking scheme to support the intended uses. The parking lots are interconnected to promote internal circulation without having to egress to the public street and reenter another portion of the

parking lots. The Attachment E packet includes a diagram showing the truck routing through the project area for deliveries and trash pick-ups. Each pad is supported by adequate parking for each of proposed parcels; however, all the parcels will be linked by reciprocal cross access and parking agreements allowing the center to operate as a center.

- **Building Elevations-** The proposed designs share similar design characteristics as the earlier phases with Costco and Home Depot, but to a lesser scale. The new designs are more articulated with off-set wall panels, increased glazing, changes in roof design from parapets to shed roof. The design package includes a materials board that will be used on the building elevations to enhance the architectural character of the center, but provide enough variety in texture, difference in massing and color so as not to generate a monotonous appearance to the center.
- **Landscaping-** The design package includes a preliminary landscape plan, with a materials list for the two phases. The detailed landscape plans will accompany the individual building sets and will be reviewed using the approved preliminary plans. Code required shading will be reviewed as part of the final plan approval and be used to approve the installation at the final stage of construction.
- **Photometric Plan-** A parking lot lighting plan is provided in the design package. An initial review of the plan has been preformed and the plan will meet the parking lot standards of the Zoning Code and not create a nuisance light problem upon adjoining parcels. The light standards will be uniformly used throughout the center, along with other forms of street and right of way features such as benches, tree well grates, directional signing, hydrant design, etc.

Signs are subject to the adopted Master Sign Program for PD 39 adopted in February of 2011 and will be reviewed at the time the sign permit is requested.

ENVIRONMENTAL ASSESSMENTS

The project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The Reynolds Ranch Final EIR, including comments and responses to comments, was certified by the City Council on August 30, 2006. An addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008. Subsequently, the City of Lodi 2010 General Plan identified a consistent land use designations for the project site and the General Plan Final EIR, including comments and responses to comments, was certified by the City Council on April 7, 2010.

The proposed project does not create any new environmental impacts that were not previously addressed in the Mitigation Monitoring and Report Program for the project and the conditions of approval require the development to implement the adopted MMRP.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, February, 15 2014. Thirty-Eight (38) 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:

1. "I move that the Planning Commission adopt a Resolution finding that the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15153. The project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The proposed project does not create any new environmental impacts that were not previously addressed in the Mitigation Monitoring and Report Program for the project and the conditions of approval require the development to implement the adopted MMRP."
2. "I move that the Planning Commission adopt a Resolution approving the tentative parcel map and the site and architectural plans for the proposed Reynolds Ranch development Phases IIIA and B, subject to the conditions listed in the attached draft Resolution."

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request.

Respectfully Submitted,

Concur,

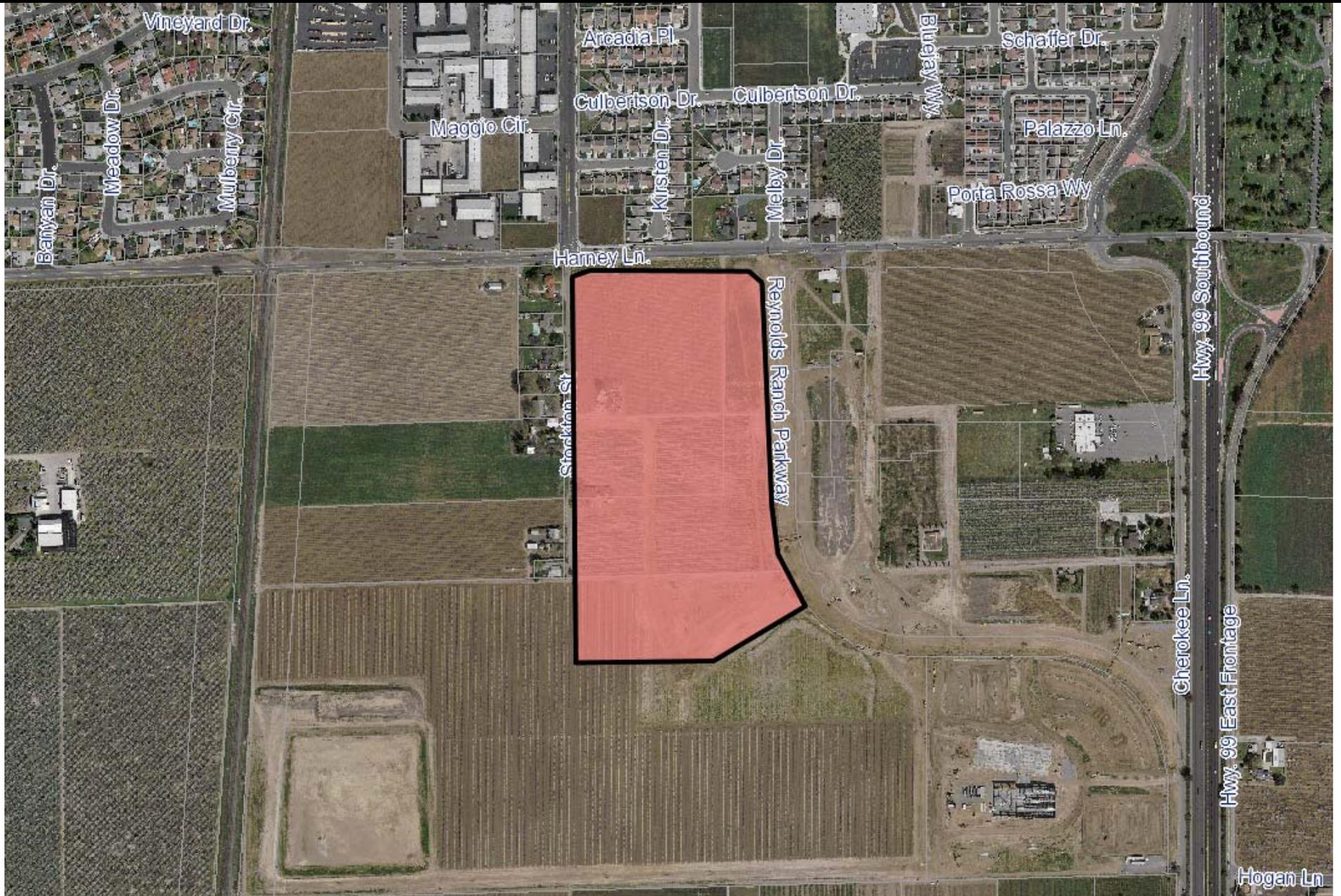
Craig Hoffman
Senior Planner

Stephen Schwabauer
Interim Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Tentative Map
- C. Draft Resolution
- D. Architectural Review Package, consisting site plans, building elevations, colored renderings, material samples.

VICINITY/AERIAL MAP



SW CORNER OF HARNEY LANE & REYNOLDS RANCH PRKWAY



Vicinity Map
N.T.S.

Owners of Record/Developer:
 Skinner Ranch Holdings, L.P.
 Robert L. & Carolyn W. Reynolds Family LLC &
 Donald R. Reynolds Family LLC
 Donald R. Reynolds Family LLC
 LeBaron Ranches LP, Robert L. & Carolyn W.
 Reynolds Family LLC & Donald R. Reynolds
 Family LLC
 c/o RPM Company
 1420 South Mills Ave., Suite 'M'
 Lodi, CA 95242
 Attn: Dale Gillespie
 (209) 333-3400

Engineer/Applicant:
 RSC Engineering, Inc.
 2250 Douglas Blvd., Suite 150
 Roseville, CA 95661
 Attn: Rick Chavez
 (916) 788-2884

Topographic Survey provided by Phillippi
 Engineering, dated 03/12/08.

Existing General Plan Designation and Zone:
 NCC-Neighborhood Community Commercial,
 PD-Planned Development

APN & Existing Acreage:

APN 058-650-001	11.272± AC.
APN 058-650-002	4.846± AC.
APN 058-650-003	7.899± AC.
APN 058-650-004	78.090± AC.
Total:	102.107± AC.

Proposed Acreage:

Parcel 1:	1.251± AC.
Parcel 2:	1.171± AC.
Parcel 3:	1.296± AC.
Parcel 4:	1.194± AC.
Parcel 5:	0.609± AC.
Parcel 6:	0.942± AC.
Parcel 7:	0.929± AC.
Parcel 8:	0.619± AC.
Parcel 9:	1.166± AC.
Parcel 10:	1.024± AC.
Parcel 11:	0.944± AC.
Parcel 12:	0.931± AC.
Parcel 13:	1.197± AC.
Parcel 14:	1.533± AC.
Parcel 15:	0.198± AC.
Parcel 16:	0.524± AC.
Parcel 17:	0.709± AC.
Parcel 18:	0.706± AC.
Parcel 19:	0.553± AC.
Parcel 20:	0.782± AC.
Parcel 21:	0.677± AC.
Parcel 22:	1.695± AC.
Parcel 23:	1.928± AC.
Parcel 24:	1.792± AC.
Parcel 25:	3.571± AC.
Parcel A: ROADWAY	1.375± AC.
Parcel B: ROADWAY	2.191± AC.
Parcel C: ROADWAY	0.538± AC.
Remainder:	70.066± AC.
Total:	102.107± AC.

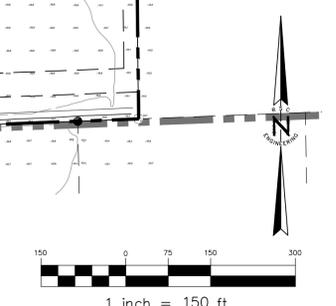
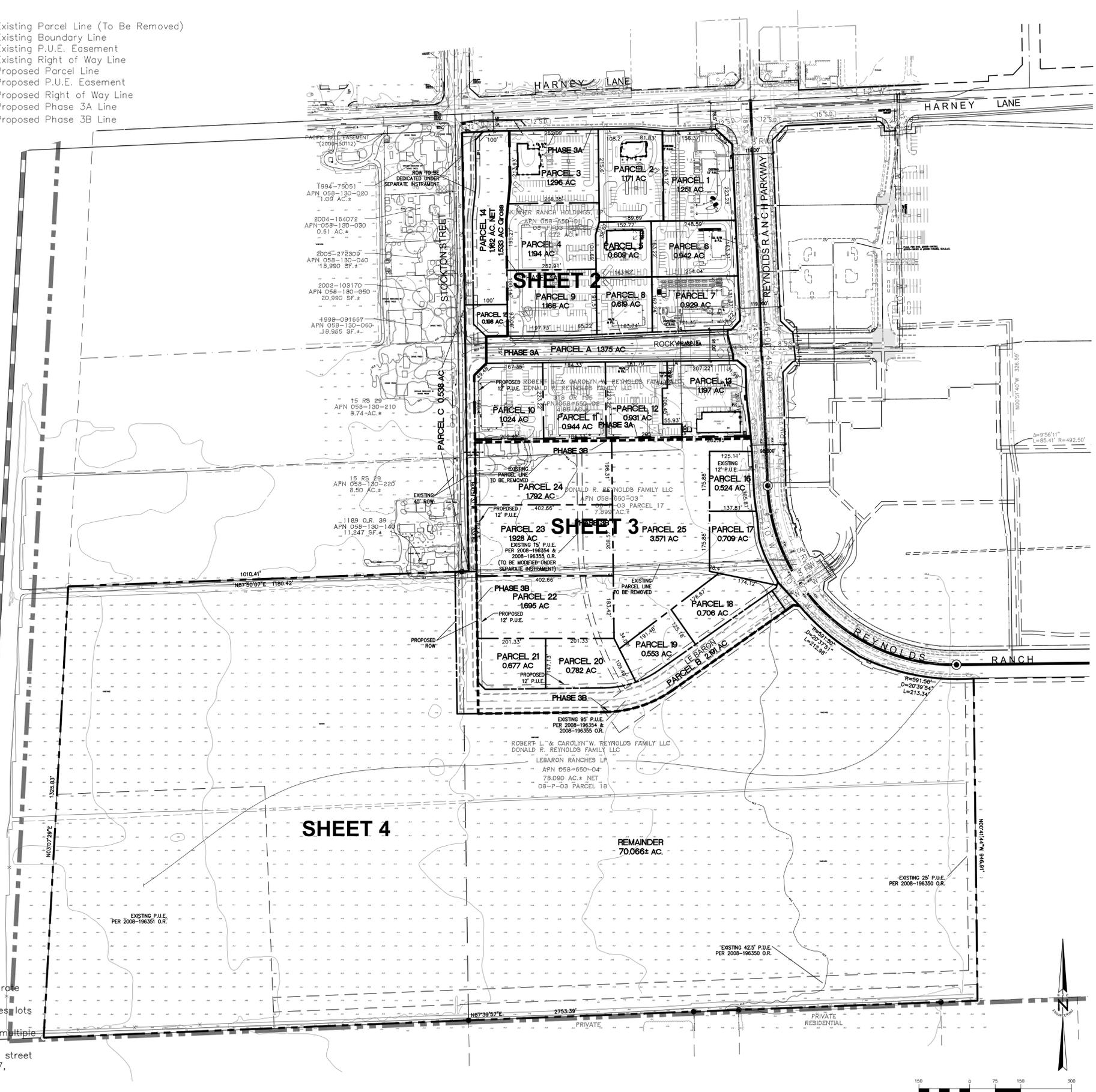
Utilities:
 Sewer - City of Lodi Public Works
 Water - City of Lodi Public Works
 Drainage - City of Lodi Public Works
 Electricity - City of Lodi Electric Utility District
 Gas - PG&E
 Telephone - AT&T
 Fire - City of Lodi Fire Department

NOTES:

- 1) Refer to the final parcel map for accurate lot dimensions and configuration.
- 2) This map is phased. Phase 3A includes lots 1-13 and Phase 3B includes lots 16-25.
- 3) Applicant reserves the right to record multiple maps.
- 4) Reynolds Ranch Parkway is a recorded street and PUE per 2008-086926, 2008-086927, 2008-085830, 2008-085831, and 2008-085832.

Legend:

- Existing Parcel Line (To Be Removed)
- Existing Boundary Line
- Existing P.U.E. Easement
- Existing Right of Way Line
- Proposed Parcel Line
- Proposed P.U.E. Easement
- Proposed Right of Way Line
- Proposed Phase 3A Line
- Proposed Phase 3B Line



PCI / SAN JOAQUIN VALLEY
 LAND COMPANY

NO.	DESCRIPTION	REV.	BY	DATE



RSC ENGINEERING
 2250 Douglas Blvd., Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884 Fax: 916.788.4408

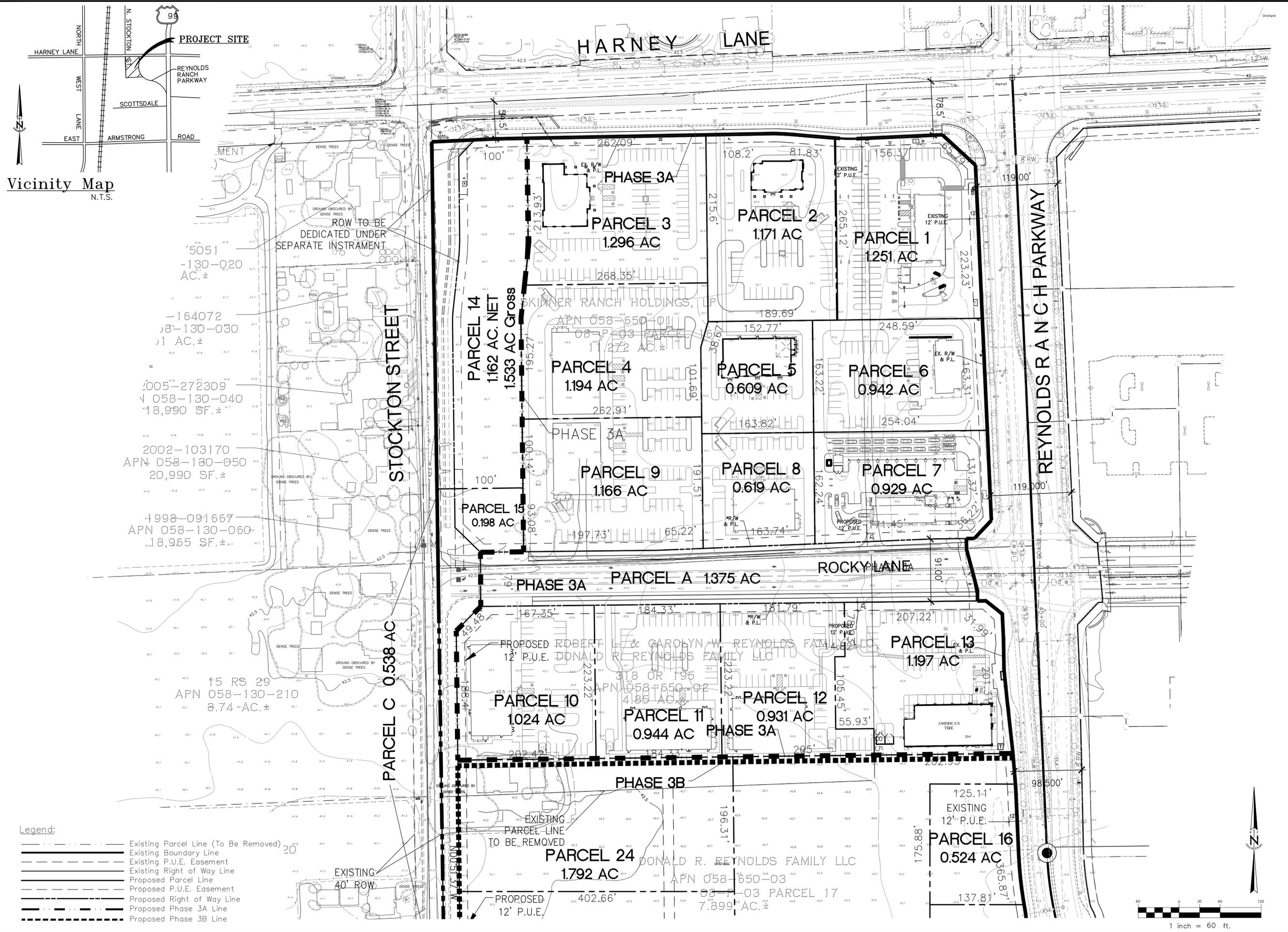
PROJECT NO. 059-002
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP -
 REYNOLDS RANCH PHASE -
 3A & 3B
 HARNEY LANE &
 REYNOLDS RANCH PARKWAY
 LODI, CA

SHEET TITLE
COVER

SHEET NO.
1
 OF 4

DATE: FEBRUARY 11, 2014



Vicinity Map
N.T.S.

PCI / SAN JOAQUIN VALLEY
LAND COMPANY

NO.	DATE	BY	DESCRIPTION



RSC ENGINEERING
 2250 Douglas Blvd., Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884 Fax: 916.788.4408

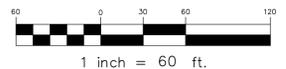
PROJECT NO. 059-002
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP
 REYNOLDS RANCH PHASE - 3A & 3B
 (PHASE 3A)
 HARMONY LANE &
 REYNOLDS RANCH PARKWAY
 LODI, CA

SHEET TITLE
TM1

SHEET NO.
2
 OF 4

DATE: FEBRUARY 11, 2014



RESOLUTION NO. P.C. 14-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI FOR THE APPROVAL OF THE REQUEST OF KIM WHITNEY, RSC ENGINEERING INC ON BEHALF OF SAN JOAQUIN VALLEY LAND CO., FOR A PARCEL MAP AND SPARC REVIEW OF THE PROPOSED REYNOLDS RANCH SHOPPING CENTER (PHASES IIIA AND IIIB), LOCATED AT THE SOUTHWEST CORNER OF HARNEY LANE AND REYNOLDS RANCH PARKWAY

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 and Site Plan and Architectural Review in accordance with the Government Code and Lodi Municipal Code; and

WHEREAS, an application was filed by Kim Whitney, RSC Engineering, Inc., on behalf of San Joaquin Valley Land Co., LLC., 2250 Douglas Blvd., Ste. 150., Roseville, CA; and

WHEREAS, the project site is located at southwest corner of Harney Lane and Reynolds Ranch Parkway, more particularly described as Assessor's Parcel Numbers 058-650-03, 058-650-02, and 058-650-03; and

WHEREAS, the property has a General Plan designation of Commercial and the Project is consistent with the General Plan, and in particular, the following General Plan Goals and Policies:

- A. Land Use and Growth Management Element, Goal E, "To provide adequate land and support for the development of commercial uses providing goods and services to Lodi residents and Lodi's market share."
- B. Land Use and Growth Management Element, Goal E, Policy 7, "In approving new commercial projects, the City shall seek to ensure that such projects reflect the City's concern for achieving and maintaining high quality."
- C. Land Use and Growth Management Element, Goal E, Policy 3, "The City shall encourage new large-scale commercial centers to be located along major arterials and at the intersections of major arterials and freeways."

WHEREAS, the project site is zoned Planned Development 39; and

WHEREAS, the design and improvement of the site is consistent with all applicable standards adopted by the City. Specifically, the project has met the requirements of the Lodi Zoning Ordinance with particular emphasis on the standards for Community Commercial establishments; and

WHEREAS, approval of the requested architectural drawings will allow the construction of a commercial buildings that will comply with the City's Zoning Ordinance and Building Code regulations; and

WHEREAS, the design of the proposed project and type of improvements are not likely to cause public health or safety problems in that all improvements will be constructed to the City of Lodi standards; and

WHEREAS, all legal prerequisites to the approval of this request have occurred.

Based upon the evidence in the staff report and project file, the Planning Commission makes the following findings:

1. California Environmental Quality Act

Finding: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Article 10 (State CEQA Guidelines) Section 15153 (Projects consistent with previous project approval and certified Final EIRs).

- A. CEQA Guidelines Section 15153, the project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The proposed project does not create any new environmental impacts that were not previously addressed in the Mitigation Monitoring and Report Program for the project and the conditions of approval require the development to implement the adopted MMRP.

The project is consistent with the findings of the previous environmental documents prepared for the Reynolds Ranch development. The Reynolds Ranch Final EIR, (SCH#2006012113) including comments and responses to comments, was certified by the City Council on August 30, 2006. An addendum to the certified and Final EIR, including comments and responses to comments, was certified by the City Council on September 17, 2008. Subsequently, the City of Lodi 2010 General Plan identified a consistent land use designations for the project site and the General Plan Final EIR, including comments and responses to comments, was certified by the City Council on April 7, 2010.

The EIR addressed the impacts of the total scope of the new commercial, residential impacts on the community of the various phases of the project. The proposed project yields no potential new impacts related to the original Project, which would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Reynolds Ranch EIR. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15153 and no further environmental review is required.

2. Tentative Parcel Map

Findings: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

- A. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

The proposed project is consistent with the General Plan and the land use designation specified for this parcel. The proposed uses and buildings are consistent with the General Plan designation and the Zoning Code of Planned Development 39 existing development standards.

- B. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The proposed project is consistent with the General Plan and the land use designation specified for this parcel and the subject property is not within a designated specific plan. The current uses and buildings are consistent with the existing development standards

of the General Plan designation of Commercial and the Zoning Code designation of Planned Development 39.

- C. *That the site is not physically suitable for the type of development.*

The site is physically suitable to divide into twenty-five parcels that will allow each building to be placed on its own lot. The proposed parcels will be supported by on-site parking and landscape requirements of the City of Lodi Zoning Code. The site is adequately served by public rights of way to accommodate the vehicle traffic that will be generated by the new center. The center is located in close proximity to State Highway 99 for easy local and sub-regional access to retail and service users.

- D. *That the site is not physically suitable for the proposed density of development.*

The site is physically suitable for the proposed density of development. The proposed project is to divide existing parcels into twenty-five lots, in order to place individual buildings on their respective lots. These phases do not construct residential units; therefore density is non-applicable, but the project is consistent with the Floor Area Ratios of the Zoning Code for commercial development.

- E. *That the designs of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project does not involve any substantial negative environmental impacts, as identified in the FEIR. The FEIR did not identify any endangered species, nor were there any mitigation measures required to reduce the level of impacts of the project to less than significant for any fish or wildlife and their habitat.

- F. *That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

The proposed subdivision would allow the future buildings to be placed on individual lots (Parcels 1-25). The project will not disturb any contaminated soils on site and will not degrade the public health of the area.

- G. *That 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. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

All the parcels will be directly served by public streets and utilities, except for those parcels that are interior to the project. There will be easements within the proposed subdivision for cross access and parking throughout the total project. Additionally, all parcels will benefit by the project wide landscape maintenance agreement that will ensure the highest level of care as prescribed in the General Plan.

3. Site Plan and Architectural (SPARC)

Findings: Section 17.40.020 of the Lodi Zoning Code requires a City to approve non-residential development containing 10,000 square feet or more of total gross structure area. The following evidence supports the project approval:

Architecture:

The architectural theme of the shopping center is early agricultural style articulated by canopies, overhangs, wood type siding, recessed columns, metal roofing, red bricks, and tower elements. Additionally, there is a free standing arch element provided. Sample elevations are provided under Attachment D. The proposed colors for the new buildings include shades of gray and silver, accented with awnings, metal roof and decorative architectural elements designed to break up the mass appearance. The proposed architectural design of the center is consistent with the building design standards and design elements established in the LMC 17.58 *Design Standards for Large Retail Establishments*.

Signage:

The approval of project signs is not a part of the current review and would be subject to Master Sign Program adopted by the City to ensure the signs complement the building architecture. However, the applicants have illustrated the location and design of the monument signs they intend to use at the entries. The Mater Sign Program will require all wall mounted signs will have to be individual channel letters and no cabinet “canned” signs would be permitted.

Traffic Circulation/Parking:

As shown the site plan, the primary access to the proposed shopping center is provided from Harney Lane via Reynolds Ranch Parkway. As shown on the site plan, the main entrance to the project parking lot is from the proposed signaled drive which intersects Reynolds Ranch Parkway. Three secondary access points are also provided from Reynolds Ranch Parkway, located further south. These access points provide satisfactory traffic circulation in and out of the shopping center.

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, buildings are located close to streets and parking is provided behind the buildings, which reduces the undesirable visual impact of the paved parking surface. Parking spaces are distributed around all buildings. The City’s large design standards for large retail establishments allows a maximum parking stalls five spaces for every one thousand square feet of building space. Parking lot light fixtures must not be more than twenty-five feet in height and no spillover beyond the property line will be permitted. This would ensure all light fixtures throughout the center are consistent. A condition has been added to require the applicant to provide a detail photometric plan prior to the issuance of building permits (condition # 23).

Landscaping:

In accordance with Lodi Municipal Code (LMC) Section 17.58.110, the applicant has submitted a preliminary landscape plan, which calls for various large shade trees, smaller trees, shrubs and ground covers distributed throughout the parking. The conditions of approval will require the applicant to provide a detailed landscape plan to meet the City’s standards (condition #29). As shown the landscape palette, substantial amount of the proposed plant material for the new site would be drought tolerant and would use less water than other common species. The proposed irrigation system uses deep root watering bubblers for parking lot shade trees to minimize usage and ensure that water goes directly to the intended planting areas.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that Parcel Map Application 13-P-01 and SPARC Application No. 13-SP-04 is hereby approved, subject to the following conditions:

1. The project proponent and/or the property owner and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this Use Permit approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this Use Permit approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. The project proponent and/or the property owner and/or successors in interest and management shall comply with all federal, State, and local laws. Material violations of any of those laws in connection with the use may be a cause for revocation of the permits granted herein.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report and presented to the Planning Commission, to the satisfaction of the Community Development Department.
4. The Planning Commission reserves the right to modify the building design or site plan, at the time an individual user requests approval of a subsequent discretionary approval. Additional Use Permits are required for drive thru facilities that may require specific conditions and design modifications based on unforeseen issues or conditions that arose subsequent to the original concept approval.
5. A separate sign permit and building permit shall be required prior to the installation of any signs. All proposed signage shall be consistent with approved Master Sign Program, exhibits in the staff report, and recommendations of the Planning Commission.
6. No recreational vehicles, including trailers, shall be parked or stored overnight at the shopping center. Further, no vehicle, including trailers, shall be parked at the shopping center for the principal purpose of advertising or display. It shall be a *prim facie* violation if the advertising medium utilized on the vehicle is a sign, device, or structure separate from the vehicle, or if the sign or device is integrally affixed to the vehicle and the *copy* is readily changeable and such sign, device or structure *exceeds* nine *square* feet in area and the vehicle is parked on the business premises for which the advertising relates, or in reasonable proximity thereto, and the location of the advertising is reasonably calculated to direct an observer towards the business. It shall still be considered that advertising was the principal purpose of the parking, notwithstanding the fact that the vehicle is driven to and from the business premises on daily basis.
7. The owner shall maintain in good repair all building exteriors, walls, lighting, trash enclosures, drainage facilities, driveways and parking areas. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence.
8. Vending machines, video games, amusement games, children's rides, recycling machines, vendor carts or similar items shall be prohibited in the outside area of all storefronts. The storefront placement of drinking fountains and ATM machines shall be permitted subject to the review and approval of the Community Development Department.

9. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The final plans shall include the architectural features such as the approved colors, the building elevations including the cornice, trim caps, and curbed canopy, and other elements approved by the Planning Commission. Any significant alteration to the building elevations as approved by the Planning Commission shall require approval by the Planning Commission.
10. No outside storage of material, crates, boxes, etc. shall be permitted anywhere on site, except within the trash enclosure areas as permitted by fire codes. No material shall be stacked higher than the height of any trash enclosure screen wall and gate.
11. All storage of cardboard bales and pallets shall be contained within the area designated for such use. No storage of cardboard or pallets shall be visible from public right the way.
12. At no time shall outdoor storage or display be allowed within the parking area, drive aisle or required sidewalks and ADA path of travel of the center.
13. No seasonal, temporary or permanent outdoor storage or display of merchandise shall be permitted within the parking lot, except as otherwise permitted by the City through the special events review process.
14. The project proponent shall provide a trash enclosure or compactor for each building. The said enclosures shall be constructed of split face C.M.U. block and shall match the color of the buildings so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape. The enclosures shall also have metal gates and shall have roof features per the City's Stormwater Design Standard Plan requirements.
15. Trash enclosures shall be designed to accommodate separate facilities for trash and recyclable materials. Trash enclosures having connections to the wastewater system shall install a sand/grease trap conforming to Standard Plan 205 and shall be covered.
16. A minimum of two trash receptacles shall be placed at a customer entry to each building. Trash receptacles shall be a decorative, pre-cast concrete or metal type with a self-closing metal lid. Design of the receptacles shall be submitted with the building permit application for tenant improvements for review and approval by the Community Development Department.
17. The project proponent shall take reasonable necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises to the degree that surrounding residents and commercial uses would not be bothered and that loitering is not permitted.
18. The location and details of the cart corrals within the parking lot shall be submitted with the building permit application for review and approval by the Community Development Department. Cart corrals shall be provided in the parking lot adjacent to buildings and distributed evenly throughout the parking lot rather than concentrated along the main drive aisle. In addition, physical measures to prevent the removal of carts from the property shall be provided. Such measures shall be submitted with the building permit application. Further, cart corrals shall be permanent with a design that is consistent with the theme of the Reynolds Ranch shopping center. Portable metal corrals shall be prohibited.
19. Any bollards installed in a storefront location shall be decorative in style and consistent with the theme of the shopping center. Plain concrete bollards, or concrete filled steel pipe bollards shall not be permitted.

20. Hardscape items, including tables, benches/seats, trashcans, bike racks, drinking fountains, etc. shall be uniform for all stores throughout the shopping center.
21. All roof mechanical equipment and any satellite dish equipment shall be fully screened from ground-level view within 150 feet of the property.
22. The loading area shown in front of the plans shall be stripped and posted with “NO PARKING – LOADING ONLY” signs to the satisfaction of the Community Development Department.
23. Fire Lanes shall be identified and marked per Lodi Municipal Code Sec 15.40.100 in locations determined by the Fire Marshall. Plans with marked fire lanes shall be returned to planning and copy kept at the Fire Prevention office.
24. A photometric exterior lighting plan and fixture specification shall be submitted for review and approval of the Community Development Department prior to the issuance of any building permit. Said plans and specification shall address the following:
 - a) All project lighting shall be confined to the premises. No spillover beyond the property line is permitted.
 - b) The equivalent of one (1) foot-candle of illumination shall be maintained throughout the parking area.
 - c) All parking light fixtures shall be a maximum of twenty-five 25 feet in height.
 - d) All fixtures shall be consistent throughout the center.
25. Exterior lighting fixtures on the face of the buildings shall be consistent with the theme of the center. No wallpacks or other floodlights shall be permitted. All building mounted lighting shall have a 90-degree horizontal flat cut-off lens, unless the fixture is for decorative purposes.
26. All exterior construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday. No exterior construction activity is permitted on Sundays or legal holidays.
27. A reciprocal agreement for ingress, egress, and parking shall be executed between all parties within the proposed shopping center and that document shall be provided to the City prior to the issuance of a Certificate of Occupancy.
28. Sidewalks and parking lots must be kept free of litter and debris to minimize the amount of wind-blown debris into surrounding properties. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drain. If any cleaning agent or degreaser is used, washwater shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the City wastewater treatment plant.
29. The applicant shall submit a landscaping and irrigation plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Department or designee but shall not be reduced in amount.
30. The applicant shall select and note on all plans common tree species for the parking lot and perimeter areas from the list of large trees as identified in the Local Government Commission’s “Tree Guidelines for the San Joaquin Valley”.
31. All landscaped area shall be kept free from weeds and debris, maintained in a healthy growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. Unhealthy, dead, or damaged plant materials shall be removed and replaced promptly.

32. The operation of the business shall comply with all applicable requirements of the Municipal Code.
33. The project shall incorporate all mitigation measures as specified in the adopted Final Environmental Impact Report for Reynolds Ranch Project (State Clearinghouse Number 2006012113).
34. Prior to any ground disturbance, the applicant shall notify the San Joaquin County Council of Governments (SJCOG, Inc), and shall schedule a pre-ground disturbance survey, to be performed by an SJMSCP biologist, to determine applicable Incidental Take Minimization Measures (ITMMS). The City shall not authorize any form of site disturbance until it receives an Agreement to Implement ITMMS from SJCOG, Inc. Further, the City shall not issue a building permit for the proposed project until the San Joaquin County Council of Governments determine what, if any, Incidental Take Minimization Measures (ITMMS) apply to the project and until the San Joaquin County Council of Governments verifies all applicable ITMMS have been fully and faithfully implemented.
35. All ground level utilities shall be screened from public view. All screening shall be done using materials that are architecturally compatible with the buildings(s) or shall be screened by landscape
36. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this resolution.
37. This resolution does not constitute a complete plan check. Additional comments and conditions will be provided when more complete plans are submitted for building permit application review for the project.
38. A copy of conditions of approval shall be printed on the future constructions plans to be submitted for review and approval.
39. Unless expressly changed by the terms of this resolution, the project shall continue to be subject to all conditions, exactions, terms, and entitlements previously imposed and generally including but not limited to; City Council Resolution 2006-162, 2006-163, 2006-164, Ordinance 1784 and 1785. This includes any mitigation land and fees to offset project impacts.

Public Works

40. Phase 3A contains Parcels 1-15, Parcel A and a portion of Parcel C that extends from Harney Lane to the projected southerly boundary of Phase 3A.
41. Phase 3B contains Parcels 16-25, Parcel B and a portion of Parcel C that extends from the southerly boundary of Phase 3A to its intersection with Parcel B.
42. Parcel A, B, and C are hereinafter referred to as Rocky Lane, Le Baron Boulevard and Stockton Street respectively.
43. Engineering and preparation of improvement plans and construction cost estimate per City Public Improvement Design Standards for all public improvements prior to final map filing.
Plans to include:
 - a) Approved tentative map, signed by the Community Development Director.
 - b) Revise the existing utility master plans, including engineering calculations, for all phases of the development.

- i) Storm drainage facilities design shall conform to the City of Lodi Storm Water Development Design Standards. Include details/calculations for tributary areas entering into the existing storm water and wastewater pipelines.
- c) The developer will modify the existing private wastewater lift station as needed per the Phase 2 Wastewater Lift Station Predesign Report prepared by Hawkins & Associates Engineering, Inc. dated December 12, 2008 and the Phase 1 Wastewater Lift Station Device Access and Maintenance Agreement dated July 25, 2011.
- d) Current soils report. If the soils report was not issued within the past three (3) years, provide an updated soils report from a licensed geotechnical engineer.
- e) Grading, drainage and erosion control plan.
- f) Copy of Notice of Intent for NPDES permit, including storm water pollution prevention plan (SWPPP).
- g) All utilities, including street lights and electrical, signal modifications, gas, telephone and cable television facilities.
- h) Striping plans for street dedications, including appropriate signage.
- i) Provide a truck turning analysis for STAA trucks turning from Reynolds Ranch Parkway onto Le Baron Boulevard.
- j) Provide an onsite truck turning analysis. Include truck dimensions.
- k) Joint Trench plans.
- l) Undergrounding of existing overhead utilities.

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.

- 44. Abandonment/removal of wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes prior to approval of public improvement plans.
- 45. Storm drain facilities shall be operated under the terms and conditions of a separate storm drain maintenance agreement between the Developer and City until such time that all storm drain infrastructure in both Phase 3A and 3B are installed in accordance with City Standards and are connected to the permanent storm drain basin.
- 46. Installation of all public utilities and street improvements in conformance with City of Lodi master plans and design standards and specifications, including, but not limited to, the following (Refer to Conditions 22 and 23 for phased construction requirements):
 - a) Rocky Lane street improvements shall be extended from its intersection with Reynolds Ranch Parkway to the intersection of Stockton Street.
 - b) Le Baron Boulevard street improvements shall be extended from its intersection with Reynolds Ranch Parkway to the intersection of Stockton Street.
 - c) Stockton Street street improvements (entire street section) shall be extended from its intersection with Harney Lane to the intersection with Rocky Lane and Le Baron Boulevard.

- d) Installation of curb, gutter, sidewalk, and street lights along both sides of Rocky Lane, Stockton Street and Le Baron Boulevard. Sidewalk along both sides of Rocky Lane, Stockton Street (south of Rocky Lane) and Le Baron Boulevard shall be 7ft. wide and detached from the curb and gutter and separated by a 6ft. wide landscaped parkway with landscape and irrigation on each side of the street. Sidewalk on Stockton Street from Harney Lane to Rocky Lane may be adjacent to the curb.
 - e) Installation/extension of the wastewater, water and storm drain infrastructure within Rocky Lane, Stockton Street and La Baron Boulevard. Recycled water (purple pipe) infrastructure shall be installed on Stockton Street and Le Baron Drive when those streets are improved.
 - f) Signal modifications for both the Rocky Lane and Le Baron Boulevard traffic signal including but not limited to traffic loops within Rocky Lane and La Baron Boulevard.
 - g) Undergrounding of overhead utilities on the South side of Harney Lane from Stockton Street westerly up to the westerly boundary of APN 058-130-02; and from Stockton Street easterly to the location where the utilities are currently placed underground.
 - h) In accordance with Paragraph 1 of the Phase 1 Wastewater Lift Station Device Access and Maintenance Agreement (Agreement) executed July 25, 2011, for any development beyond those parcels included in the Agreement as Phase 1 in addition to those parcels known as APN 058-650-14 and 058-650-18; developer shall a) provide evidence to the Public Works Director's satisfaction of sufficient capacity for an additional proposed use or b) construct the Phase 2 public wastewater station improvements as specified in the Hawkins and Associates Engineering Inc., September 26, 2008 report.
 - i) If the Public Works Director authorizes the further use of the existing Phase 1 wastewater station improvements, Developer shall agree to amend the existing Agreement accordingly.
47. All public improvements to 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.
48. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP), and shall employ the Best Management Practices (BMPs) identified in the SMP.
- a) Stormwater Development Standards will be required for this project. The design of projects containing more than 5,000 square feet of new impervious area, retail gasoline outlets and parking lots are required to follow these Standards.
 - b) Outdoor loading/unloading dock areas must conform to City of Lodi's Stormwater Development Standards Plan section 3.1.5.
 - c) State-mandated, year around construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the developer and must be paid prior to map filing or commencement of construction operations, whichever occurs first.
49. Provide a private access easement providing a clear path of travel for pedestrian traffic from the public right-of-way to all parcels within the boundaries of the map in conformance with ADA requirements.

50. Parcels 10,11,12 and 13 shall be connected with a shared drive-aisle to accommodate vehicle traffic. The drive-aisle connections (locations to be approved by the Community Development and Public Works Directors) will require shared access agreements that must be submitted to the City and recorded against the affected parcels.
51. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
52. 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.
53. Dedication of all street right-of-way and necessary public utility easements for the construction of public improvements within Parcel A, Parcel B and Parcel C and Parcel 15 to the City of Lodi as shown in concept on the tentative parcel map. Street dedications shall conform to City street section design standards. Dedication of Parcel 15 shall be required only if the Phase 2 public wastewater station is required to be constructed.
54. 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.
55. Submit final map per City and County requirements including the following:
 - a) Preliminary title report.
 - b) Standard note regarding requirements to be met at subsequent date.
 - c) Final Map Guarantee
56. Payment of the following prior to building permit issuance unless noted otherwise:
 - a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b) Habitat Conservation Fee.
 - c) Regional Transportation Impact Fee (RTIF)
 - d) Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
57. Payment of the following prior to obtaining the building certificate of occupancy unless noted otherwise:
 - a) Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b) Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of project acceptance.

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.

58. 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 lots, 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.
59. The project is obligated to incorporate the conditions of the Settlement Agreement within the Amended Development Agreement including the Citizens for Open Government and the California Environmental Quality Act (CEQA) approvals set forth in Resolution 2006-162. The conditions of the Settlement Agreement shall be included, but not limited to, the following:
- a) Company shall request that major tenants within the commercial portion of the project prepare Transportation Demand Management Plans to reduce traffic impacts.
 - b) The Company shall obtain permanent easements limiting the use of real property to agricultural or other open space uses and activities to be held by the City of Lodi (Agricultural Conservation Easements).
 - c) The project is committed to the design of “New Urbanism” that includes promoting neighborhoods that are walkable; interconnected; incorporate traditional grid system streets; that include pedestrian friendly streetscapes; bicycle friendly; well integrated, highly visible, and publically accessible open spaces; etc.
 - d) Pedestrian Transit and Bicycle Infrastructure.
60. Obtain the following permits:
- a) San Joaquin County well/septic abandonment permit.
 - b) Building permit issued by the City of Lodi Building Division.
 - c) Encroachment permit from the Public Works Department.
61. The following shall be completed with the development of the first parcel in Phase 3A:
- a) Parcel 14 to be dedicated to the City of Lodi for a fire station per Development Agreement 06-GM-01, Paragraph 6.4.6.
 - b) All public improvements within Rocky Lane shall be extended from the intersection of Reynolds Ranch Parkway to the intersection of Stockton Street.
 - c) Signal modifications for Rocky Lane including but not limited to traffic loops within Rocky Lane.
 - d) In accordance with Paragraph 1 of the Phase 1 Wastewater Lift Station Device Access and Maintenance Agreement (Agreement) executed July 25, 2011, for any development beyond those parcels included in the Agreement as Phase 1 in addition to those parcels known as APN 058-650-14 and 058-650-18; developer shall a) provide evidence to the Public Works Director’s satisfaction of sufficient capacity for an additional proposed use or b) construct the Phase 2 public wastewater lift station improvements as specified in the Hawkins and Associates Engineering Inc., September 26, 2008 report.
 - i) If the Public Works Director authorizes the further use of the existing Phase 1 wastewater station improvements, Developer shall agree to amend the existing Agreement accordingly.

- e) Upon development of the eighth commercially zoned parcel within Phase 3A, Developer shall construct the full cross section of Stockton Street (including all public improvements) from the intersection of Harney Lane to the southerly boundary of Phase 3A unless deemed not necessary by the Public Works Director.
62. The following shall be completed with the development of the first parcel in Phase 3B:
- a) All public storm drain improvements shall be constructed in accordance with the City's latest master plan documents for both Phases 3A and 3B and caused to terminate at the permanent storm drain basin.
 - b) Construct Phase 2 of the wastewater lift station improvements and dedicate to the City of Lodi.
 - c) Upon construction of the first 50,000 SF (cumulative) of commercial retail space, all public improvements within Le Baron Boulevard shall be extended from Reynolds Ranch Parkway to the westerly boundary of Phase 3B including Signal modifications for Le Baron Boulevard.
63. Upon development of the fourth commercially zoned parcel within Phase 3B or 100,000 SF (cumulative) of commercial retail space, Developer shall construct the full cross section of Stockton Street (including all public improvements) from the southerly boundary of Phase 3A to the westerly connection of Le Baron Boulevard and Harney Lane unless deemed not necessary by the Public Works Director.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST _____
Secretary, Planning Commission



Vicinity Map
N.T.S.

Owners of Record/Developer:
 Skinner Ranch Holdings, L.P.
 Robert L. & Carolyn W. Reynolds Family LLC &
 Donald R. Reynolds Family LLC
 Donald R. Reynolds Family LLC
 LeBaron Ranches LP, Robert L. & Carolyn W.
 Reynolds Family LLC & Donald R. Reynolds
 Family LLC
 c/o RPM Company
 1420 South Mills Ave., Suite 'M'
 Lodi, CA 95242
 Attn: Dale Gillespie
 (209) 333-3400

Engineer/Applicant:
 RSC Engineering, Inc.
 2250 Douglas Blvd., Suite 150
 Roseville, CA 95661
 Attn: Rick Chavez
 (916) 788-2884

Topographic Survey provided by Phillippi
 Engineering, dated 03/12/08.

Existing General Plan Designation and Zone:
 NCC-Neighborhood Community Commercial,
 PD-Planned Development

APN & Existing Acreage:

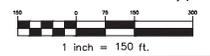
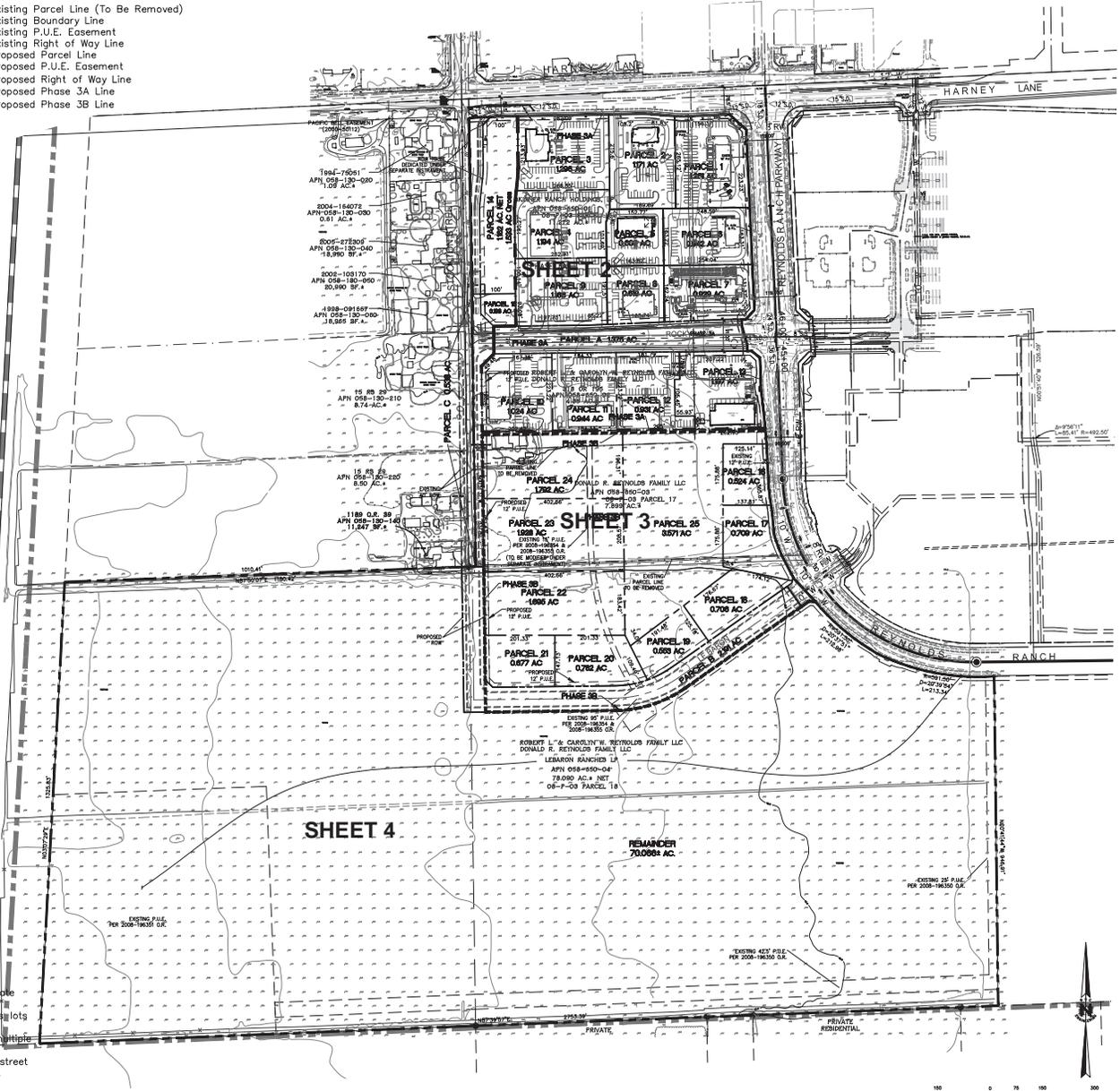
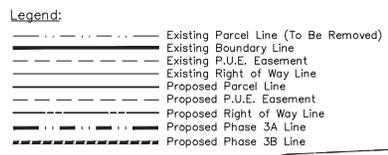
APN 058-650-001	11,272± AC.
APN 058-650-002	4,646± AC.
APN 058-650-003	7,899± AC.
APN 058-650-004	78,090± AC.
Total:	102,107± AC.

Proposed Acreage:

Parcel 1:	1,251± AC.
Parcel 2:	1,171± AC.
Parcel 3:	1,206± AC.
Parcel 4:	1,194± AC.
Parcel 5:	0,609± AC.
Parcel 6:	0,942± AC.
Parcel 7:	0,929± AC.
Parcel 8:	0,619± AC.
Parcel 9:	1,166± AC.
Parcel 10:	1,024± AC.
Parcel 11:	0,944± AC.
Parcel 12:	0,931± AC.
Parcel 13:	1,197± AC.
Parcel 14:	1,533± AC.
Parcel 15:	0,198± AC.
Parcel 16:	0,524± AC.
Parcel 17:	0,709± AC.
Parcel 18:	0,706± AC.
Parcel 19:	0,822± AC.
Parcel 20:	0,553± AC.
Parcel 21:	0,677± AC.
Parcel 22:	1,695± AC.
Parcel 23:	1,928± AC.
Parcel 24:	1,792± AC.
Parcel 25:	3,571± AC.
Parcel A: ROADWAY	1,375± AC.
Parcel B: ROADWAY	2,191± AC.
Parcel C: ROADWAY	0,538± AC.
Remainder:	70,066± AC.
Total:	102,107± AC.

Utilities:
 Sewer - City of Lodi Public Works
 Water - City of Lodi Public Works
 Drainage - City of Lodi Public Works
 Electricity - City of Lodi Electric Utility District
 Gas - PG&E
 Telephone - AT&T
 Fire - City of Lodi Fire Department

- NOTES:**
- 1) Refer to the final parcel map for accurate lot dimensions and configuration.
 - 2) This map is phased. Phase 3A includes lots 1-13 and Phase 3B includes lots 14-25.
 - 3) Applicant reserves the right to record multiple maps.
 - 4) Reynolds Ranch Parkway is a recorded street and P.U.E. per 2008-086926, 2008-086927, 2008-085830, 2008-085831, and 2008-085832.



PCI / SAN JOAQUIN VALLEY
 LAND COMPANY

NO. 29033	DATE
REV. 01/11/14	CITY APPROVED
DESCRIPTION	

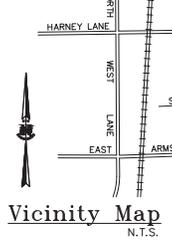
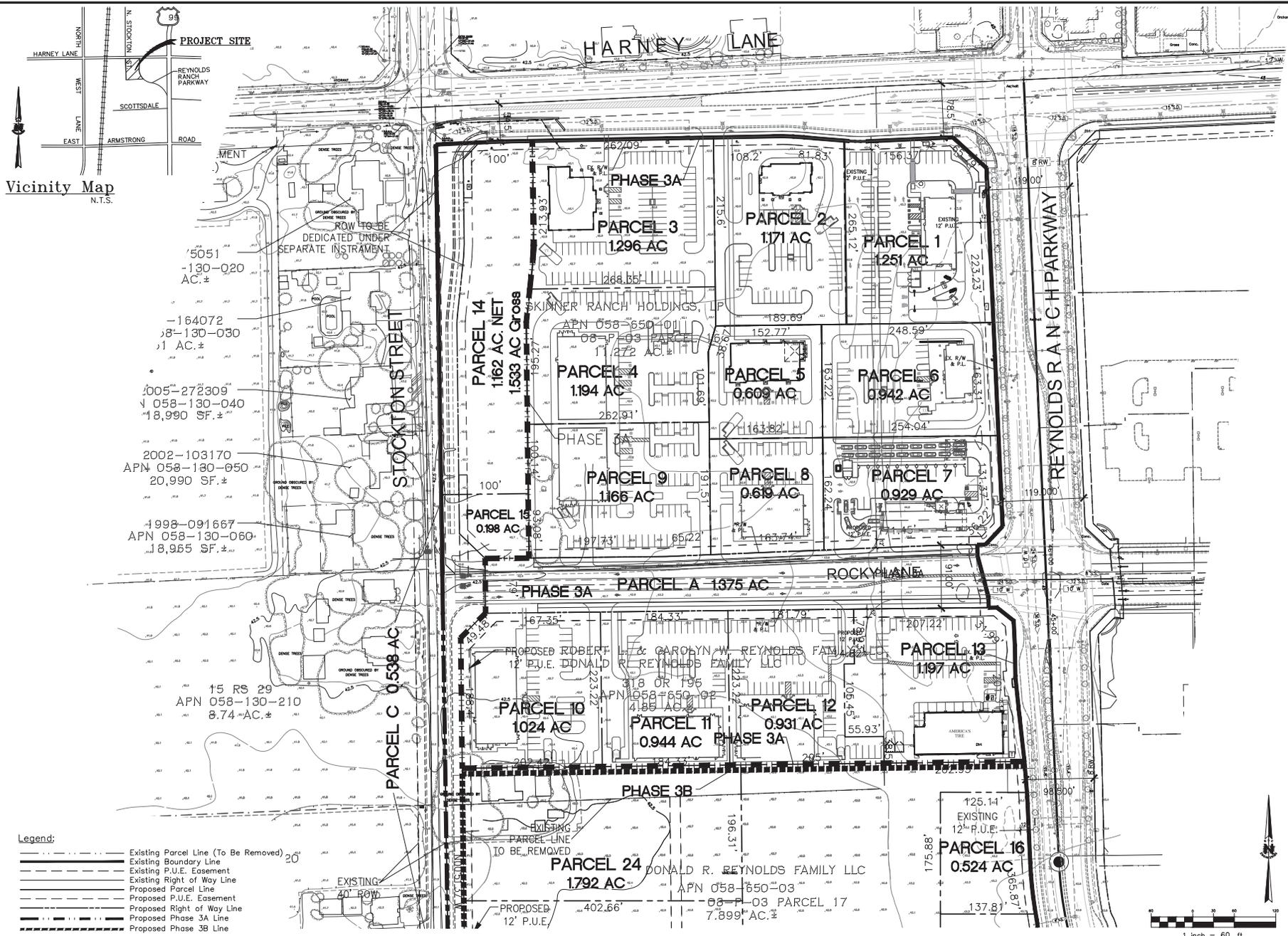


PROJECT NO. 059-002
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP
 REYNOLDS RANCH PHASE
 3A / 3B
 HARNEY LANE
 REYNOLDS RANCH PARKWAY
 LODI, CA

SHEET TITLE
COVER

SHEET NO.
1
 OF 4
 DATE: FEBRUARY 11, 2014



PROJECT SITE

REYNOLDS RANCH PARKWAY

SCOTTSDALE

ARMSTRONG ROAD

STOCKTON STREET

ROCKY LANE

REYNOLDS RANCH PARKWAY

APN 058-130-020
164,072 SF. ±
164,072 AC. ±

APN 058-130-030
18,990 SF. ±
18,990 AC. ±

APN 058-130-040
20,990 SF. ±
20,990 AC. ±

APN 058-130-060
18,965 SF. ±
18,965 AC. ±

APN 058-130-210
8,774 SF. ±
8,774 AC. ±

APN 058-650-001
272 AC. ±

APN 058-650-02
4,188 AC. ±

APN 058-650-03
7,899 AC. ±

APN 058-650-04
1,197 AC. ±

APN 058-650-05
1,171 AC. ±

APN 058-650-06
1,251 AC. ±

APN 058-650-07
1,194 AC. ±

APN 058-650-08
1,166 AC. ±

APN 058-650-09
1,197 AC. ±

APN 058-650-10
1,024 AC. ±

APN 058-650-11
994 AC. ±

APN 058-650-12
931 AC. ±

APN 058-650-13
1,197 AC. ±

APN 058-650-14
1,792 AC. ±

APN 058-650-15
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524 AC. ±

APN 058-650-64
524 AC. ±

APN 058-650-65
524 AC. ±

APN 058-650-66
524 AC. ±

APN 058-650-67
524 AC. ±

APN 058-650-68
524 AC. ±

APN 058-650-69
524 AC. ±

APN 058-650-70
524 AC. ±

APN 058-650-71
524 AC. ±

APN 058-650-72
524 AC. ±

APN 058-650-73
524 AC. ±

APN 058-650-74
524 AC. ±

APN 058-650-75
524 AC. ±

APN 058-650-76
524 AC. ±

APN 058-650-77
524 AC. ±

APN 058-650-78
524 AC. ±

APN 058-650-79
524 AC. ±

APN 058-650-80
524 AC. ±

APN 058-650-81
524 AC. ±

APN 058-650-82
524 AC. ±

APN 058-650-83
524 AC. ±

APN 058-650-84
524 AC. ±

APN 058-650-85
524 AC. ±

APN 058-650-86
524 AC. ±

APN 058-650-87
524 AC. ±

APN 058-650-88
524 AC. ±

APN 058-650-89
524 AC. ±

APN 058-650-90
524 AC. ±

APN 058-650-91
524 AC. ±

APN 058-650-92
524 AC. ±

APN 058-650-93
524 AC. ±

APN 058-650-94
524 AC. ±

APN 058-650-95
524 AC. ±

APN 058-650-96
524 AC. ±

APN 058-650-97
524 AC. ±

APN 058-650-98
524 AC. ±

APN 058-650-99
524 AC. ±

APN 058-650-100
524 AC. ±

- Legend:**
- Existing Parcel Line (To Be Removed)
 - Existing Boundary Line
 - Existing P.U.E. Easement
 - Existing Right of Way Line
 - Proposed Parcel Line
 - Proposed P.U.E. Easement
 - Proposed Right of Way Line
 - Proposed Phase 3A Line
 - Proposed Phase 3B Line

PC / SAN JOAQUIN VALLEY
LAND COMPANY

NO.	REV.	DATE	DESCRIPTION



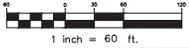
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CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

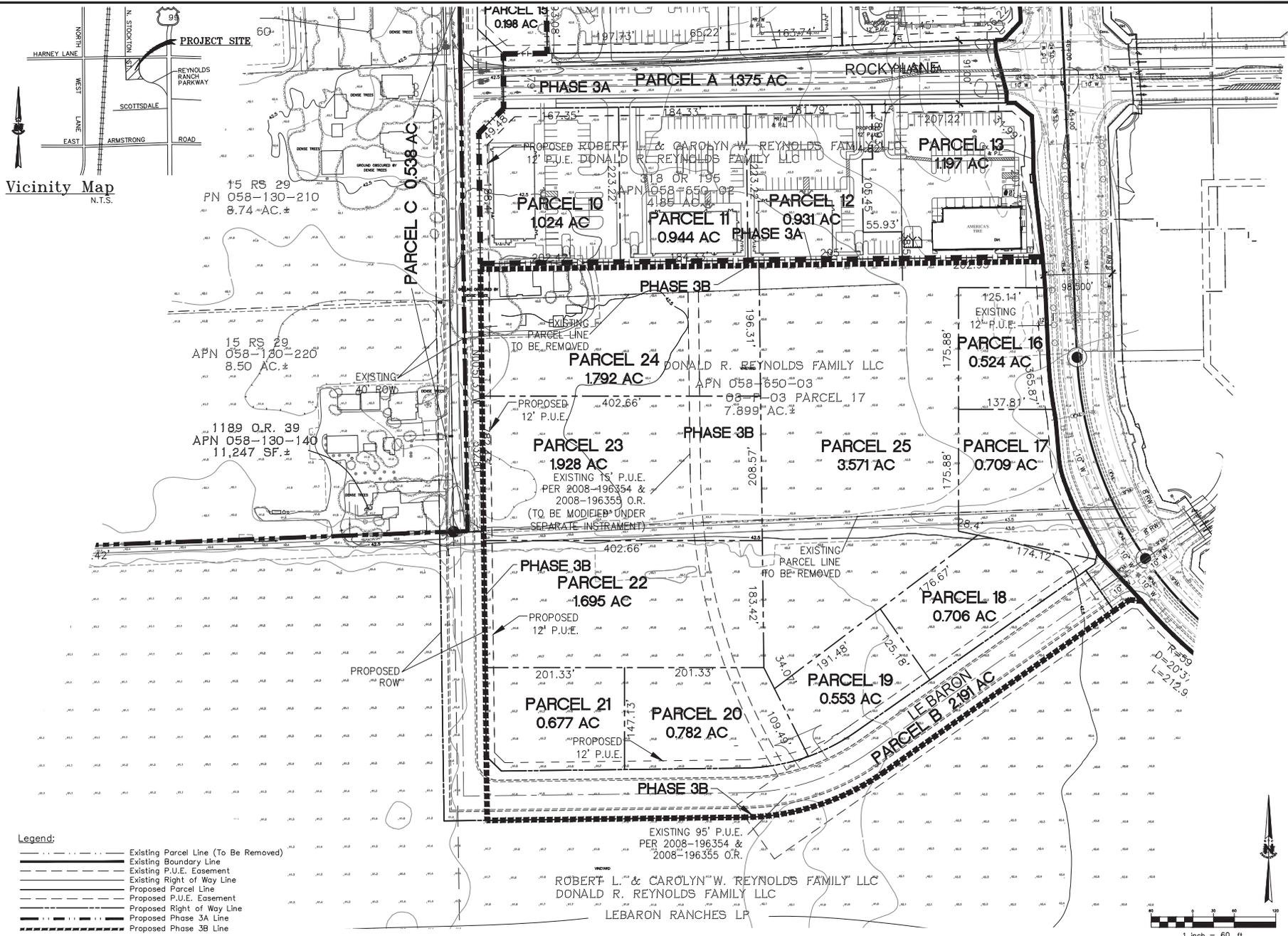
TENTATIVE PARCEL MAP
REYNOLDS RANCH PHASE 3A
PHASE 3A
HARNEY LANE
REYNOLDS RANCH PARKWAY
LODI, CA

SHEET TITLE
TM1

SHEET NO.
2
OF 4

DATE: FEBRUARY 11, 2014





PCI / SAN JOAQUIN VALLEY
LAND COMPANY

NO.	REV.	DATE	DESCRIPTION



RSC ENGINEERING
2250 Douglas Blvd, Suite 150
Livermore, CA 94551
Tel: 925.285.2854 Fax: 925.784.4408

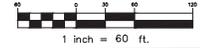
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DESIGNED BY: RSC Eng

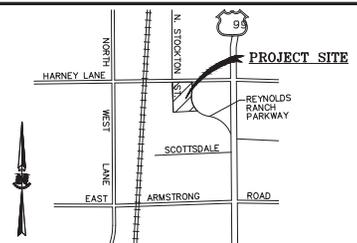
TENTATIVE PARCEL MAP
REYNOLDS RANCH PHASE 3A
PHASE 3B
HARBOR LANE
REYNOLDS RANCH PARCEL A
LODI, CA

SHEET TITLE
TM2

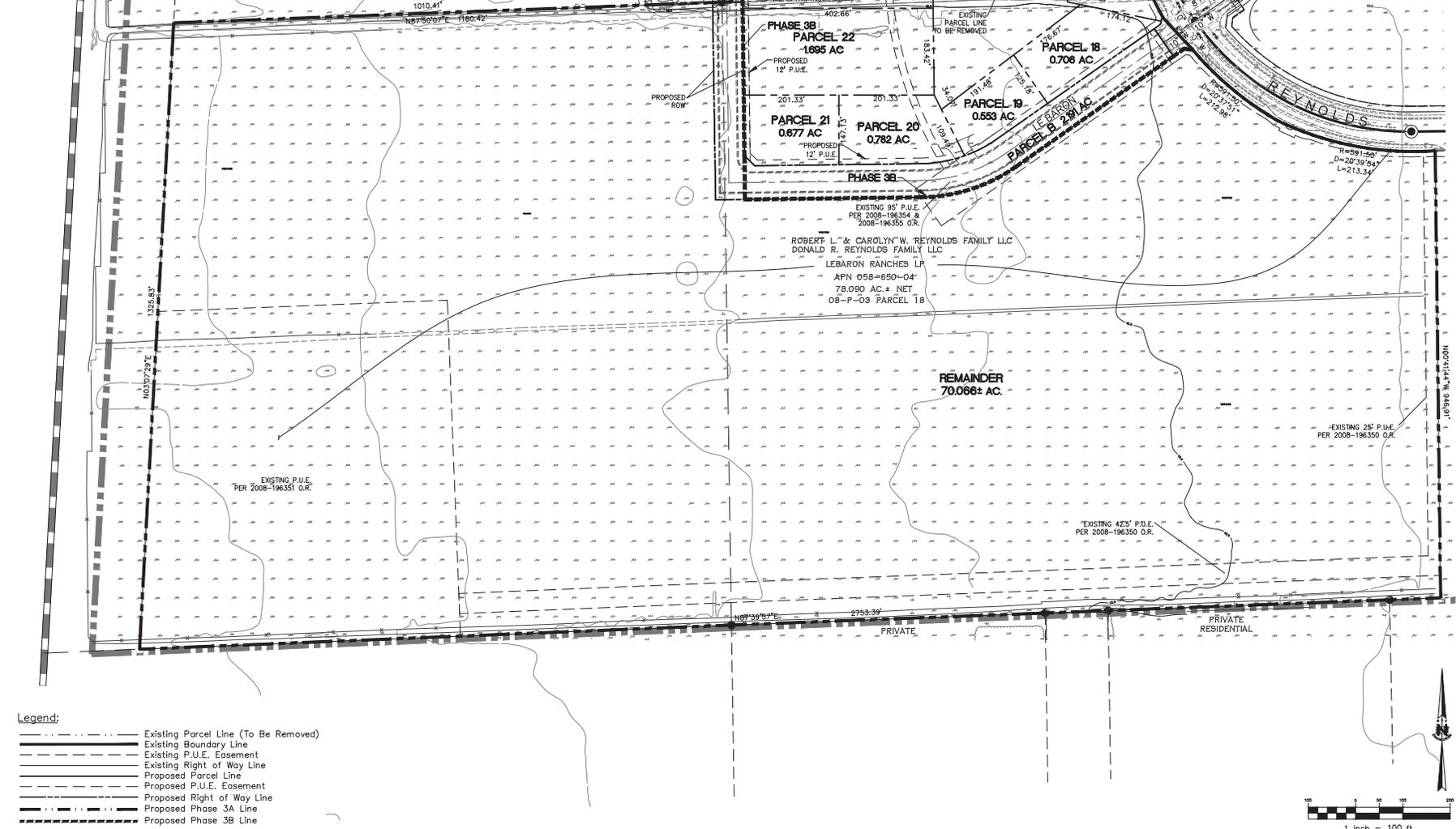
SHEET NO.
3
OF 4

DATE: FEBRUARY 11, 2014





Vicinity Map
N.T.S.



- Legend:**
- Existing Parcel Line (To Be Removed)
 - Existing Boundary Line
 - Existing P.U.E. Easement
 - Existing Right of Way Line
 - Proposed Parcel Line
 - Proposed P.U.E. Easement
 - Proposed Right of Way Line
 - Proposed Phase 3A Line
 - Proposed Phase 3B Line

PCI / SAN JOAQUIN VALLEY
LAND COMPANY

NO.	REV.	DATE	DESCRIPTION



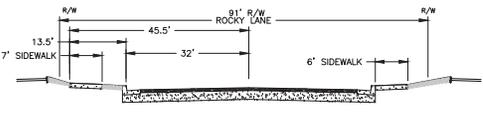
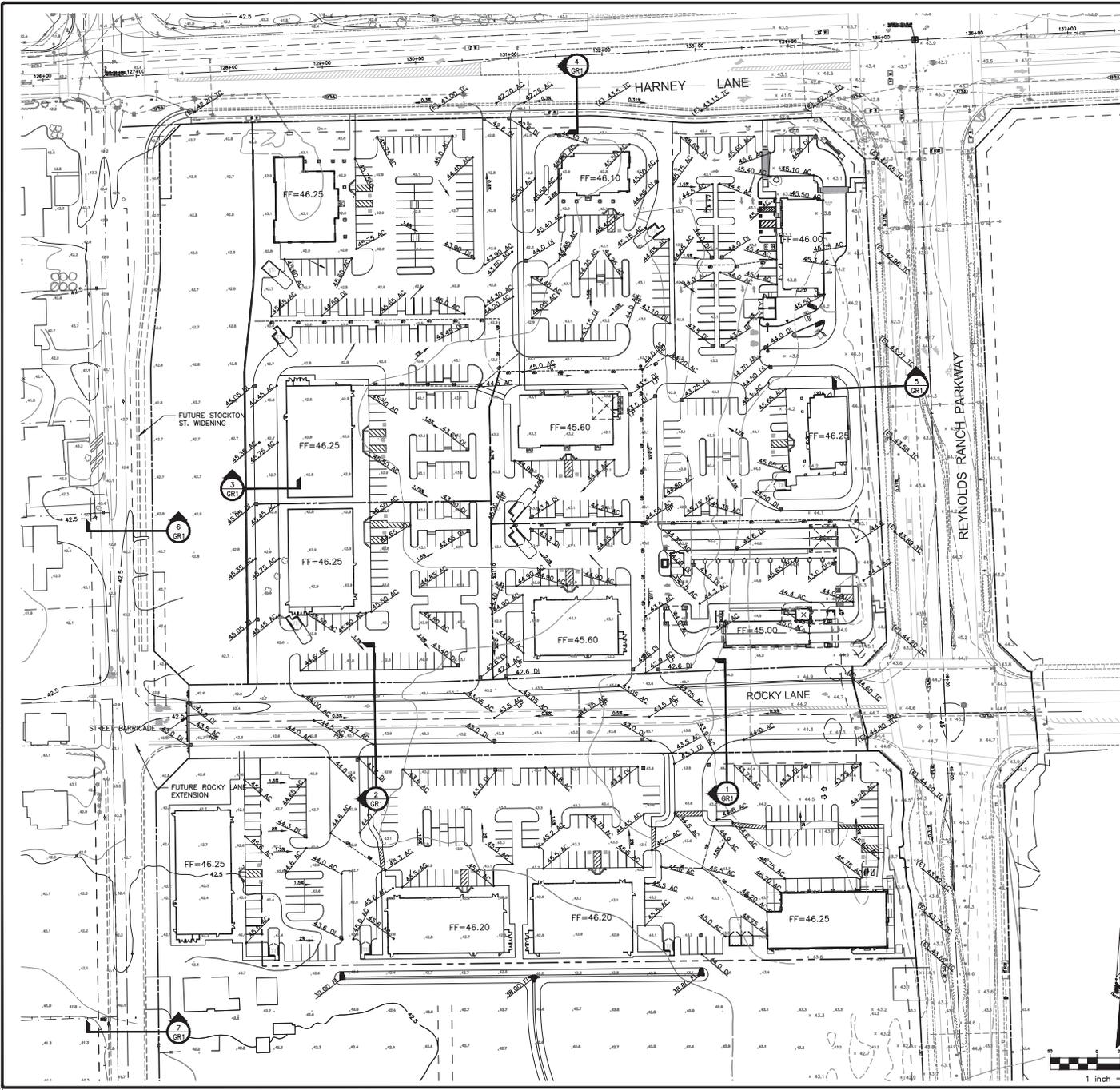
PROJECT NO. 059-002
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP
REYNOLDS RANCH PHASE 3A
REMAINDER
HARNEY LANE
REYNOLDS RANCH PARCEL
LODI, CA

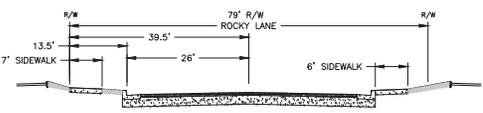
SHEET TITLE
TM3

SHEET NO.
4
OF 4

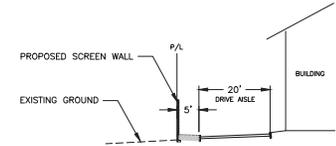
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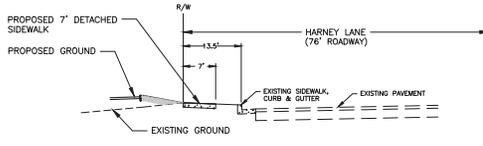
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NOT TO SCALE



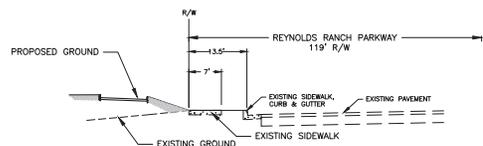
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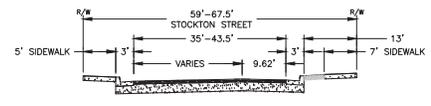
3 **CROSS SECTION**
NOT TO SCALE



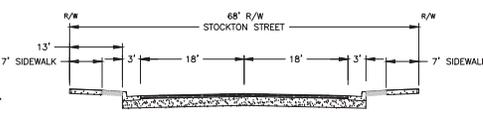
4 **HARNEY LANE**
NOT TO SCALE



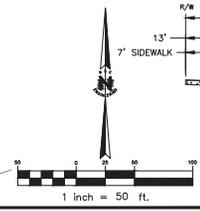
5 **REYNOLDS RANCH PARKWAY**
NOT TO SCALE



6 **STOCKTON STREET**
NOT TO SCALE



7 **STOCKTON STREET (68' R/W)**
NOT TO SCALE



PCI / SAN JOAQUIN
VALLEY LAND
COMPANY

NO.	DATE	BY	APP'D	DESCRIPTION



PROJECT NO: 059-002
DRAWN BY: K. BAXTER
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

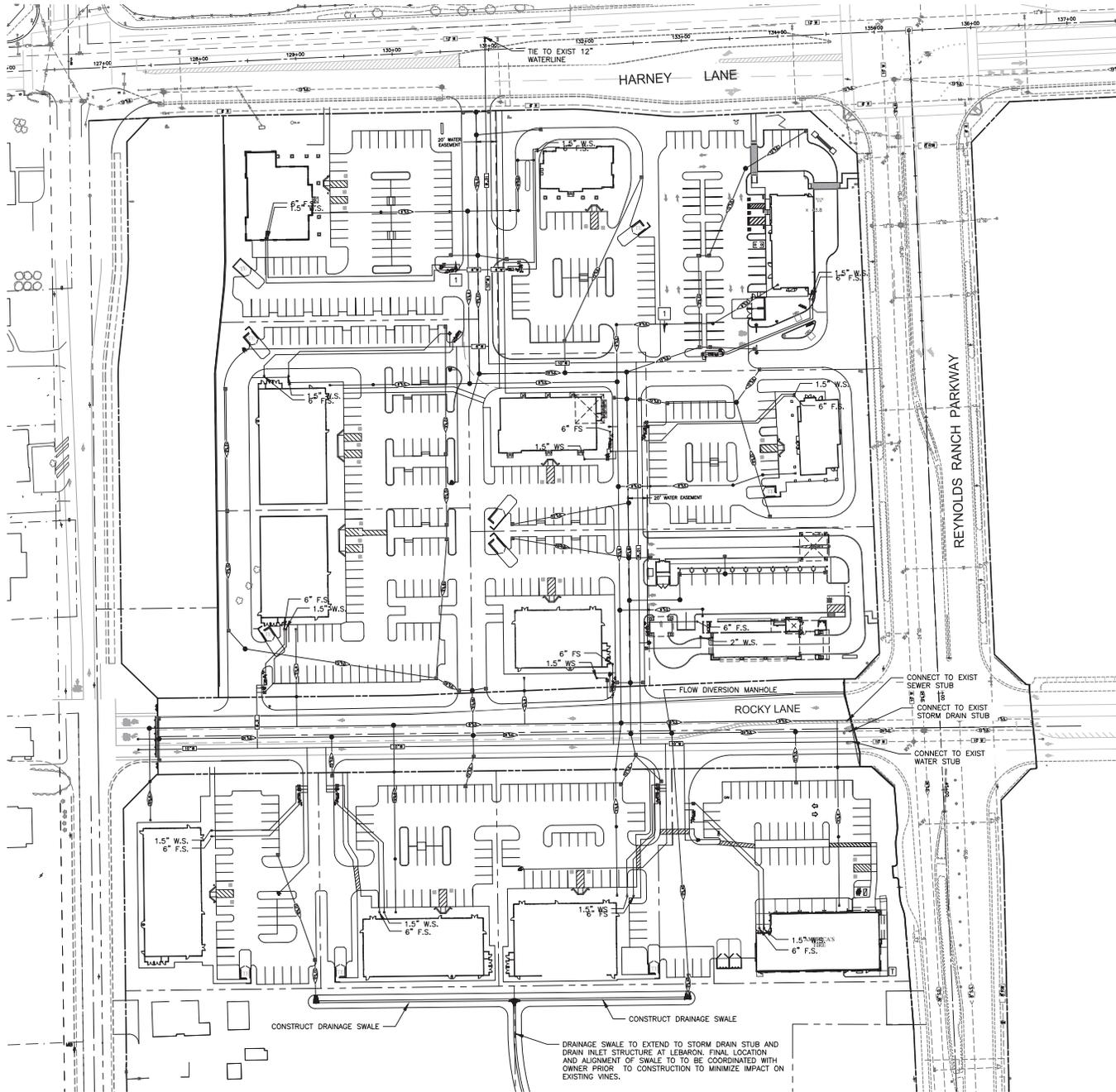
**PRELIMINARY GRADING PLAN
REYNOLDS RANCH PHASE
3A & 3B**

HARNEY LANE AND
REYNOLDS RANCH PARKWAY
LODI CA

SHEET TITLE
**PRELIMINARY
GRADING
PLAN**

SHEET NO.
GR1
OF 1

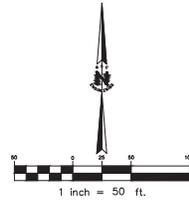
DATE: FEBRUARY 11, 2014



CONSTRUCT DRAINAGE SWALE

CONSTRUCT DRAINAGE SWALE

DRAINAGE SWALE TO EXTEND TO STORM DRAIN STUB AND DRAIN INLET STRUCTURE AT LEBARON. FINAL LOCATION AND ALIGNMENT OF SWALE TO BE COORDINATED WITH OWNER PRIOR TO CONSTRUCTION TO MINIMIZE IMPACT ON EXISTING VINES.



PCI / SAN JOAQUIN
VALLEY LAND
COMPANY

NO.	DATE	BY	APP'D	DESCRIPTION



PROJECT NO: 059-002
DRAWN BY: K. BAXTER
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

**PRELIMINARY GRADING PLAN
REYNOLDS RANCH PHASE
3A & 3B**

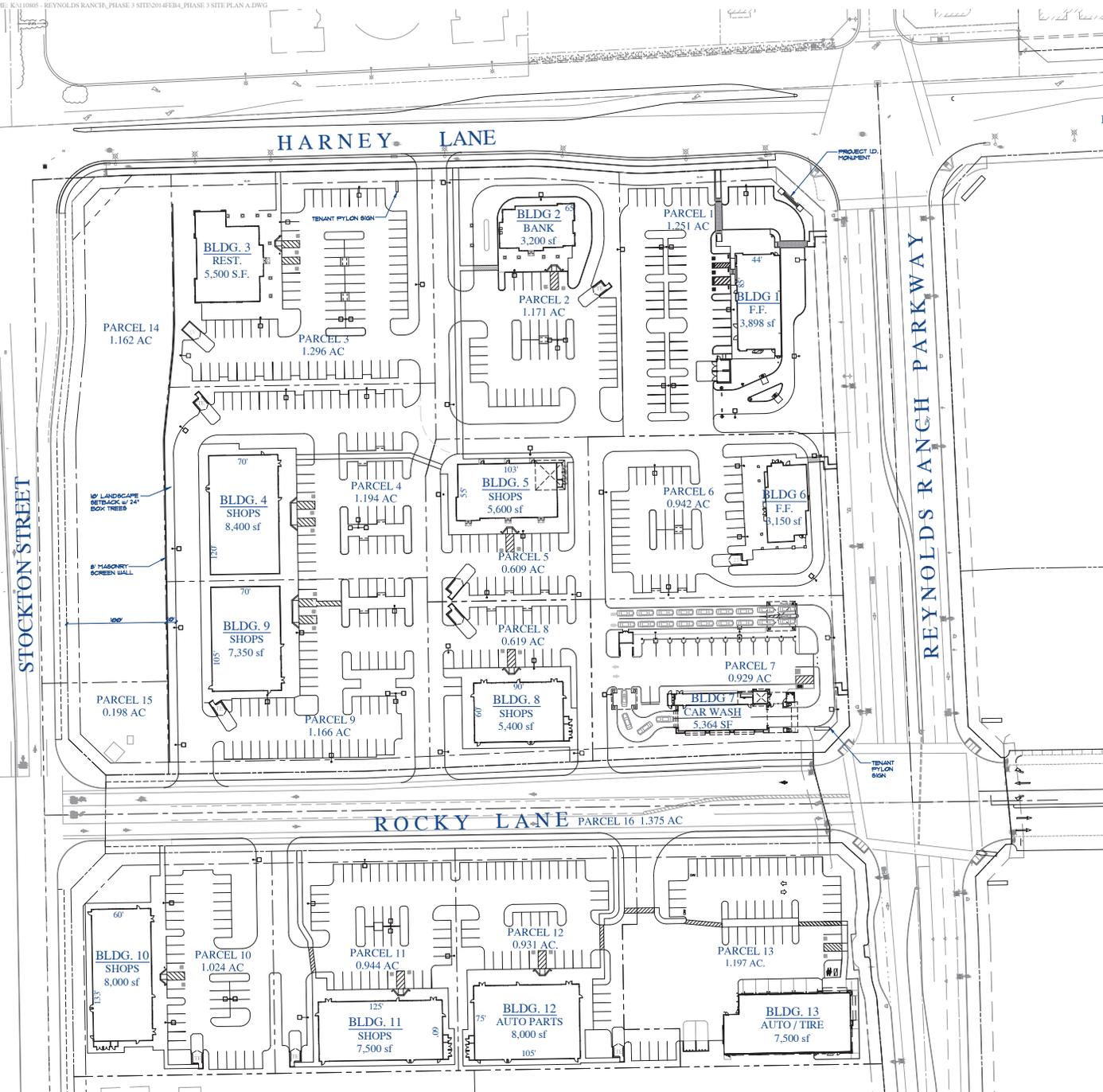
HARNEY LANE AND
REYNOLDS RANCH PARKWAY
LODI CA

SHEET TITLE
**PRELIMINARY
UTILITY PLAN**

SHEET NO.
UT1
OF 1

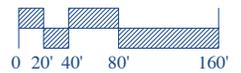
DATE: FEBRUARY 11, 2014

DATE: 02/11/2014 11:51 AM
 USER: K. BAXTER
 PROJECT: 059-002
 SHEET: UT1
 TITLE: PRELIMINARY UTILITY PLAN
 DRAWN BY: K. BAXTER
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng



Building	Use	LOT	BLDG Area	Parcel Acreage	Parking Ratio	Parking Required	Parking Provided	Parcel Park Ratio
1	FAST FOOD	1	3,898 sq. ft.	1.251	10/1000	39	53	13.6
2	BANK	2	3,200 sq. ft.	1.17	4.5/1000	15	39	12.2
3	RESTAURANT	3	5,500 sq. ft.	1.30	10/1000	55	81	14.7
4	SHOPS	4	8,400 sq. ft.	1.19	4.5/1000	38	55	6.5
5	SHOPS	5	5,600 sq. ft.	0.609	4.5/1000	26	23	4.1
6	FAST FOOD	6	3,150 sq. ft.	0.942	10/1000	32	39	12.4
7	CAR WASH	7	5,344 sq. ft.	0.929	4.5/1000	25	14	2.6
8	SHOPS	8	5,400 sq. ft.	0.619	4.5/1000	25	23	4.3
9	SHOPS	9	7,350 sq. ft.	1.112	4.5/1000	34	62	8.4
NORTH TOTAL			47,882 sq. ft.	9.177		289	389	8.1
10	SHOPS	10	8,000 sq. ft.	1.024	4.5/1000	37	37	4.6
11	SHOPS	11	7,500 sq. ft.	0.945	4.5/1000	34	41	5.5
12	AUTO PARTS	12	8,000 sq. ft.	1.035	4.5/1000	37	46	5.8
13	AUTO/TIRE	13	7,500 sq. ft.	1.000	4.5/1000	34	41	5.5
SOUTH TOTAL			31,000 sq. ft.	4.097		142	165	5.3
TOTAL			78,882 sq. ft.	13.274		397	513	6.5

Net Land Area 13.27 ac.
 Building Coverage 13.6%
 Land / Bldg Ratio 6.33 :1
 Parking Spaces Provided 513 stalls
 Parking Ratio 6.50 / 1000 s.f.

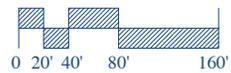
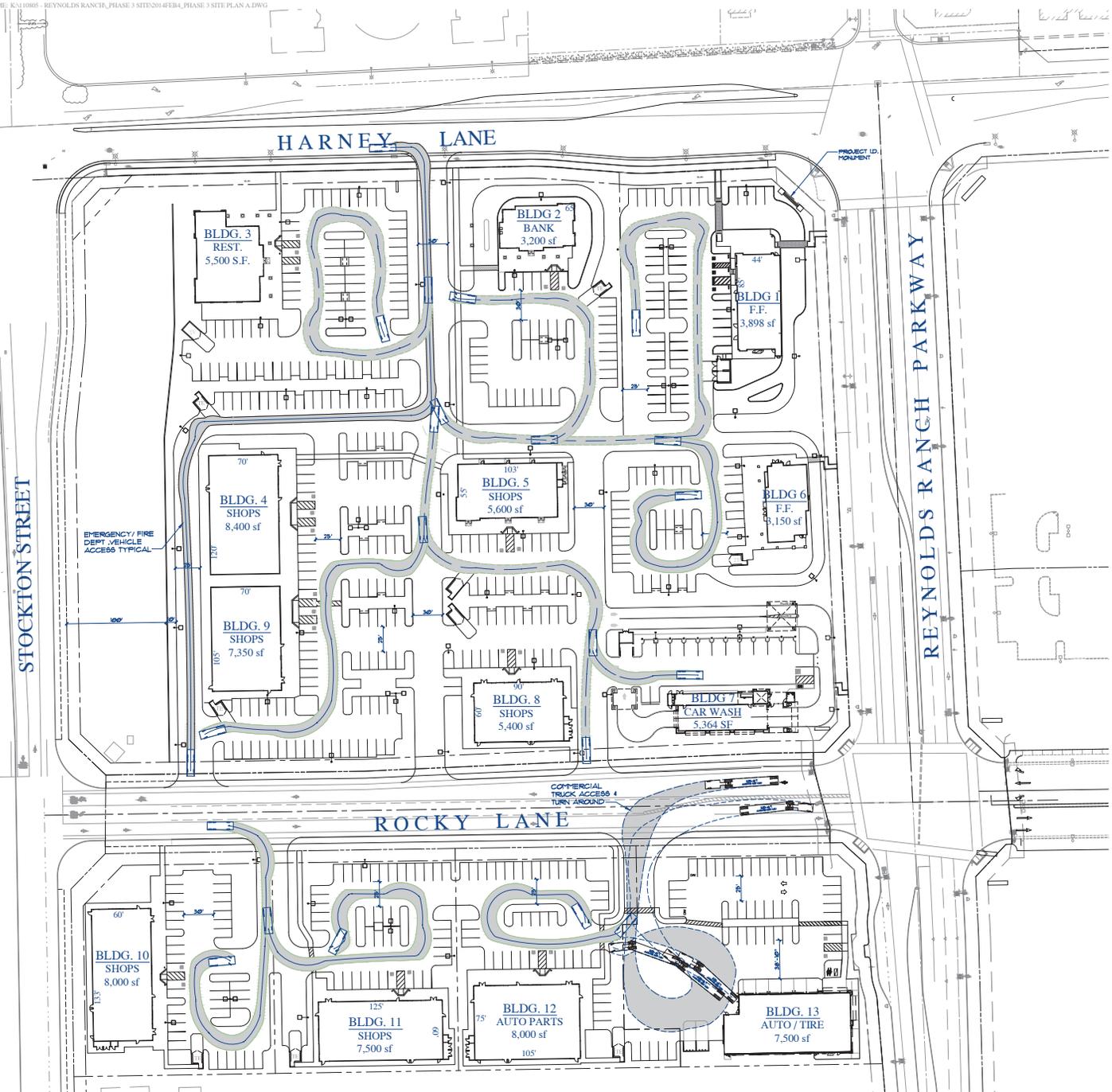


30011 St., Suite 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916

February 4, 2014

Reynolds Ranch - Phase 3 Site Plan A
 Harney Lane at Reynolds Ranch Parkway Lodi, CA

ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT AGENCIES
 BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT



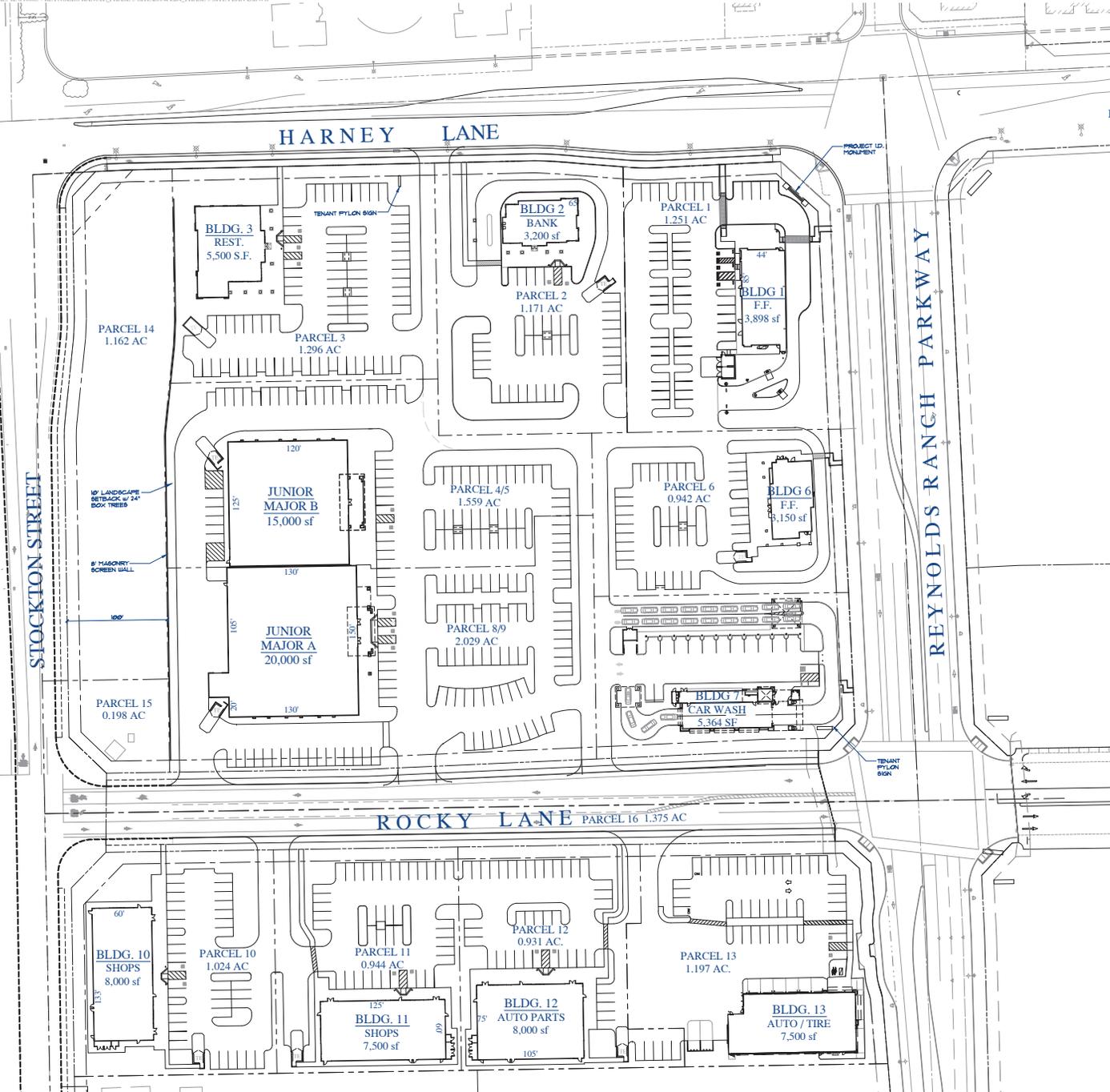
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 Incorporated

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February 4, 2014

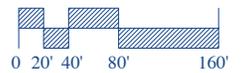
Truck Access - Site Plan A
 Harney Lane at Reynolds Ranch Parkway Lodi, CA

ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT AGENCIES
 BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT



Building	Use	LOT	BLDG Area	Parcel Acreage	Parking Ratio	Parking Required	Parking Provided	Parcel/Park Ratio
1	FAST FOOD	1	3,898 sq. ft.	1.251	10/1000	39	53	13.6
2	BANK	2	3,200 sq. ft.	1.171	4.5/1000	15	39	12.2
3	RESTAURANT	3	5,500 sq. ft.	1.296	10/1000	55	81	14.7
4	MAJOR B	4/5	15,000 sq. ft.	1.559	4.5/1000	68	76	5.1
6	FAST FOOD	6	3,150 sq. ft.	0.942	10/1000	32	39	12.4
7	CAR WASH	7	5,344 sq. ft.	0.929	4.5/1000	25	14	2.6
8	MAJOR A	8/9	20,000 sq. ft.	2.029	4.5/1000	91	93	4.7
NORTH TOTAL			56,132 sq. ft.	9.177		325	395	7.0
10	SHOPS	10	8,000 sq. ft.	1.024	4.5/1000	37	37	4.6
11	SHOPS	11	7,500 sq. ft.	0.945	4.5/1000	34	41	5.5
12	AUTO PARTS	12	8,000 sq. ft.	1.035	4.5/1000	37	46	5.8
13	AUTO/TIRE	13	7,500 sq. ft.	1.000	4.5/1000	34	41	5.5
SOUTH TOTAL			31,000 sq. ft.	4.097		142	165	5.3
TOTAL			87,132 sq. ft.	13.274		433	519	6.0

Net Land Area 13.27 ac.
 Building Coverage 15.1%
 Land / Bldg Ratio 5.64 : 1
 Parking Spaces Provided 519 stalls
 Parking Ratio 5.96 / 1000 s.f.

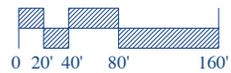
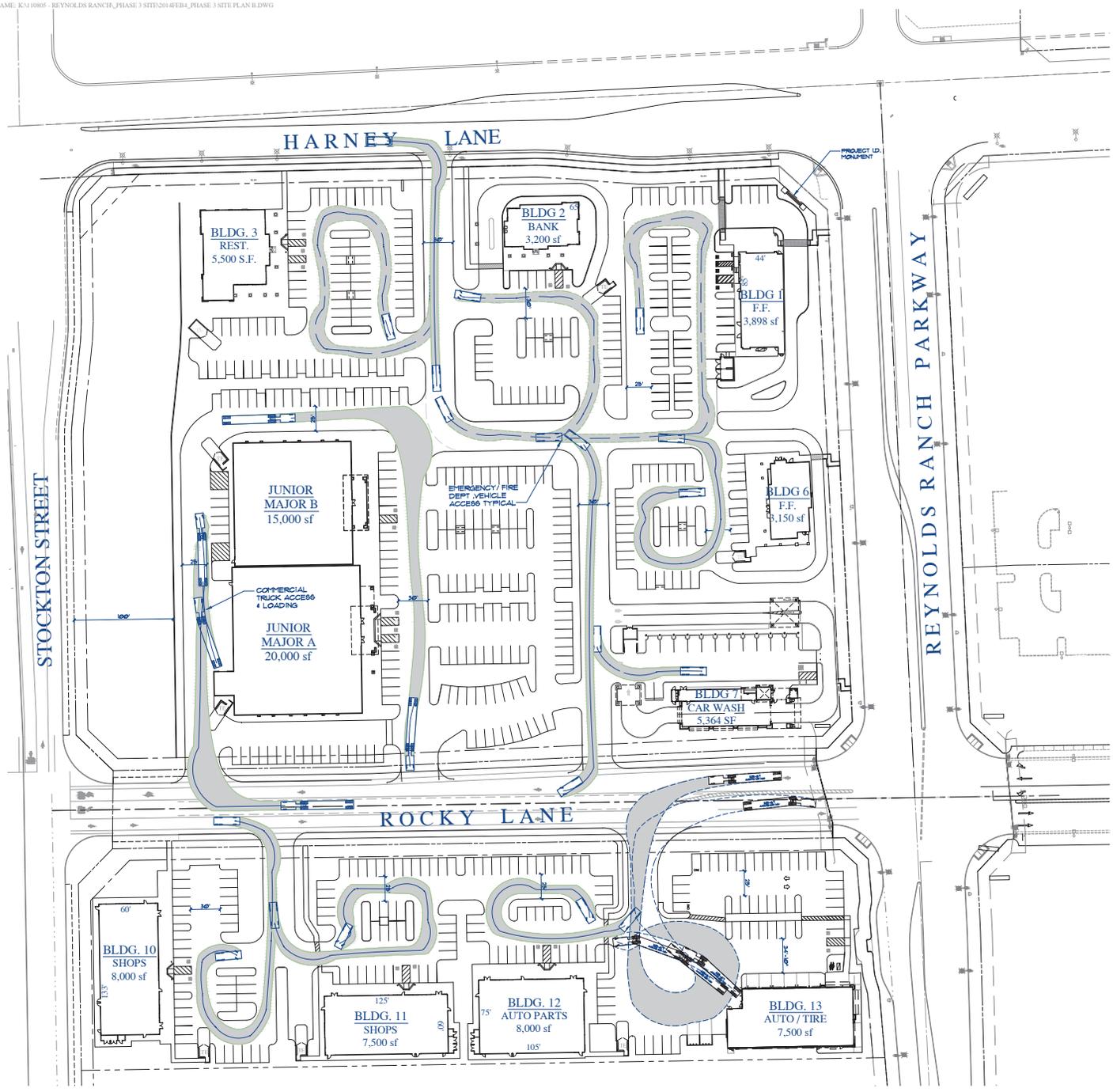


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February 4, 2014

Reynolds Ranch - Phase 3 Site Plan B
 Harney Lane at Reynolds Ranch Parkway Lodi, CA

ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT AGENCIES
 BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT



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February 4, 2014

Truck Access - Site Plan B
 Harney Lane at Reynolds Ranch Parkway Lodi, CA

ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT AGENCIES
 BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT

EXISTING STREETSCAPE PLANTING

Botanical Name	Common Name
EXISTING DECIDUOUS STREET TREES	
<i>Acer rubrum</i>	Red Maple
<i>Gingko biloba</i>	Gingko
EXISTING SHRUBS & GROUNDCOVER PLANTING	
<i>Hemodorum sp.</i>	Dwarf Handma
<i>Hypericum sp.</i>	St. John's Wort
<i>Sedum sp.</i>	Stone Crop
<i>Gazania sp.</i>	Groundcover Gazania
<i>Premium sp.</i>	New Zealand Flax

CANDIDATE PLANT LIST

Botanical Name	Common Name	Size	Rate	Water
----------------	-------------	------	------	-------

Trees

LARGE EVERGREEN SHADE TREES				
<i>Quercus virginiana</i>	Southern Live Oak	15 Gal / 24" Box	30x45	Med
<i>*Alnus parvifolia True Green</i>	Chinese Elm	15 Gal / 24" Box	40x40	Med
LARGE DECIDUOUS SHADE TREES				
<i>*Platanus x acerifolia Columbia</i>	London Plane Tree	15 Gal	40x40	Med
<i>Quercus coccoloba</i>	Scarlet Oak	15 Gal	40x40	Med
<i>*Keteleeria temata Village Green</i>	Spangled Zelkova	15 Gal	40x40	Med
<i>*Acer x freemanii Autumn Blaze</i>	Red Maple	15 Gal	30x40	Med
MEDIUM SHADE TREES				
<i>*Koehornia bipinnata</i>	Chinese Flame Tree	15 Gal	40x20	Med
<i>Wisteria sphenoloba</i>	Sour Gum	15 Gal	40x25	Med
<i>*Pistacia chinensis</i>	Chinese Pistache	15 Gal	40x20	Med
<i>Gingko biloba Autumn Gold</i>	Gingko	15 Gal	40x25	Med
<i>*Pinus coccinea Redstart</i>	Flowering Pear	15 Gal	35x20	Med
EVERGREEN SCREENING TREES				
<i>Quercus laevis</i>	Holly Oak	24" Box	30x30	Med
<i>Cedrus deodora</i>	Deodar Cedar	24" Box	80x40	Med
<i>Ulmus parviflorus</i>	Common Elm	24" Box	35x25	Med
SMALL ACCENT TREES				
<i>*Lagerstroemia speciosa (Standard)</i>	Pink Crape Myrtle	24" Box	15x15	Med
<i>*Lagerstroemia indica (Standard)</i>	Red Crape Myrtle	24" Box	15x15	Med
<i>*Lagerstroemia indica (Standard)</i>	White Crape Myrtle	24" Box	15x15	Med
<i>*Pinus nigra</i>	Chinese Tree	24" Box	15x15	Med
ENTRY ACCENT TREES				
<i>Olea europaea Sweet Olive (Multi-Trunk)</i>	Frutes Olive	36" Box	20x20	Low

Shrubs & Grasses

LARGE SHRUBS (4-6 spacing)				
<i>Arctostaphylos uva-ursi</i>	Manzanita	5 Gal	4x4	Low
<i>Abutilon 'Inu Spring Bouquet'</i>	Lobelia	5 Gal	4x4	Med
<i>Lonicera 'Tostepel'</i>	Lonicera	5 Gal	4x4	Med
<i>Phlox paniculata 'Clara'</i>	Indian Hawthorn	5 Gal	3x4	Med
<i>Celastrus 'Inca'</i>	White Rock Rose	5 Gal	3x4	Med
<i>Azalea grandiflora 'Shevwood'</i>	Glossy Starbush	5 Gal	3x5	Med
<i>Leucophyllum 'Frustrans' 'Compacta'</i>	Dwarf Texas Ranger	5 GAL	4x4	Low
<i>Teucrium 'Fulcrum'</i>	Burnt Orange	5 GAL	3x5	Low
<i>Carpenteria californica</i>	Burnt Anemone	5 GAL	3x5	Low
<i>Hebe 'Candida' 'Petalita Salmon'</i>	Dwarf Oleander	5 Gal	3x3	Low
MEDIUM SHRUBS (2-4 spacing)				
<i>Westringia 'L' Morning Light'</i>	Coast Rosemary	5 Gal	2x3	Med
<i>Handroa domestica 'Gulf Stream'</i>	Heavenly Bambusa	5 Gal	3x3	Med
<i>Calliandra 'L' Little John'</i>	Dwarf Bottlebrush	5 Gal	3x3	Med
<i>Philadelphus 'L' Wheeler's Dwarf'</i>	Wheeler's Dwarf Tobira	5 Gal	2x3	Med
<i>Moronea 'Orange Flame'</i>	Orange Flame Mahonia	5 Gal	3x3	Low
<i>Handroa 'Gulf Stream'</i>	Heavenly Bambusa	2 Gal	3x3	Med
<i>Rosa 'Flower Carpet Coral'</i>	Flower Carpet Rose	1 Gal	2x3	Med
<i>Berberis 'Thunbergii' 'A' 'Prospice'</i>	Japanese Barberry	5 Gal	3x3	Med
<i>Phoradendron 'Indica' 'Solomon'</i>	Solomon Indian Hawthorn	5 Gal	2x3	Low
<i>Myrica communis 'Macrophylla'</i>	Dwarf Myrtle	5 Gal	3x3	Low
ORNAMENTAL GRASSES & GRASS-LIKE PLANTS				
<i>Panicum 'Island Queen'</i>	New Zealand Flax	5 Gal	4x2	Low
<i>Dielsia 'virgata'</i>	Kingfisher Lily	1 Gal	3x3	Low
<i>Impatiens 'Mallory Yellow'</i>	Mallory Yellow Flower	1 Gal	3x3	Med
<i>Calamagrostis 'x acutiflora' 'Tart Forest'</i>	Reed Grass	1 Gal	3x3	Med
<i>Lomandra longifolia 'Breder'</i>	Dwarf Mat Rush	1 Gal	3x3	Low
<i>Miscanthus sinensis 'Arabic'</i>	Maiden Grass	1 Gal	4x2	Med
<i>Muhlenbergia 'caerulea'</i>	Pink Muhly	1 Gal	3x3	Med
<i>Pennisetum 'o' 'Honest'</i>	Houston Grass	1 Gal	3x3	Med
<i>Dianella 'revelata' 'Big Rev'</i>	Dianella	1 Gal	3x3	Med
<i>Panicum 'Atrypurum'</i>	Tall Scarce Flax	5 Gal	4x4	Low
COLUMNAR SHRUBS				
<i>Pinus caroliniana 'Light n' Tight'</i>	Carolina Laurel Cherry	5 Gal	8x5	Med
<i>Quercus laevis 'quercifolia'</i>	Holly Live Oak	5 Gal	8x5	Med
<i>Podocarpus 'macrophylla'</i>	Fern Pine	5 Gal	10x6	Med
ENTRY ACCENT SHRUBS				
<i>Philadelphus 'L' Wheeler's Dwarf'</i>	Wheeler's Dwarf Tobira	5 Gal	2x3	Med
<i>Panicum 'Tam Thum'</i>	New Zealand Flax	5 Gal	2x2	Med

Ground Covers & Vines

GROUND COVER				
<i>Arctostaphylos 'Emerald Carpet'</i>	Manzanita	1 Gal	1'x4'	Low
<i>Cyperus 'p. Variegata' (Panicum)</i>	Panicum Carpetgrass	1 Gal	2'x6'	Low
<i>Juniperus 'conferta' 'Blue Pacific'</i>	Shore Juniper	1 Gal	1'x6'	Low
<i>Rosa 'officinalis' 'Vera'</i>	Trailing Rosemary	1 Gal	1'x6'	Low
<i>Trachypogon 'solidum'</i>	Asian Jasmine	1 Gal	1'x4'	Low
VINES (Deciduous & Evergreen Vines Planted on Train Enclosures & Screening Walls)				
<i>Rapanea 'Hawaii'</i>	Boston Ivy	1 Gal	10' o.d.	Med
<i>Cynanchum 'baccatum'</i>	Violet Trumpet Vine	1 Gal	10' o.d.	Med
GROUND COVER ROSES				
<i>Rosa 'Flower Carpet Coral'</i>	Flower Carpet Rose	1 Gal	2x3	Med
<i>Rosa 'Flower Carpet White'</i>	White Flower Carpet Rose	1 Gal	2x3	Med
NATIVE MOW-FREE FESCUE MIX				
<i>Festuca rubra</i>	Festuca rubra	Sod	-	Med/High
<i>Festuca occidentalis</i>	Festuca occidentalis	Sod	-	Med/High



QUADRIGA
LANDSCAPE ARCHITECTS
1000 S. GARDEN ST. SUITE 100
SANTA ANA, CA 92705

SITE DEVELOPMENT FOR:
PHASE 3
REYNOLDS RANCH PKWY & ROCKY LANE
REYNOLDS RANCH LODI, CA

DE KLEER + ASSOCIATES
LANDSCAPE ARCHITECTS
3001 F Street, Ste. 100, Sacramento, CA 95816-1314-1278 Fax: 916.334.4886

sheet title
CONCEPTUAL LANDSCAPE PLAN

revisions

job: 131
date: 1/26/12
scale: 1"=20'-0"

sheet



QUADRIGA
 ARCHITECTURAL FIRM
 1100 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.1111 FAX: 714.771.1112

SITE DEVELOPMENT FOR
PHASE 3
 REYNOLDS RANCH PKWY & ROCKY LANE
 REYNOLDS RANCH LODI, CA

DE KLEER + ASSOCIATES
 INCORPORATED
 3001 J Street, Ste. 100, Sacramento, CA 95831-0776 Fax: 916.231.4976

sheet title
 CONCEPTUAL LANDSCAPE PLAN

revisions

job 131
 date February 4, 2014
 scale 1"=30'-0"

EXISTING STREETSCAPE PLANTING

Botanical Name	Common Name
EXISTING DECIDUOUS STREET TREES	
Acer rubrum	Red Maple
Gingko biloba	Gingko
EXISTING SHRUBS & GROUNDCOVER PLANTING	
Nandina spp.	Dwarf Nandina
Hypericum spp.	St. John's Wort
Sedum spp.	Stone Crop
Quercus spp.	Groundcover Oak
Phloxium spp.	New Zealand Flax

CANDIDATE PLANT LIST

Botanical Name	Common Name	Size	Height	Water
Trees				
LARGE EVERGREEN SHADE TREES				
Quercus virginiana	Southern Live Oak	15 Gal./ 24" Box	30'x45'	Med
*Juniperus parviflora True Green	Chinese Elm	15 Gal./ 24" Box	60'x40'	Med
LARGE DECIDUOUS SHADE TREES				
*Platanus x acerifolia Columbia	London Plane Tree	15 Gal.	60'x40'	Med
Quercus coccoloba	Scarlet Oak	15 Gal.	60'x40'	Med
*Tilia serrata Village Green	Softleaf Yellows	15 Gal.	60'x40'	Med
*Acer x freemanii Autumn Blaze	Red Maple	15 Gal.	50'x40'	Med
MEDIUM SHADE TREES				
Koeleria bispinnata	Chinese Flame Tree	15 Gal.	40'x30'	Med
Nyssa sylvatica	Sour Gum	15 Gal.	40'x25'	Med
*Ficus chinensis	Chinese Fig	15 Gal.	40'x30'	Med
Gingko biloba Autumn Gold	Gingko	15 Gal.	40'x25'	Med
*Pyrus calleryana Redspire	Flowering Pear	15 Gal.	35'x20'	Med
EVERGREEN SCREENING TREES				
Quercus laevis	Holly Oak	24" Box	30'x30'	Med
Cedrus deodora	Deodar Cedar	24" Box	80'x40'	Med
Lincolnia confertifolia	California Bay	24" Box	25'x25'	Med
SMALL ACCENT TREES				
*Lagotispaemia Bicolor (Standard)	Pink Crane Myrtle	24" Box	15'x15'	Med
*Lagotispaemia Australis (Standard)	Low-branch Crane Myrtle	24" Box	10'x10'	Med
*Lagotispaemia Dynamis (Standard)	Red Crane Myrtle	24" Box	15'x15'	Med
*Lagotispaemia Trichas (Standard)	White Crane Myrtle	24" Box	15'x15'	Med
*Nerium oleander	China Tree	24" Box	15'x15'	Med
ENTRY ACCENT TREES				
Olea europaea Swan Hill (Multi-Trunk)	Hollies Olive	36" Box	20'x20'	Low

*Denotes common tree species for the parking or land perimeter areas as identified in the local government commission's Tree Guidelines for the San Joaquin Valley.

Shrubs & Grasses

LARGE SHRUBS (4-6 spacing)				
Arctostaphylos sp. 'Howard McCarty'	Manzanita	5 Gal.	4'x4'	Low
Viburnum tinus 'Spring Bouquet'	Laurustinus	5 Gal.	4'x4'	Med
Loropetalum 'Rozzoni'	Loropetalum	5 Gal.	4'x4'	Med
Rhododendron indica 'Coral'	Indian Hawthorn	5 Gal.	3'x4'	Med
Celastrus hybridus	White Rock Rose	5 Gal.	3'x4'	Low
Abelia grandiflora 'Shenwood'	Gladiolus	5 Gal.	3'x4'	Med
Leucosiphon huikeana 'Compacta'	Dwarf Texas Ranger	5 Gal.	3'x4'	Low
Teucrium fulvicans	Bush Germander	5 Gal.	3'x4'	Med
Copernicia colombiana	Bush Arizone	5 Gal.	3'x4'	Low
Nerium oleander 'Felix Lamoni'	Dwarf Germander	5 Gal.	3'x4'	Low
MEDIUM SHRUBS (3-4 spacing)				
Washingtonia 'Morning Light'	Coral Rosemary	5 Gal.	3'x3'	Med
Hemodora americana 'Owl Stream'	Heavenly Bamboo	5 Gal.	3'x3'	Med
Callistemon v. Little John	Wheeler's Dwarf Tabebuia	5 Gal.	3'x3'	Med
Philadelphus 'Whisper's Dwarf'	Change Flame Manzanita	5 Gal.	3'x3'	Low
Manzanita 'Change Flame'	Heavenly Bamboo	5 Gal.	3'x3'	Med
Hemodora 'Owl Stream'	Coral Carpet Rose	5 Gal.	3'x3'	Med
Banksia 'Royal Carpet Coral'	Japanese Bittersweet	5 Gal.	3'x3'	Med
Berberis thunbergii 'Araucarioides'	Berberis Indian Hawthorn	5 Gal.	3'x3'	Low
Rhododendron indica 'Ballerina'	Ballerina Indian Hawthorn	5 Gal.	3'x3'	Low
Manis communis 'Microphylla'	Dwarf Myrtle	5 Gal.	3'x3'	Low
ORNAMENTAL GRASSES & GRASS-LIKE PLANTS				
Phloxium 'Major Queen'	New Zealand Flax	5 Gal.	4'x3'	Low
Chloris vernalis	Fournight Lily	1 Gal.	3'x2'	Low
Stipa tenuifolia	Molloy Yellow Pimper	1 Gal.	3'x3'	Med
Calamagrostis x acutiflora 'Karl Forester'	Reed Grass	1 Gal.	3'x3'	Med
Lampyrus longistylis 'Breath'	Dwarf Hair Rush	1 Gal.	3'x3'	Low
Microstichus sibiricus 'Admiral'	Maiden Grass	1 Gal.	4'x2'	Med
Muhlenbergia capillaris	Pink Turf	1 Gal.	3'x3'	Med
Festuca sp. 'Nanshan'	Boutin Grass	1 Gal.	3'x3'	Med
Dianella tenuifolia 'Big Rev'	Dianella	1 Gal.	3'x3'	Med
Phloxium 'Araucarioides'	Tall Bronze Flax	3 Gal.	4'x4'	Low
COULMIFEROUS SHRUBS				
Phlox caroliniana 'Bright H Light'	Carolina Laurel Cherry	3 Gal.	8'x2'	Med
Dodonaea viscosa 'burpurata'	Red Seed Bush	3 Gal.	8'x2'	Low
Topocarpus macrophylla	Fern Pine	3 Gal.	10'x4'	Med
ENTRY ACCENT SHRUBS				
Philadelphus 'Whisper's Dwarf'	Wheeler's Dwarf Tabebuia	5 Gal.	3'x3'	Med
Phloxium 'Tom Pump'	New Zealand Flax	5 Gal.	2'x2'	Med

Ground Covers & Vines

GROUND COVERS				
Arctostaphylos Emerald Carpet	Manzanita	1 Gal.	1'x4'	Low
Capriana p. Verde Vista (Prostrate)	Prostrate Capriana	1 Gal.	2'x4'	Low
Juncus confertus Blue Pacific	Shore Juniper	1 Gal.	1'x4'	Low
Ranunculus officinalis 'Irene'	Irish Ranunculus	1 Gal.	1'x4'	Low
Trachelium sp. 'Astrucium'	Asian Jasmine	1 Gal.	1'x4'	Low
VINES (Deciduous & Evergreen Vines are planted on Train Enclosures & Screening Walls)				
Parthenocissus 'Hoculata'	Boston Ivy	1 Gal.	10' e.c.	Med
Cytisoma calligynoides	Violet Trumpet Vine	1 Gal.	10' e.c.	Med
GROUND COVER ROSES				
Rosa Flower Carpet Coral	Coral Carpet Rose	1 Gal.	2'x3'	Med
Rosa Flower Carpet White	White Carpet Rose	1 Gal.	2'x3'	Med
NATIVE MOW-FREE TESCUE MIX				
Festuca rubra, Festuca idahoensis, & Festuca occidentalis blend	Native Mow-Free Mix	50#	-	Med/High

IRRIGATION CONCEPT

The irrigation system for Phase 3 of the Reynolds Ranch Retail Center shall conform with the State Model Water Efficient Landscape Ordinance (MWELO) as adopted by the City of Lodi.

- Shrub and groundcover planting areas less than 8 feet in width are to be irrigated with pop-up or fixed low volume irrigation heads or bubbler heads.
- Shrub and groundcover planting areas greater than 8 feet in width are to be irrigated with high efficiency pop-up or bubbler heads.
- Native Mow-Free Rescue Grass areas are to be irrigated with high efficiency pop-up bubbler heads.
- All trees are to be irrigated with deep root watering bubbler, two per tree.
- The irrigation system is to be controlled by an automatic irrigation controller utilizing evapotranspiration data for irrigation scheduling in all irrigation systems on site. The irrigation controller is to include a rain sensor to automatically suspend irrigation during periods of rain events.

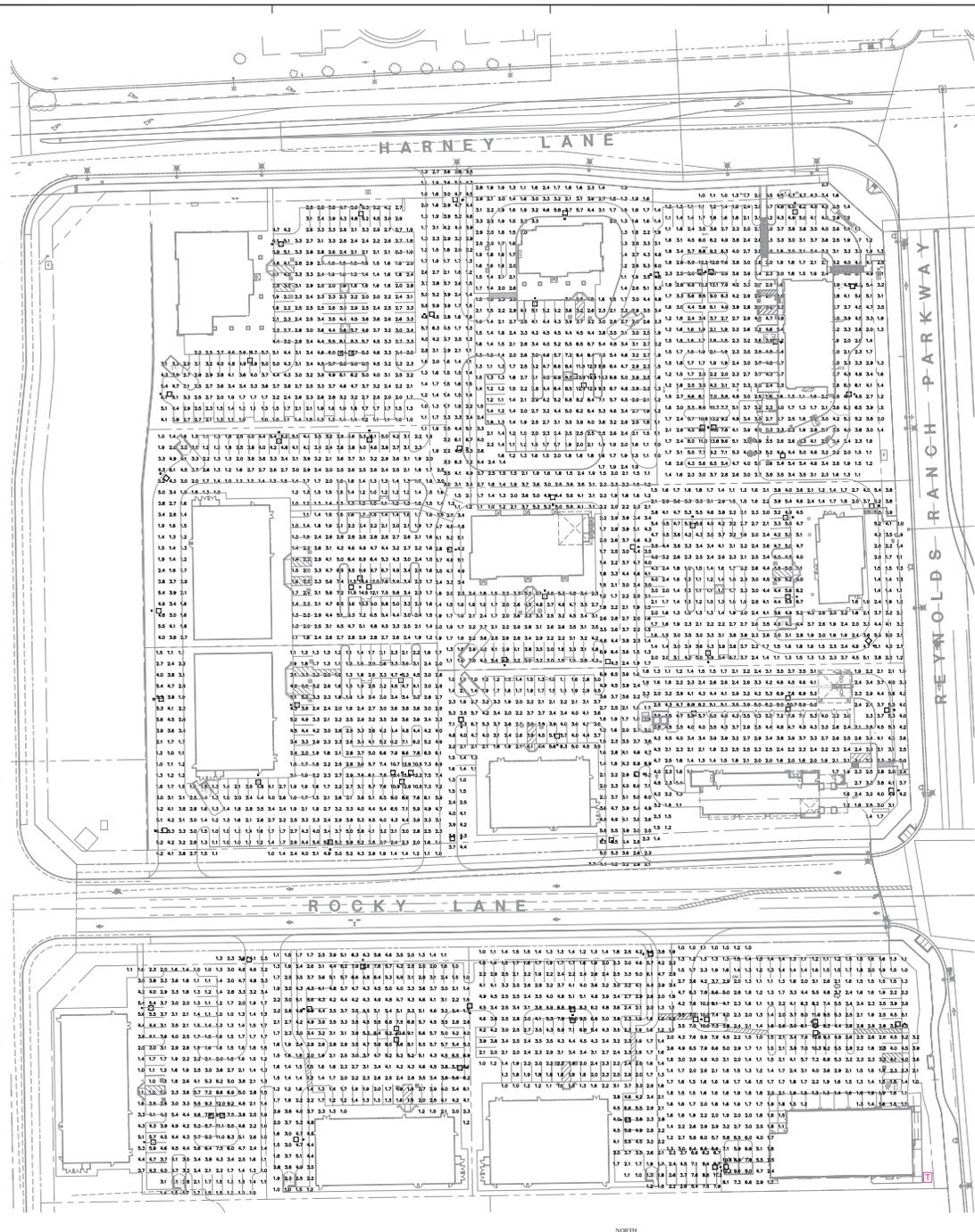
SHADE CALCULATION

A minimum of (1) one large shade tree is to be provided within the site's parking lot areas for every (4) four parking stalls. Large shade trees include the following species:

- Quercus virginiana
- Juniperus parviflora True Green
- Platanus x acerifolia Columbia
- Acer x freemanii Autumn Blaze
- Tilia serrata Village Green
- Quercus coccoloba

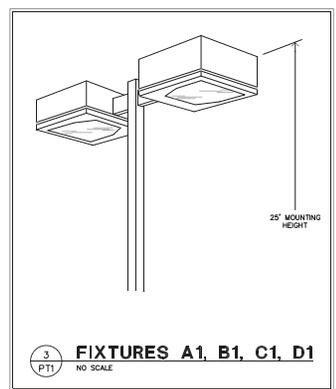
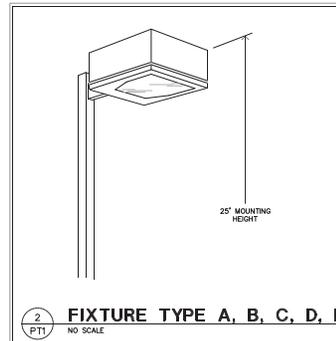
Total parking spaces provided on site: 613
 Total large shade trees required at parking areas: 129
 Total large shade trees provided at parking areas: 214
 Total trees (large, medium & small) provided on site: 456



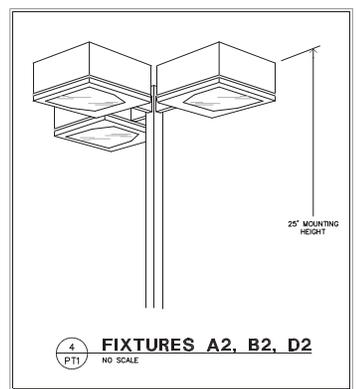


1 PT1
PHOTOMETRIC SITE PLAN
1" = 40'-0"

Symbol	Label	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	GSM-XX-400-MP-XX-25-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE II DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-25-FG	40000	0.76	452
□	A1	GSM-XX-400-MP-XX-25-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE II DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-25-FG	40000	0.76	904
□	A2	GSM-XX-400-MP-XX-25-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE II DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-25-FG	40000	0.76	1356
□	B	GSM-XX-400-MP-XX-35-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-35-FG	40000	0.76	452
□	B1	GSM-XX-400-MP-XX-35-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-35-FG	40000	0.76	904
□	B2	GSM-XX-400-MP-XX-35-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-35-FG	40000	0.76	1356
□	C	GSM-XX-400-MP-XX-45-FG-XX-X	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE IV DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-45-FG	40000	0.76	452
□	C1	GSM-XX-400-MP-XX-45-FG-XX-X	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE IV DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-45-FG	40000	0.76	904
□	D	GSM-XX-400-MP-XX-55-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE V DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-55-FG	40000	0.76	452
□	D1	GSM-XX-400-MP-XX-55-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE V DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-55-FG	40000	0.76	904
□	D2	GSM-XX-400-MP-XX-55-FG	ARCHITECTURAL AREA LUMINAIRE - TYPE V DISTRIBUTION	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	GSM-XX-400-MP-XX-55-FG	40000	0.76	1356
□	F	GSM-XX-400-MP-XX-FT-FG-XX-X	MEDIUM ARCHITECTURAL AREA LUMINAIRE-HORIZONTAL LAMP-FORMING THROW DISTRIBUTION	400 WATT PULSE-START CLEAR ED-27 HORIZONTAL BURN	GSM-XX-400-MP-XX-FT-FG	40000	0.76	452



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveways		2.9 fc	7.2 fc	1.0 fc	7.2:1	2.9:1
Parcel #1	+	3.5 fc	13.8 fc	1.0 fc	13.8:1	3.5:1
Parcel #2	+	3.1 fc	14.9 fc	1.1 fc	13.5:1	2.8:1
Parcel #3	+	3.2 fc	9.7 fc	1.0 fc	9.7:1	3.2:1
Parcel #4	+	3.1 fc	14.5 fc	1.0 fc	14.5:1	3.1:1
Parcel #5	+	3.1 fc	5.4 fc	1.1 fc	4.9:1	2.8:1
Parcel #6	+	2.9 fc	5.9 fc	1.0 fc	5.9:1	2.9:1
Parcel #7	+	3.4 fc	10.7 fc	1.0 fc	10.7:1	3.1:1
Parcel #8	+	3.0 fc	7.1 fc	1.0 fc	7.1:1	3.0:1
Parcel #9	+	3.4 fc	15.8 fc	1.0 fc	15.8:1	3.4:1
Parcel #10	+	3.1 fc	12.0 fc	1.0 fc	12.0:1	3.1:1
Parcel #11	+	3.5 fc	10.6 fc	1.0 fc	10.6:1	3.5:1
Parcel #12	+	3.3 fc	11.2 fc	1.0 fc	11.2:1	3.2:1
Parcel #13	+	3.2 fc	10.2 fc	1.0 fc	10.2:1	3.2:1



SITE DEVELOPMENT FOR:
PHASE 3
REYNOLDS RANCH PKWY & ROCKY LANE
REYNOLDS RANCH
LODI, CA



DEKLEER + ASSOCIATES
INCORPORATED
3001 G Street, Ste. 100, Sacramento, CA 95816, 916.242.6226 Fax 916.242.6986

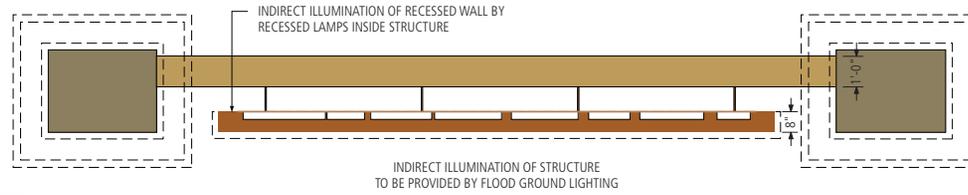
sheet title
PHOTOMETRIC SITE PLAN, SCHEDULE & DETAILS

revisions

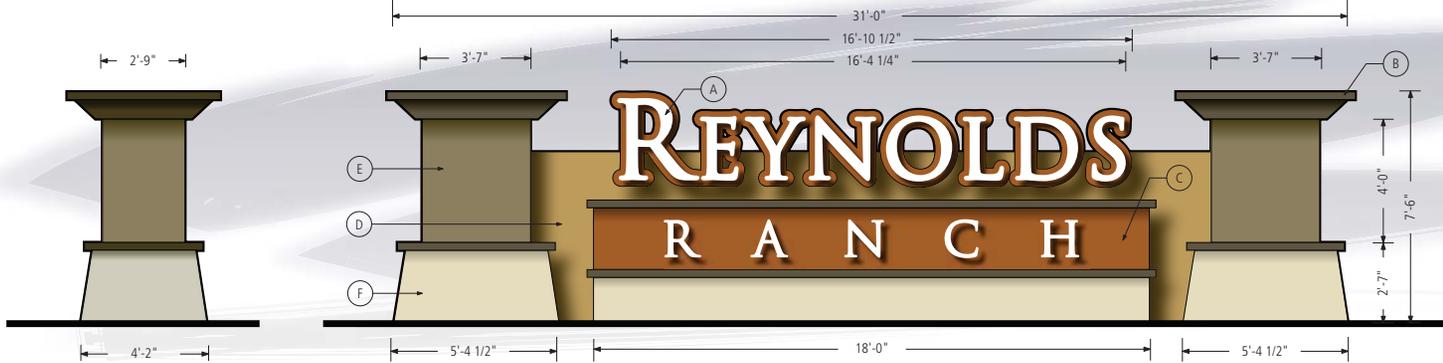
job 131
date 01/04/2014
scale AS NOTED

PT1
sheet

S/F CORNER IDENTITY SIGN



C2 Top View
Scale 1/4"=1'-0"



C2 End View
Scale 1/4"=1'-0"

C2 S/F Indirect Illuminated Monument Identity Sign
Scale 1/4"=1'-0"

NON-ILLUMINATED REVERSE PAN CHANNEL LETTERS FLUSH MOUNTED TO F.C.O. CLOUD BACKGROUND PEGGED FROM RECESSED WALL

FABRICATED ALUMINUM RECESSED AREAS HALO ILLUMINATED (INDIRECT LIGHTING BEHIND PEDESTAL AREA)

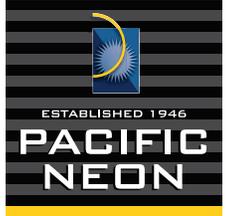
FABRICATED ALUMINUM CORNICES

REVERSE PAN CHANNEL NON-ILLUMINATED LETTERS & LOGO TO BE PEGGED OFF BACKGROUND

FABRICATED ALUMINUM PROJECTING BASE

FABRICATED ALUMINUM COLUMNS

C2 S/F Indirect Illuminated Monument Identity Sign (Night Rendering)
Scale 1/4"=1'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916.927.2414
www.pacificneon.com

Project No: 12-5140d-00

Account Executive: Ralph Cundiff

Project:
Reynolds Ranch
Phase 3

Address:
SWC Hwy 99 at Harney Lane
Lodi, CA

Drawn By: William Dickson

Date: 7.23.12

Revision: 4.19.13 5.30.13
4.22.13 11.18.13
4.24.13
4.29.13

UL Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel, L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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Sheet No.

1

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SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
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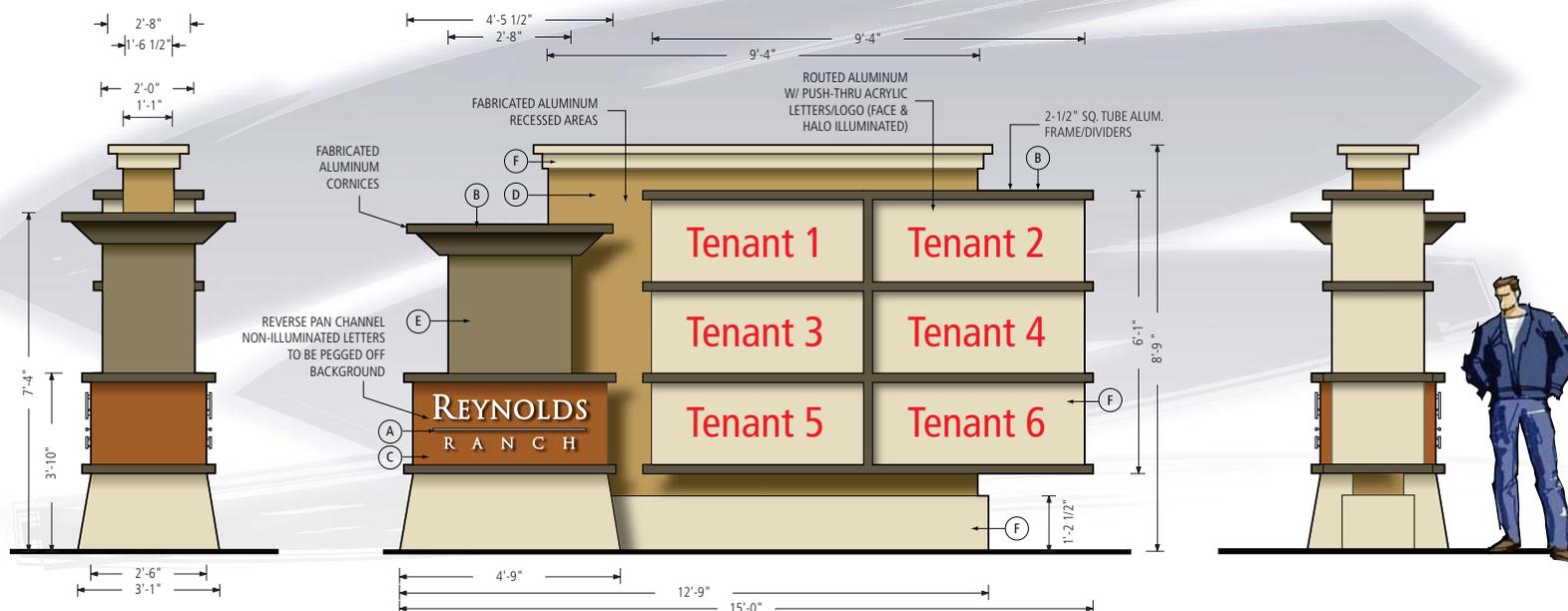
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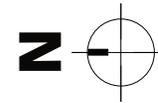
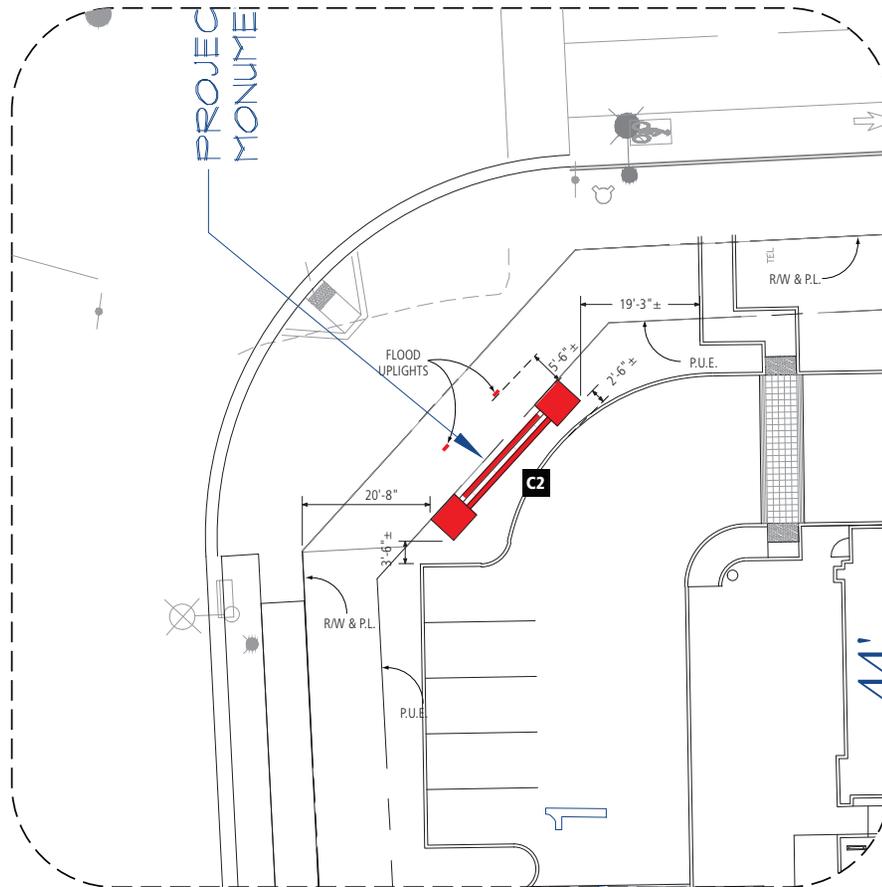
2



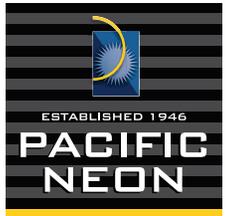
B4 B5 End View
Scale 3/8" = 1'-0"

B4 B5 D/F Illuminated Shared Tenant Monument Sign
Scale 3/8" = 1'-0"

B4 B5 End View (Street Side)
Scale 3/8" = 1'-0"



SITE PLAN DETAIL
Scale 1" = 20'-0"



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Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

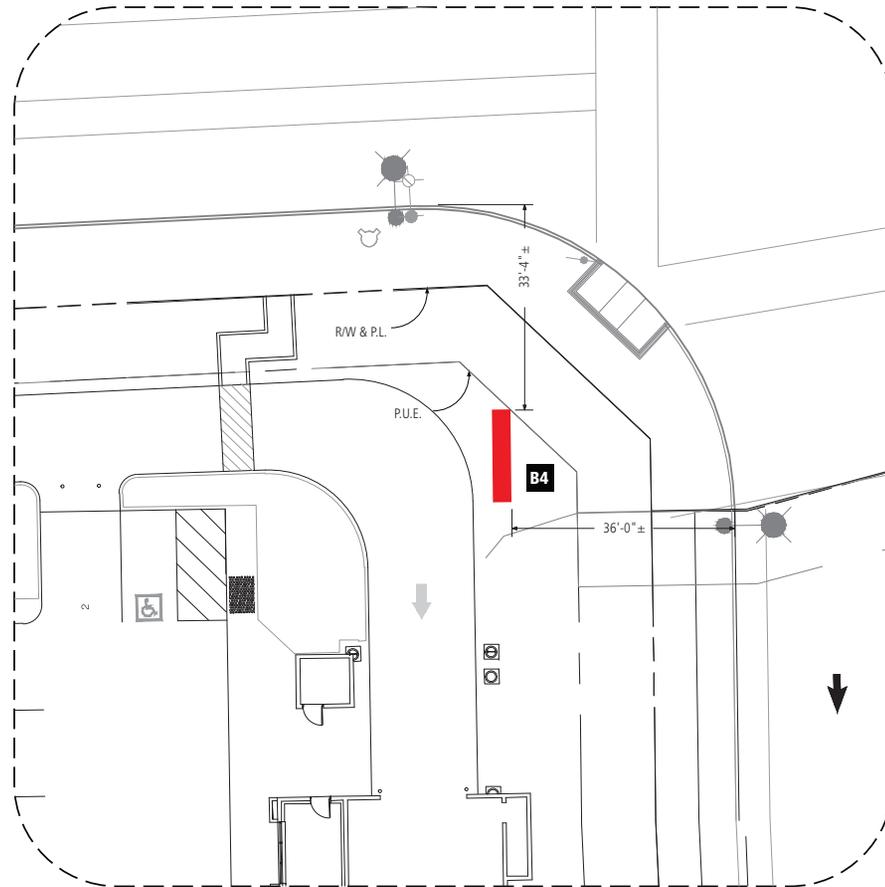
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SITE PLAN DETAIL
Scale 1" = 20'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
FAX 916.927.2414
www.pacificneon.com

Project No: 12-5140d-00

Account
Executive: Ralph Cundiff

Project:
Reynolds Ranch
Phase 3

Address:
SWC Hwy 99 at Harney Lane
Lodi, CA

Drawn By: William Dickson
Date: 7.23.12
Revision: 4.19.13 5.30.13
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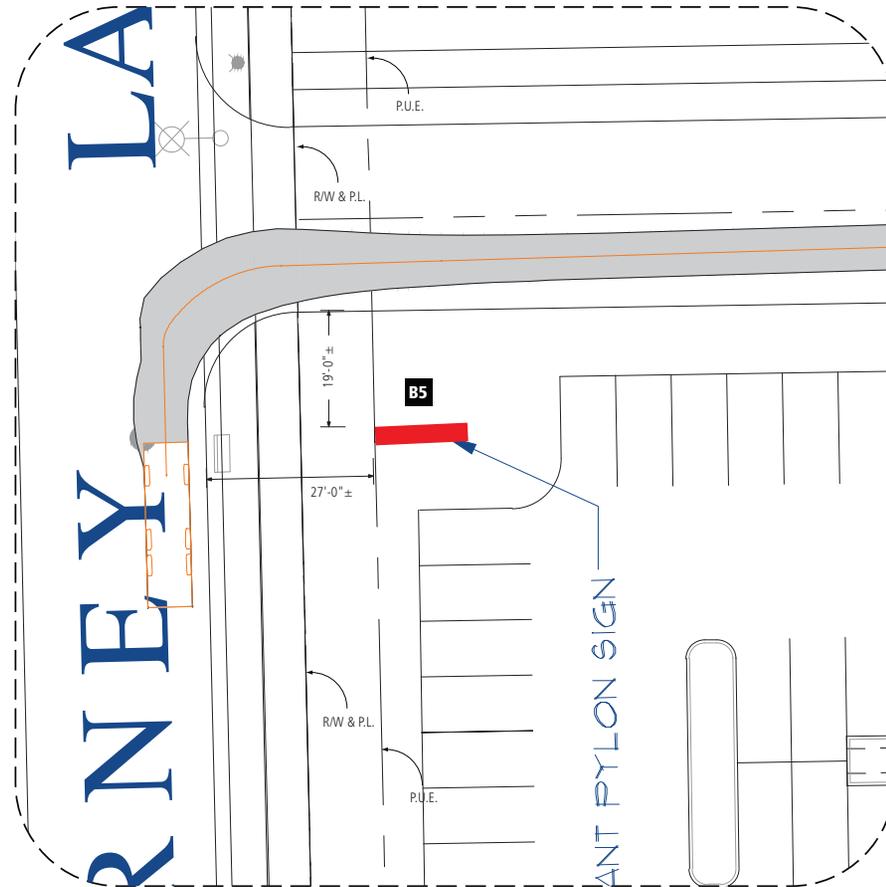
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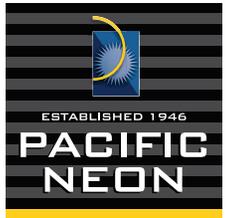


Sheet No.

5



SITE PLAN DETAIL
Scale 1" = 20'-0"



2939 ACADEMY WAY
SACRAMENTO, CALIFORNIA 95815
TEL 916.927.0527
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Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

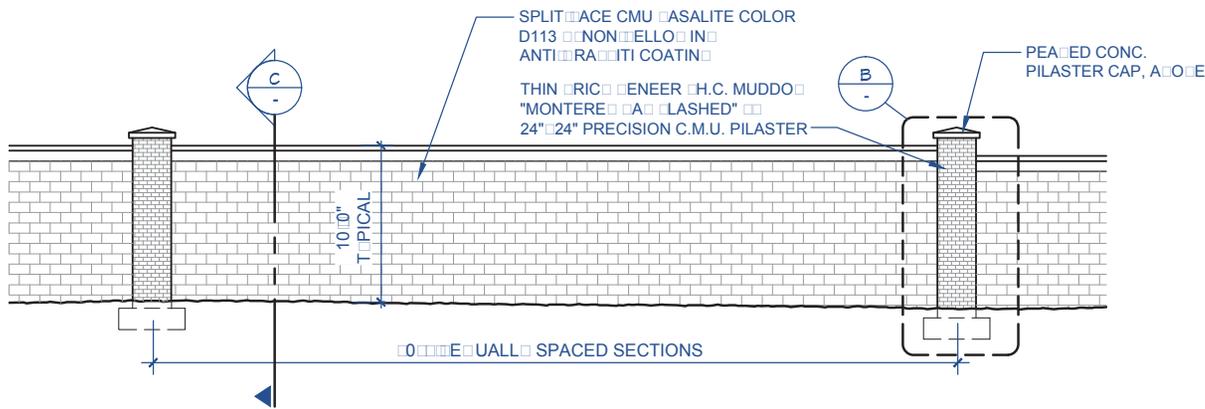
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California Title 24 Compliant

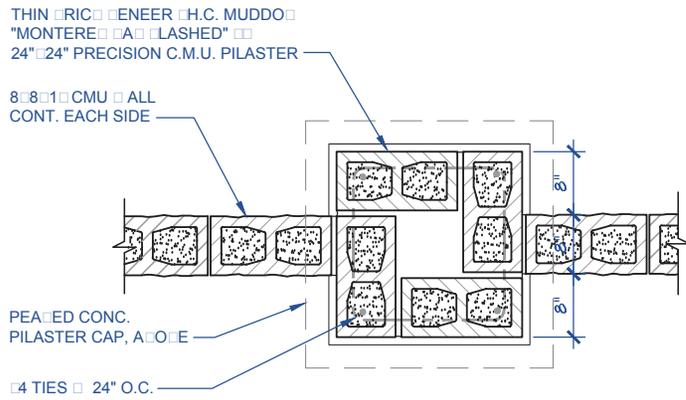


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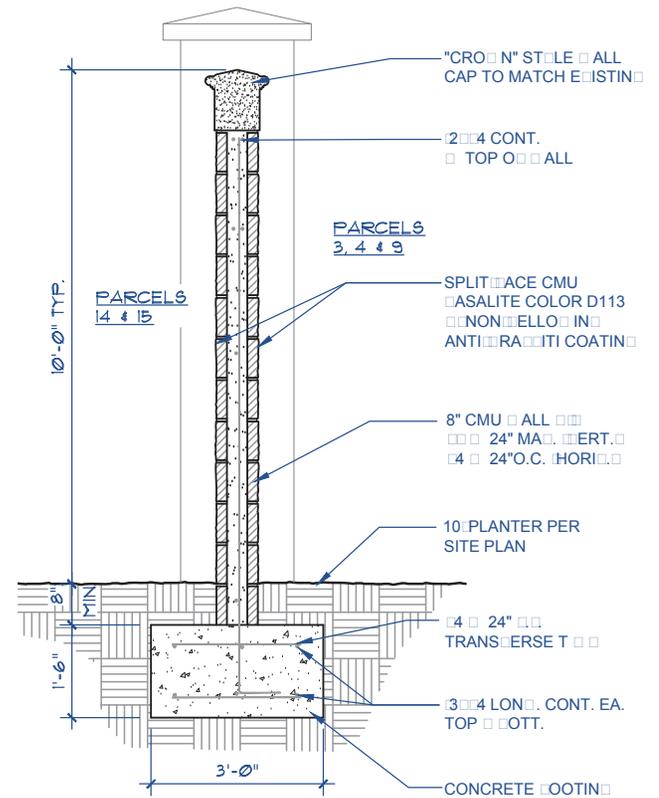
6



A Wall Elevation
SCALE: 1/8" = 1'-0"



B Pilaster Section
SCALE: 3/4" = 1'-0"



C Wall Section
SCALE: 1/2" = 1'-0"

CMU Screen Wall - Elevation & Details

Reynolds Ranch Lodi, CA

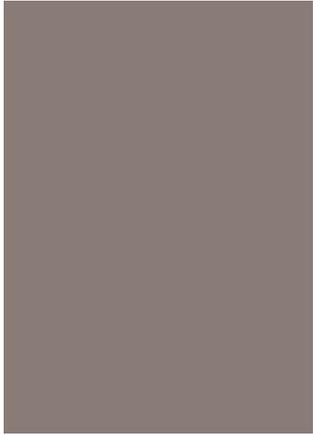
November 18, 2013



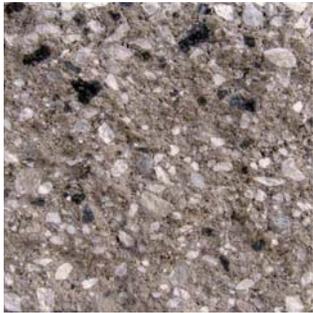
3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916

Approved Additions - April 20, 2010

Phase 2C Additions & Clarifications



METAL PANELS - METAL ROOF
AEP SPAN M C



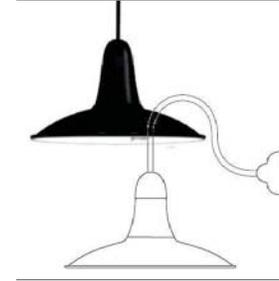
SPLIT FACE CMU
D3



STEP LIGHT
Hidr 44:2



IN-GRADE UP-LIGHT
Hidr 9100



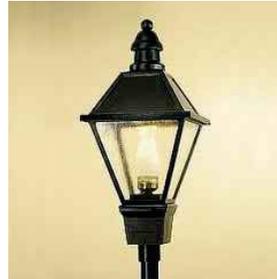
DECORATIVE WALL SCONCE
D P4



EMERGENCY WALL PACK
L LTU.MR



SIGN LIGHTING
S



SITE LIGHTING
S C C



DECORATIVE WALL SCONCE
S C



STUCCO TEXTURE
H D



GLAZING
C C C



SPANDREL PANEL
P P C H



STOREFRONT
C A d A

Supplemental Color & Material Board

Reynolds Ranch Phase 3

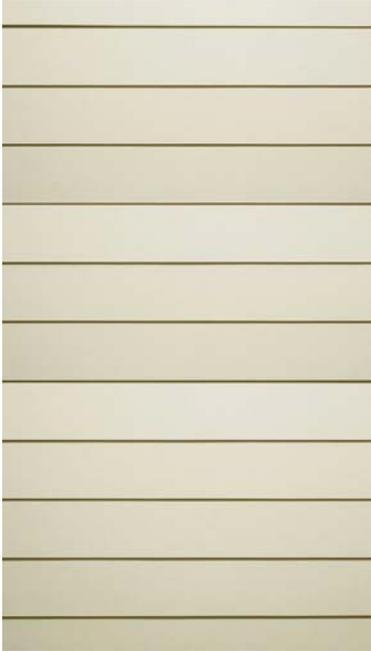
Lodi, CA

May 2, 2013



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Phase 2C Additions & Clarifications



CEMENTITIOUS LAP SIDING
□□ □□Hard□□ S□ □□□□



CORRUGATED METAL
AEP SPAN □ □ □ □ □ □ □ □

Phase 3 Additions



PRECISION CMU
□□□□□□□□ D113



PRECISION CMU
□□□□□□□□ D3□□



PRECISION CMU
□□□□□□□□ D380

Supplemental Color & Material Board

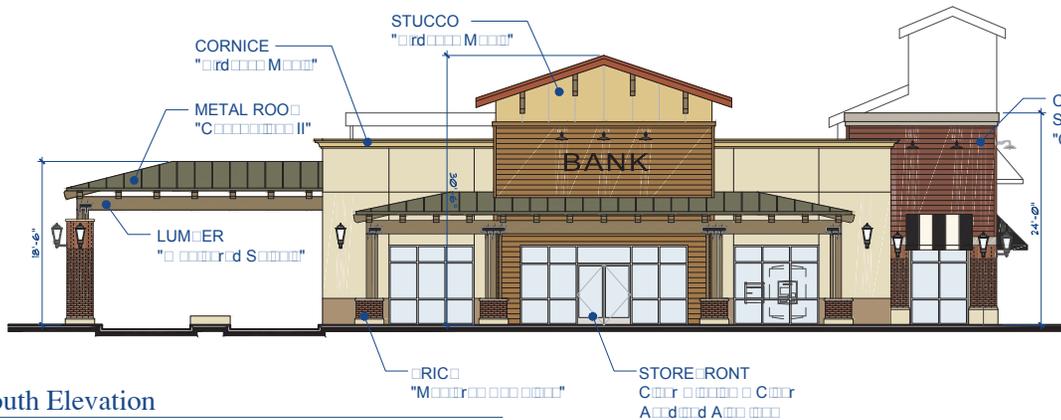
Reynolds Ranch Phase 3

Lodi, CA

May 2, 2013



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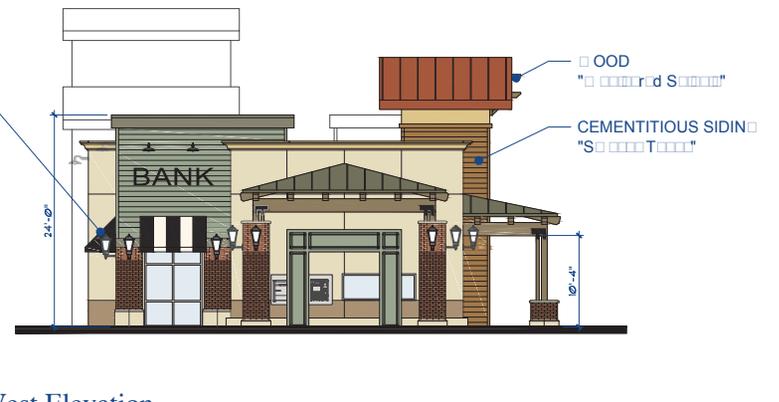
South Elevation



East Elevation



North Elevation



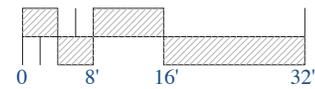
West Elevation

Bank - Elevations

Reynolds Ranch

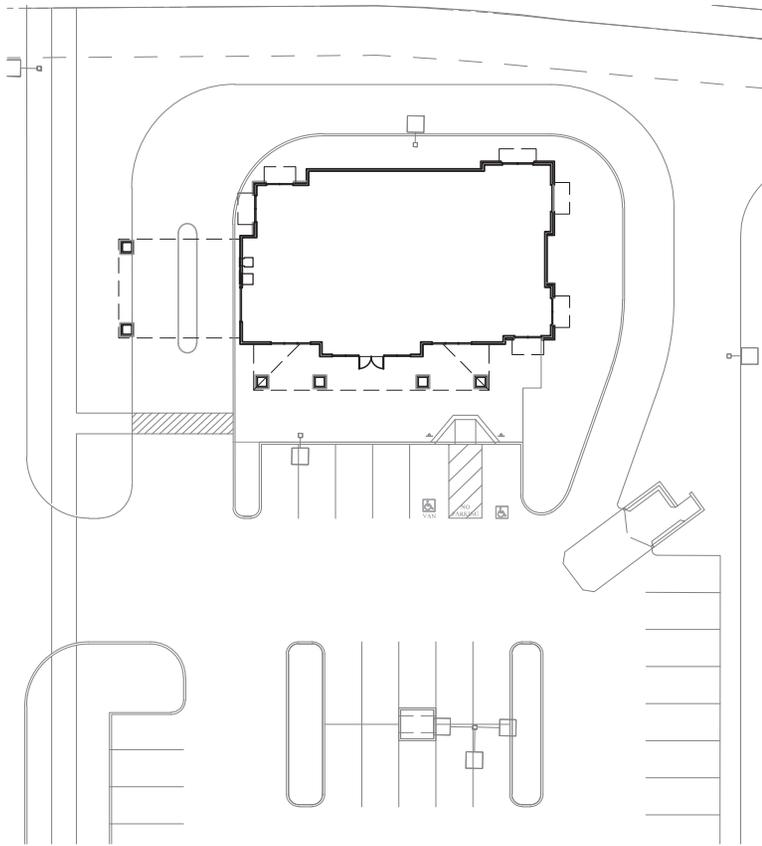
Lodi, CA

November 18, 2013



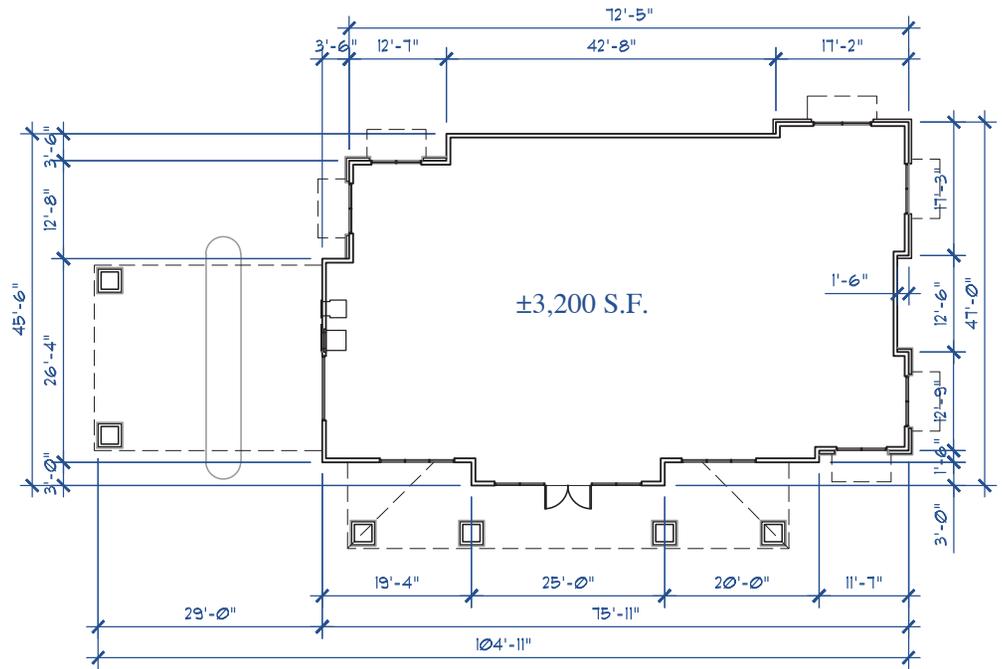
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ASSOCIATES
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Partial Site Plan

Scale: 1" = 30'-0"



Floor Plan

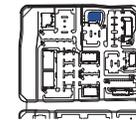
Scale: 1/16" = 1'-0"

Building 2 - Bank

Reynolds Ranch

Lodi, CA

November 18, 2013



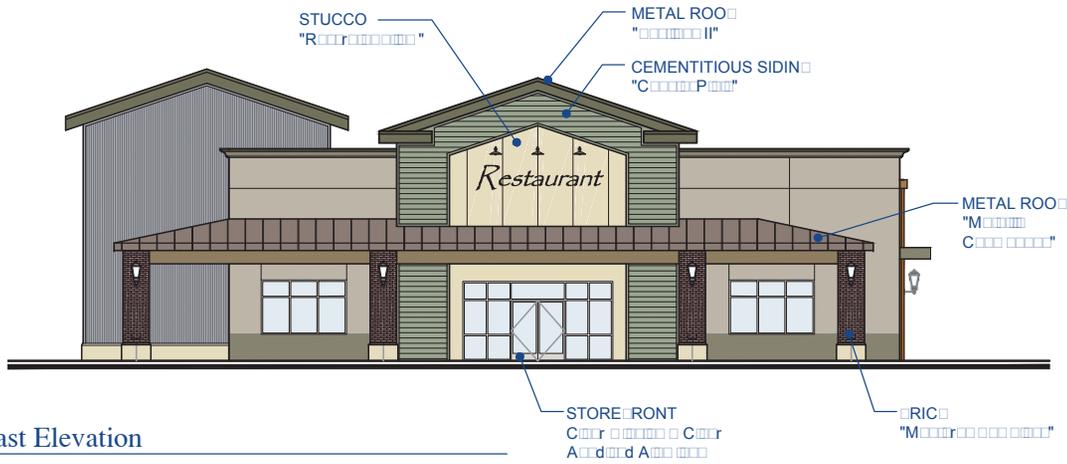
Site KEY PLAN



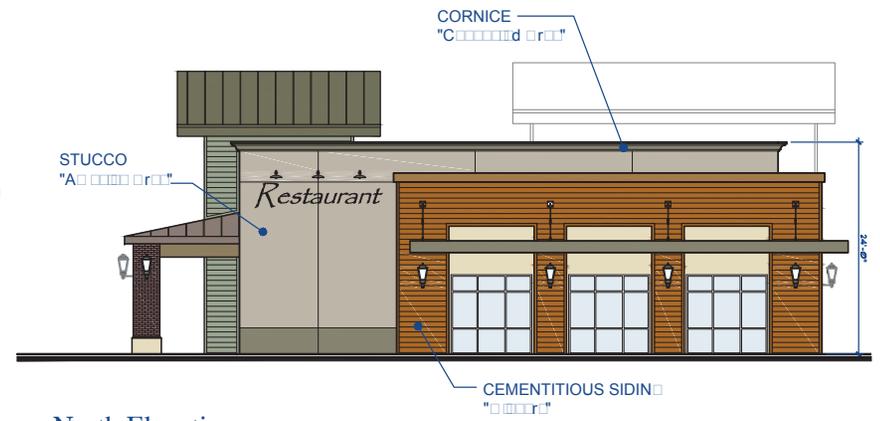
Site NORTH



3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916



East Elevation



North Elevation



West Elevation



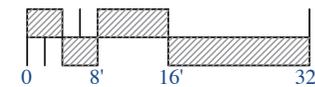
South Elevation

Restaurant - Elevations

Reynolds Ranch

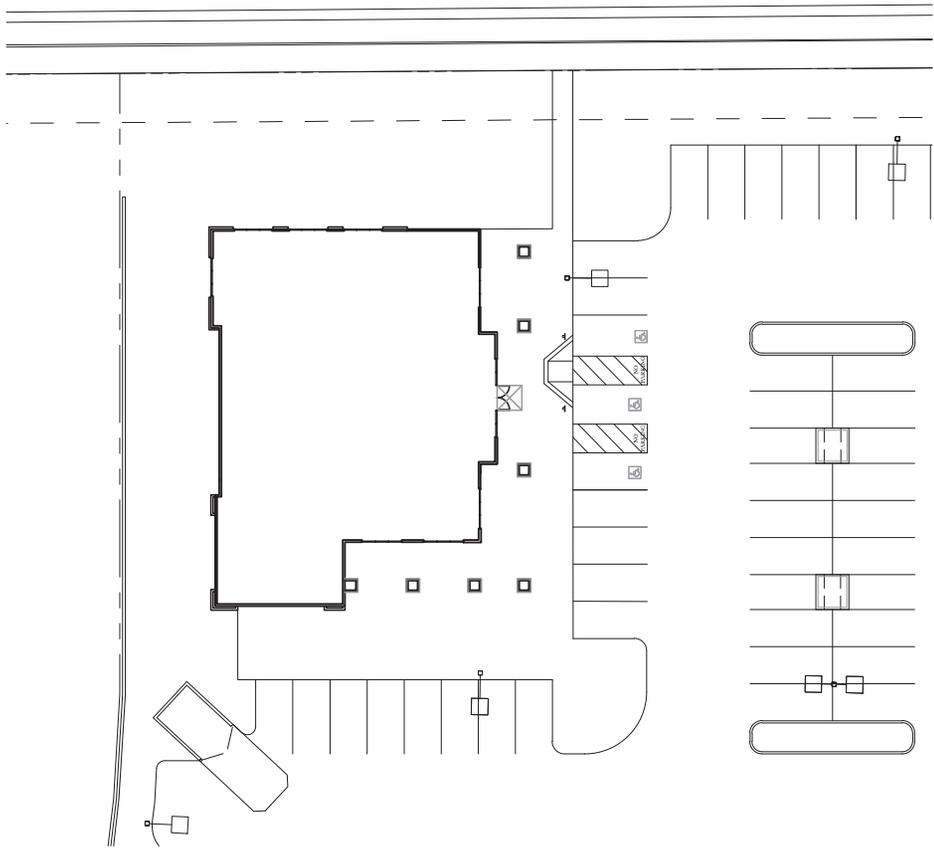
Lodi, CA

November 18, 2013



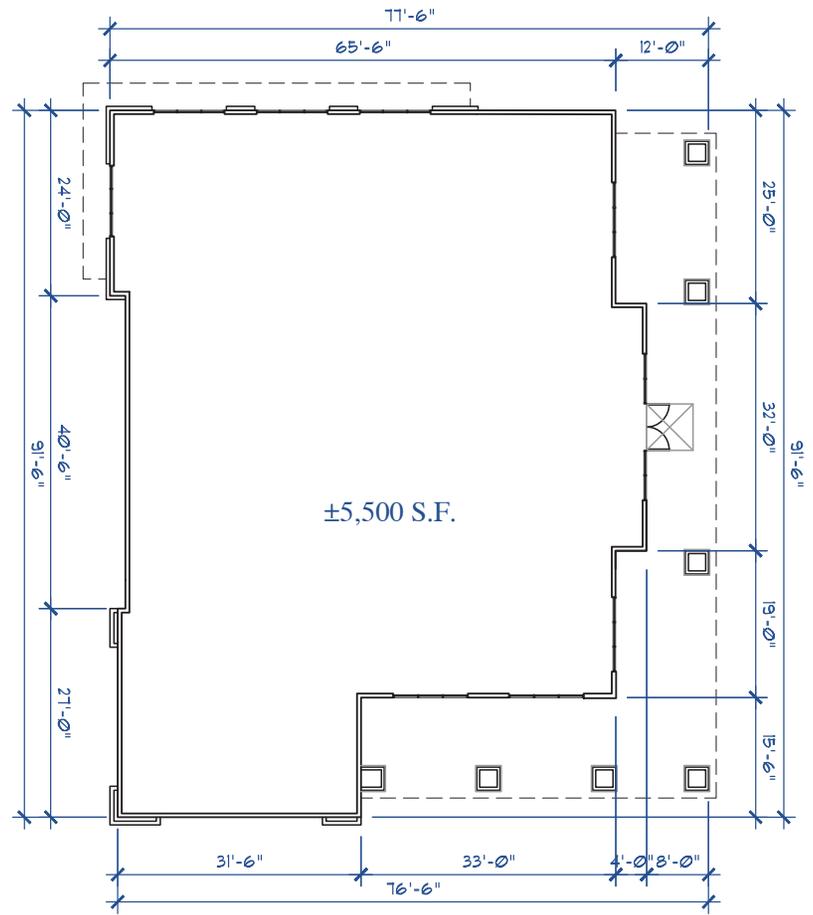
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Partial Site Plan

Scale: 1" = 30'-0"



Floor Plan

Scale: 1/16" = 1'-0"

Restaurant
Reynolds Ranch

Lodi, CA

November 18, 2013



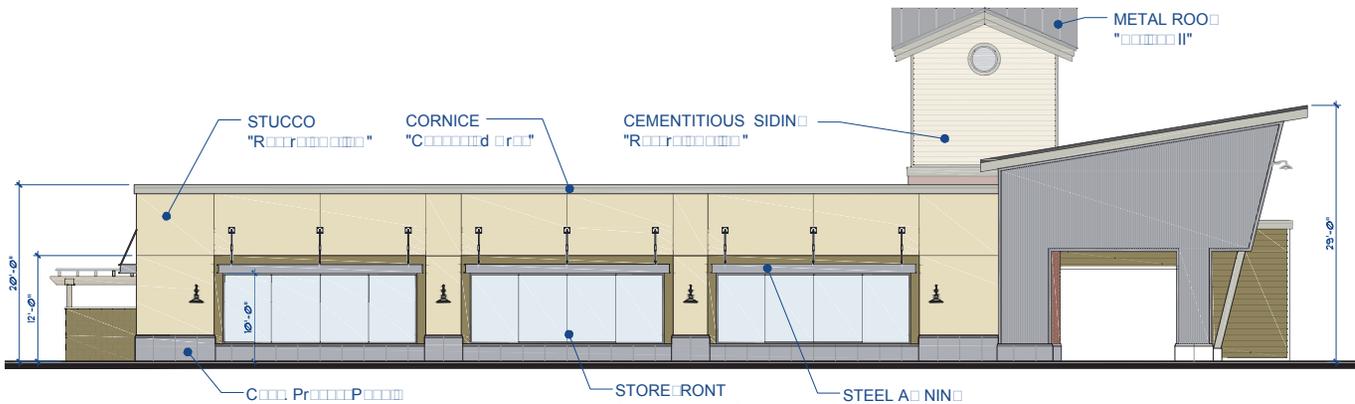
Site
KEY PLAN



Site
NORTH



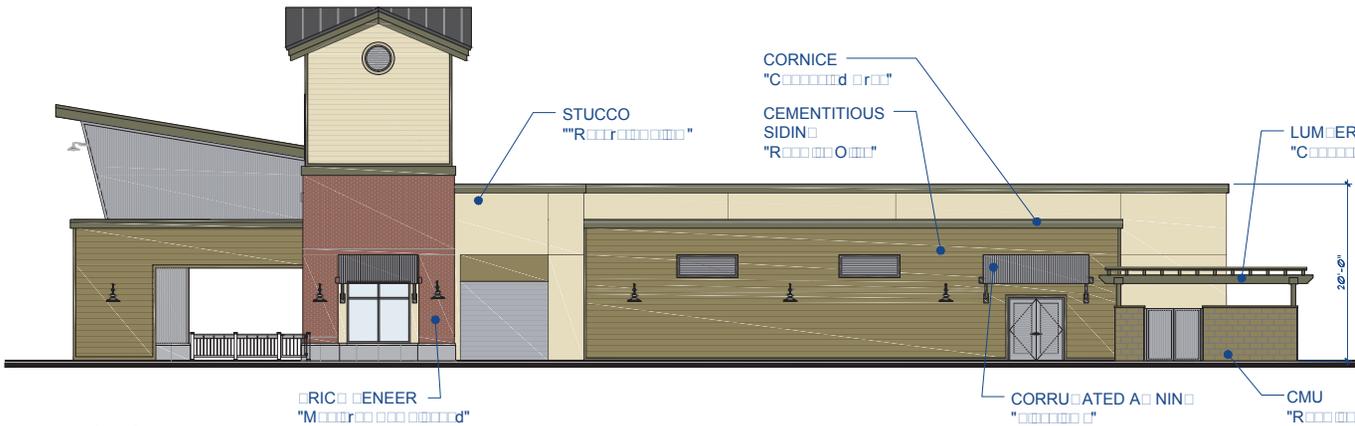
3001 I Street Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4016



South (Rocky Lane) Elevation



East Elevation



North Elevation



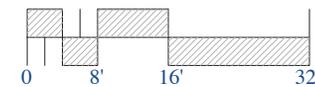
West Elevation

Car Wash - Elevations

Reynolds Ranch

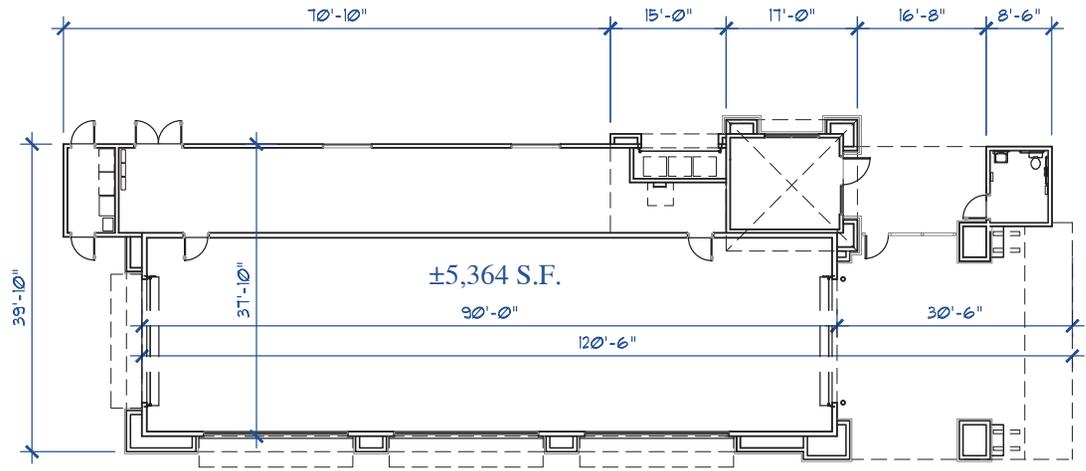
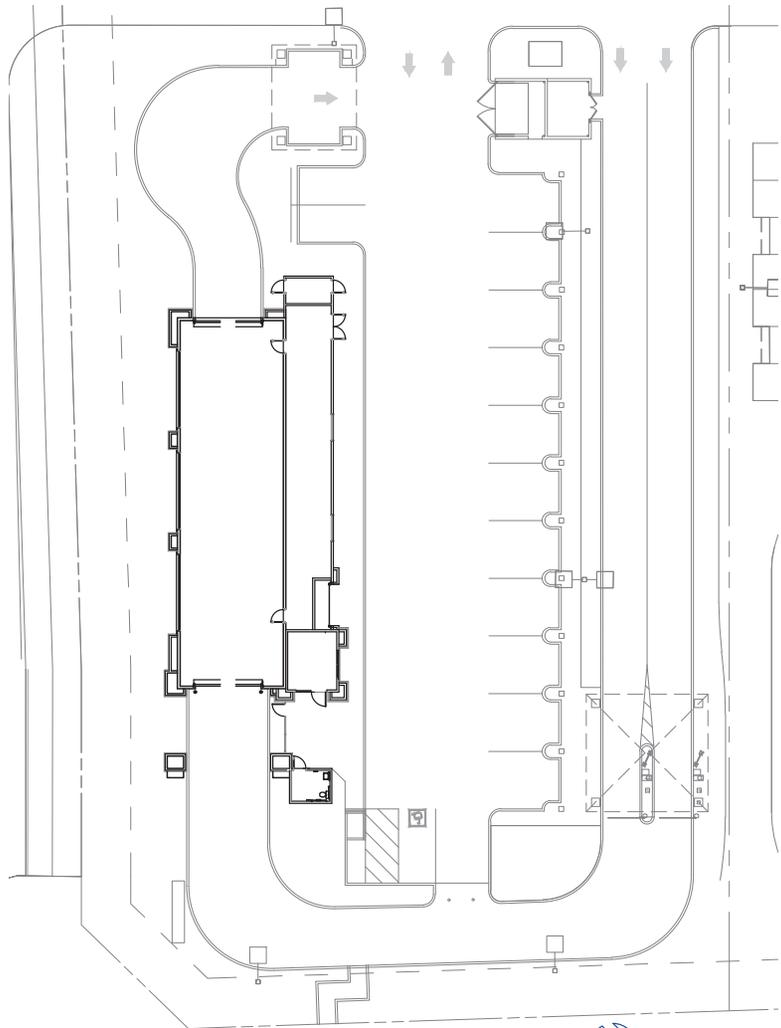
Lodi, CA

November 18, 2013



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Floor Plan

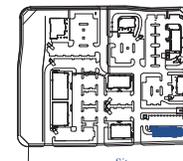
Scale: 1/16" = 1'-0"

Parcel 7 - Car Wash

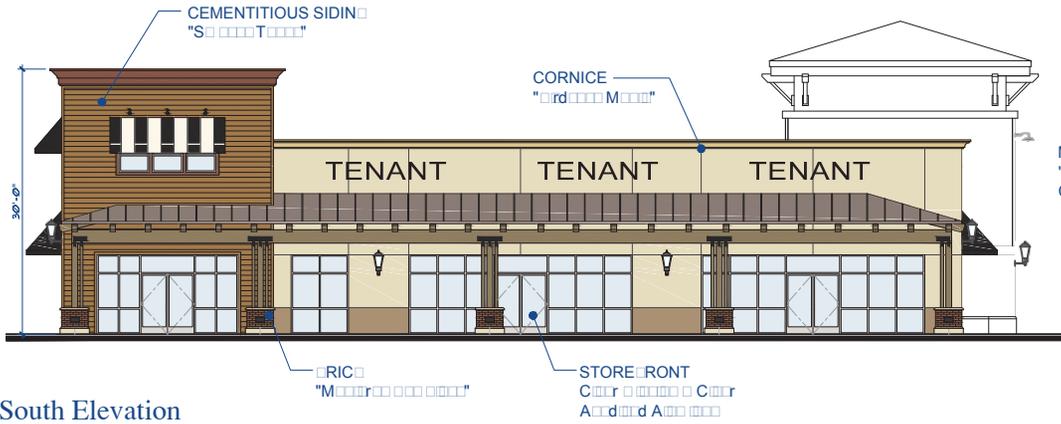
Reynolds Ranch

Lodi, CA

February 4, 2014



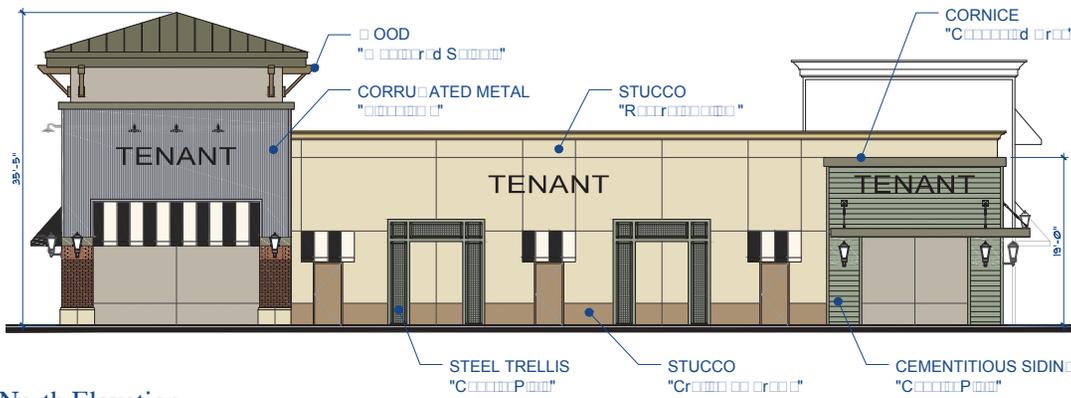
3001 I Street, Ste. 100 Sacramento, CA 95816 916.731.4726 Fax 916.731.4916



South Elevation



East Elevation



North Elevation



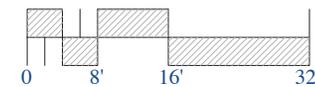
West Elevation

Parcel 5 - Shops Elevations

Reynolds Ranch

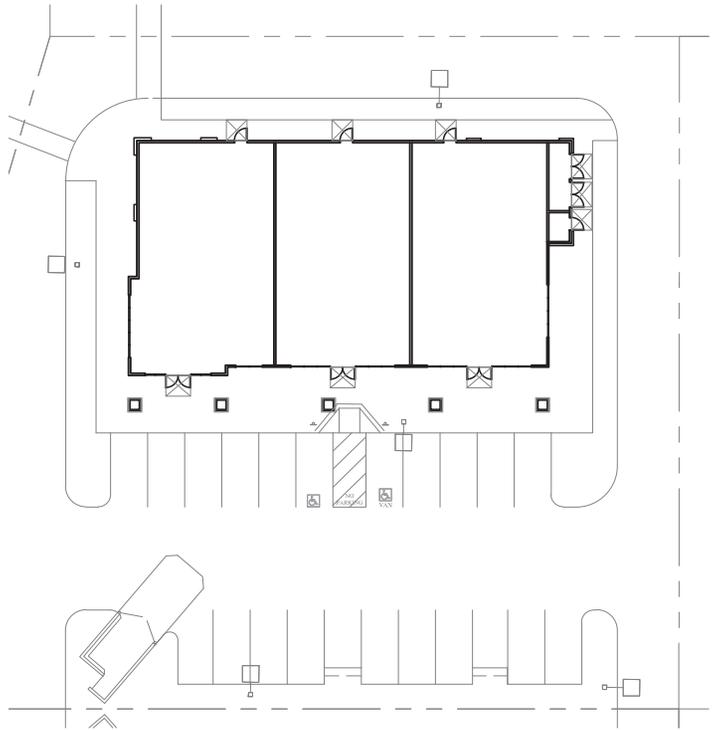
Lodi, CA

November 18, 2013



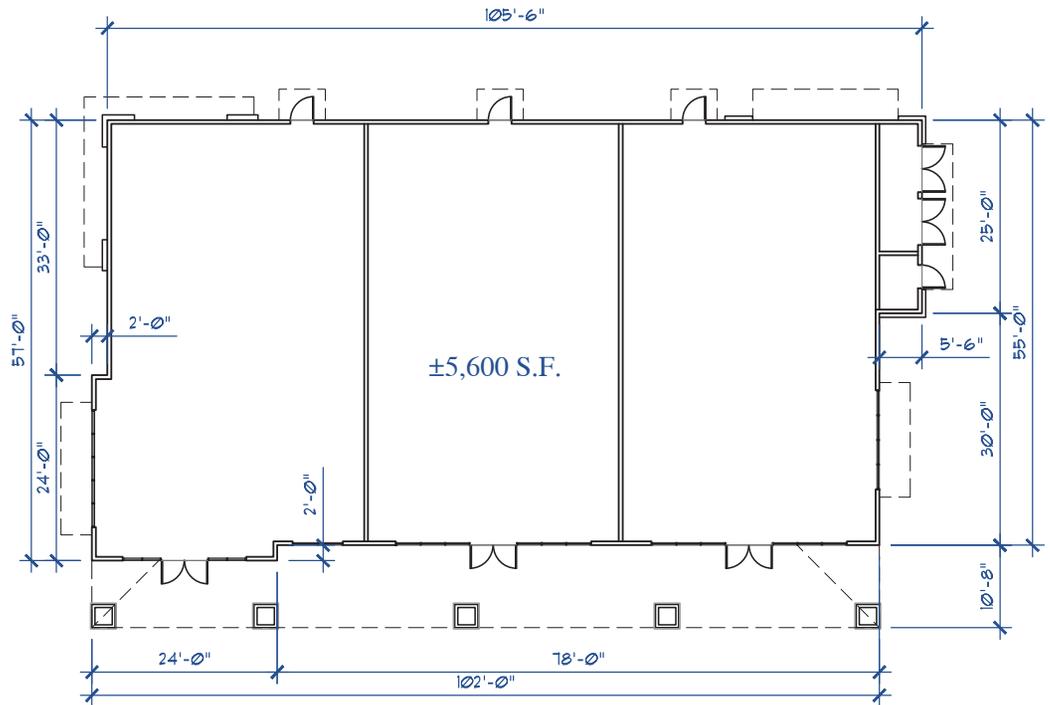
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Partial Site Plan

Scale: 1" = 30'-0"



Floor Plan

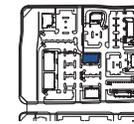
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Building 5 - Shops

Reynolds Ranch

Lodi, CA

November 18, 2013



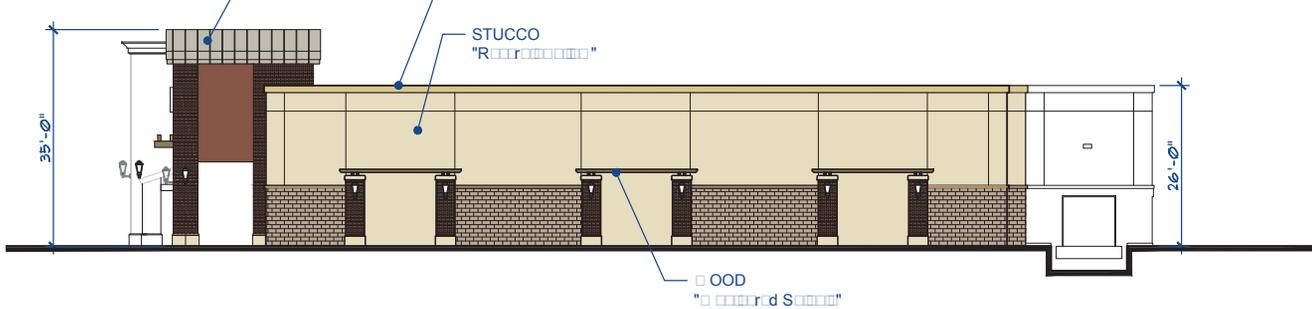
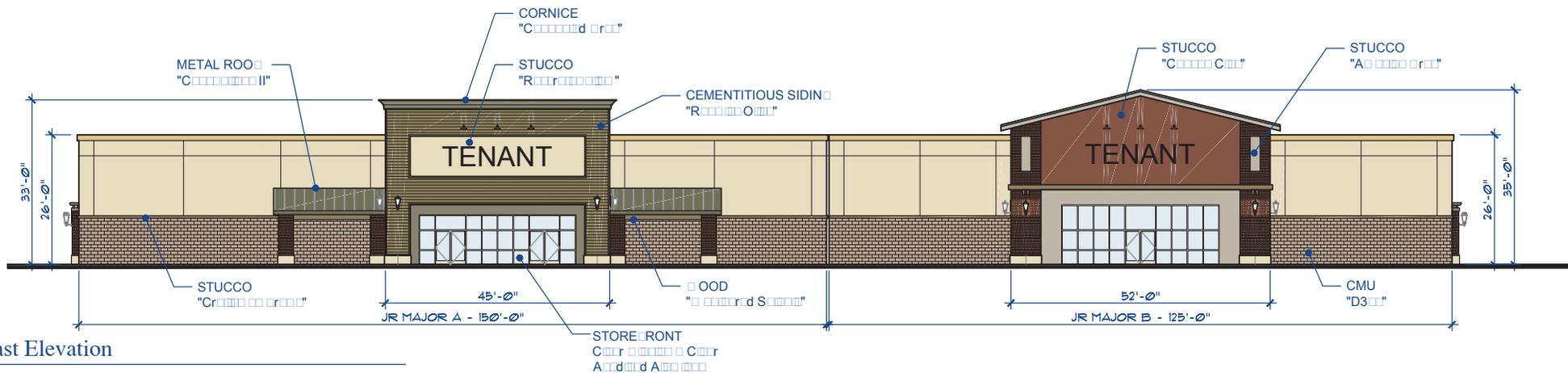
Site KEY PLAN



Site NORTH

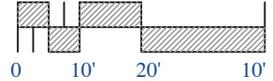


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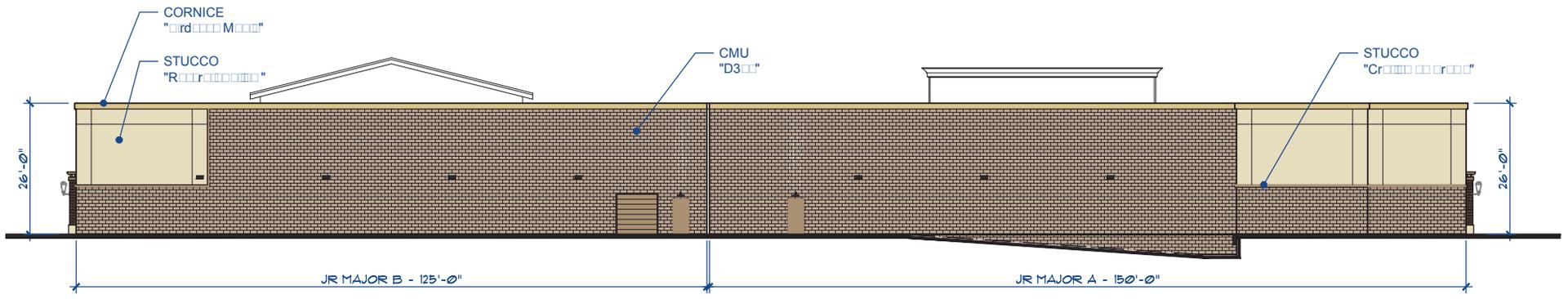
JR Major A & B - Elevations
 Reynolds Ranch Lodi, CA

November 18, 2013

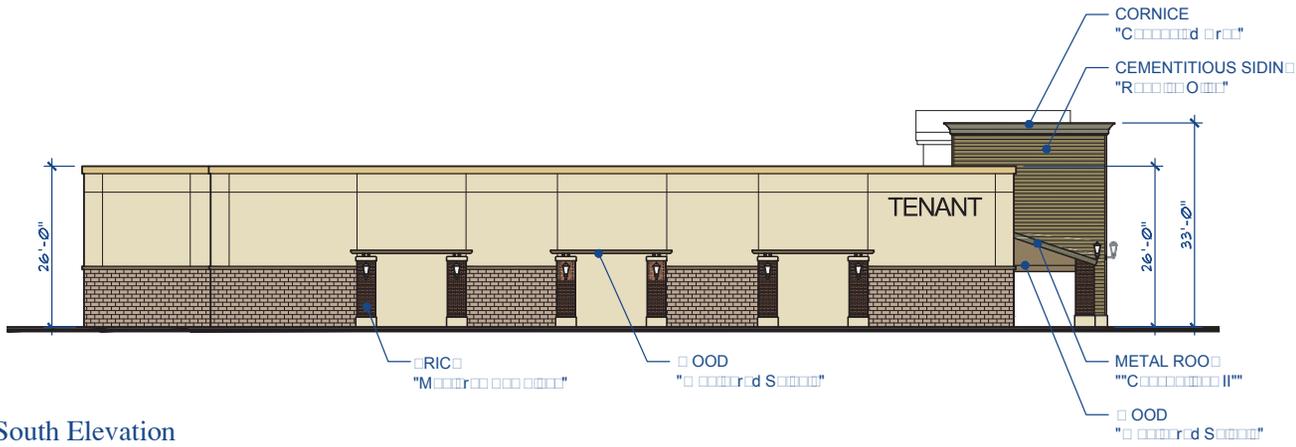


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West Elevation



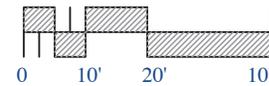
South Elevation

JR Major A & B - Elevations

Reynolds Ranch

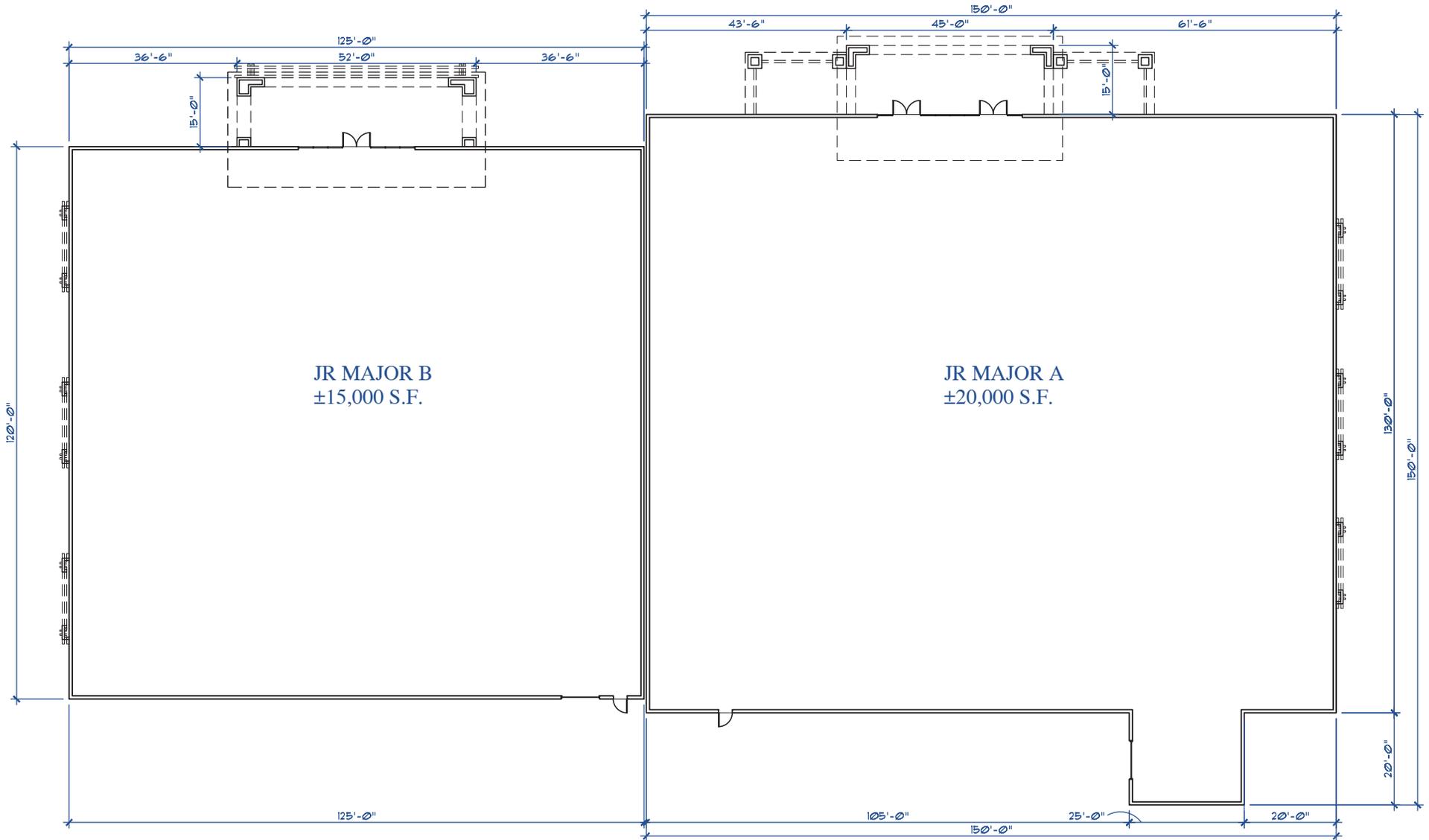
Lodi, CA

May 2, 2013



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JR MAJOR B
±15,000 S.F.

JR MAJOR A
±20,000 S.F.

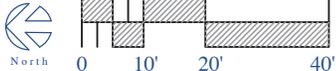
JR Major A & B - Floor Plan

Reynolds Ranch

Lodi, CA

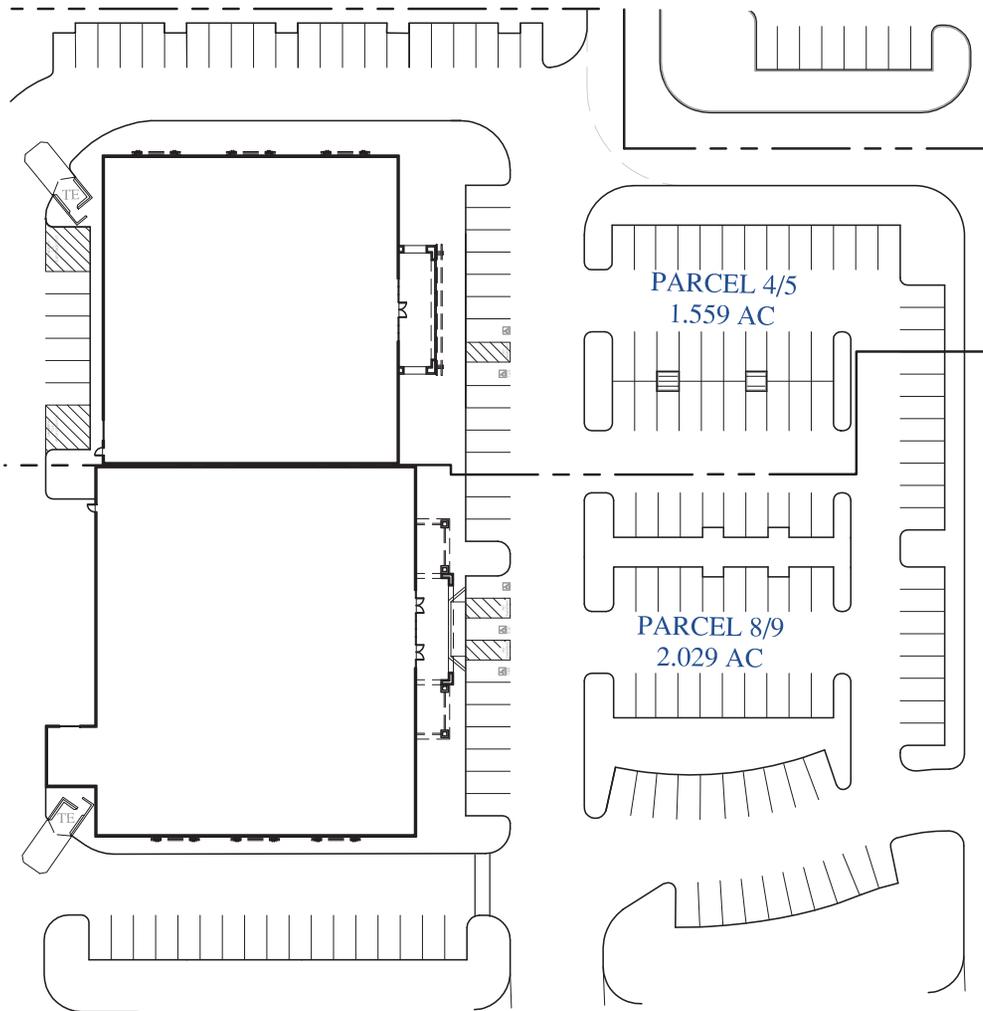
November 18, 2013

1" = 20'-0"
(If printed at 11x17)



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Partial Site Plan

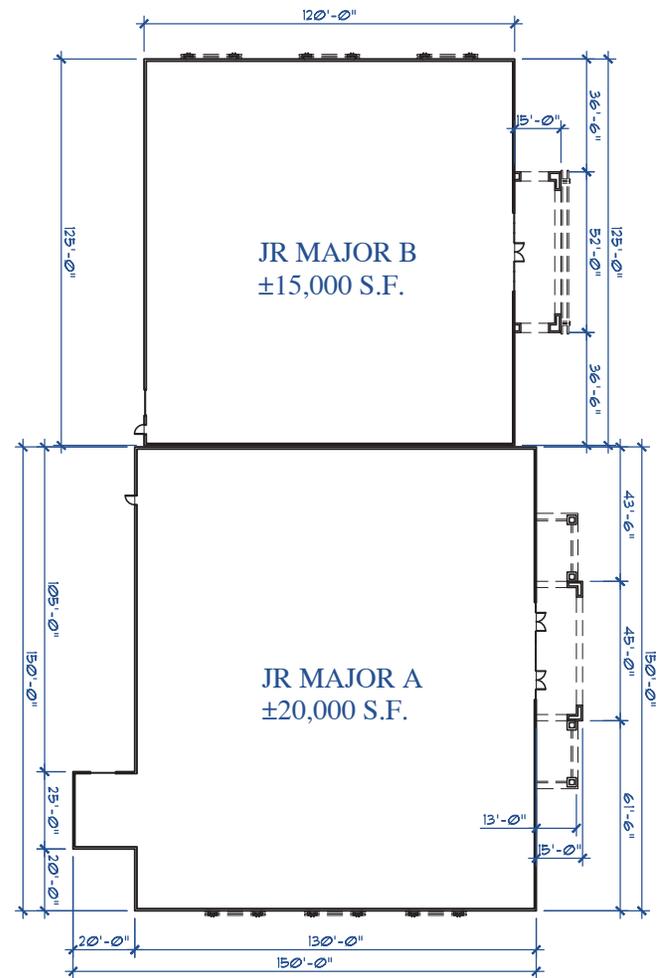
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JR Major A & B

Reynolds Ranch

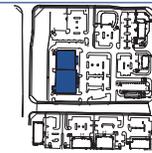
Lodi, CA

November 18, 2013



Floor Plan

Scale: 1" = 40'-0"



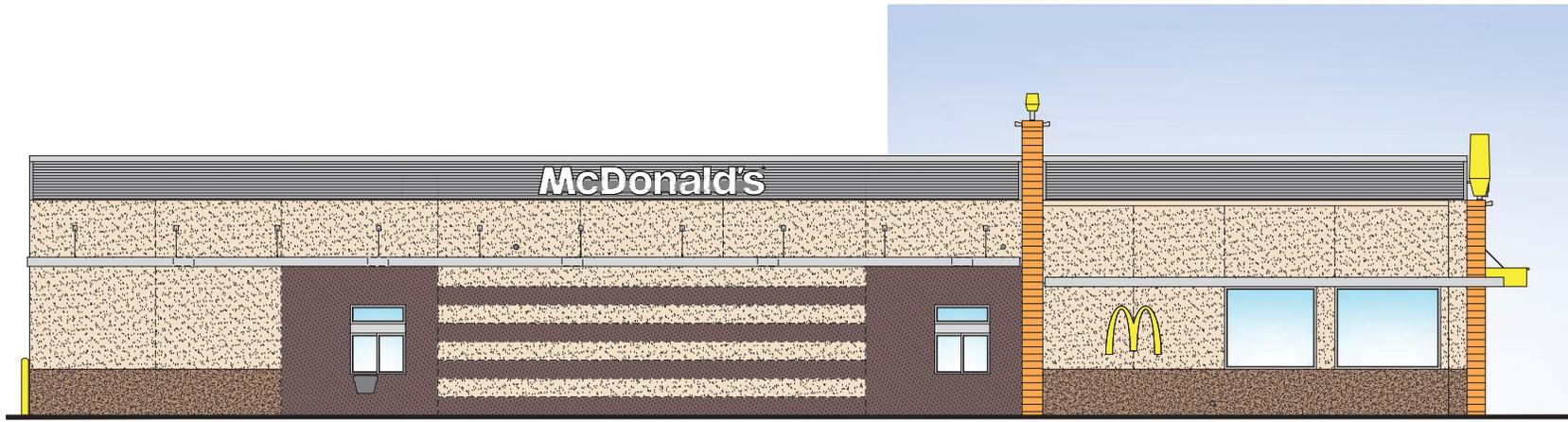
Site KEY PLAN



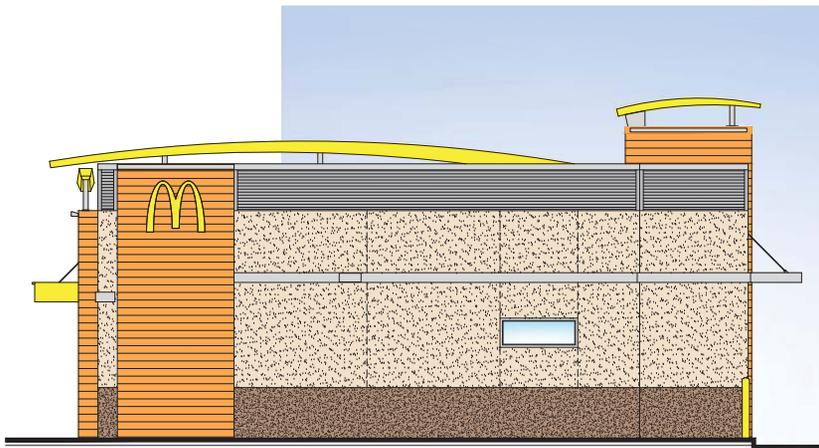
Site NORTH



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1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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McDonald's USA LLC

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STAMP



REVISIONS



DRAWING TITLE
COLOR ELEVATIONS

PROJECT NO. 228	DATE JAN. 2018
FILE NO. sheet 6	
DRAWN BY SWK	
CHECKED BY WEM	6

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McDonald's USA LLC

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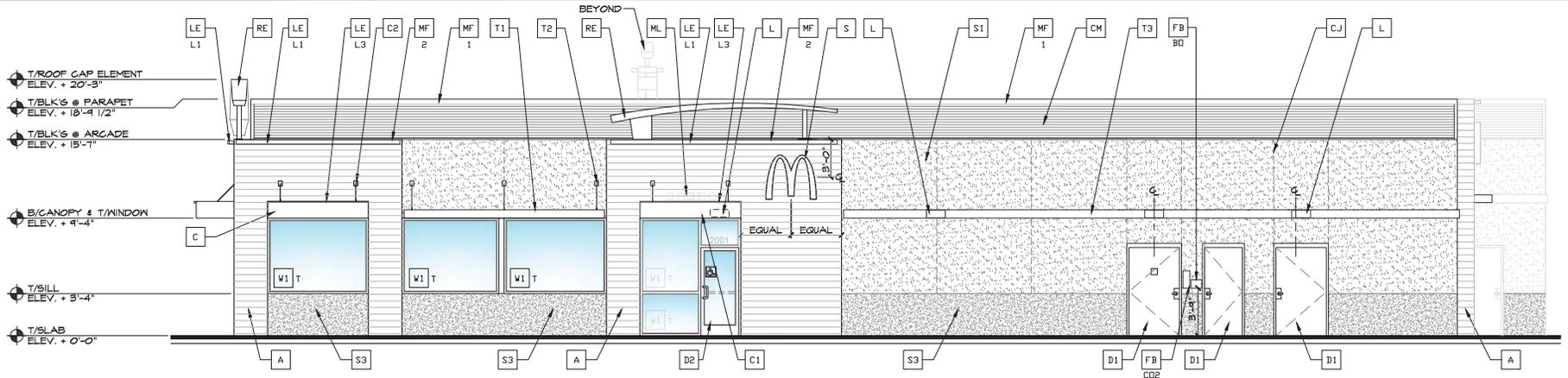


REVISIONS

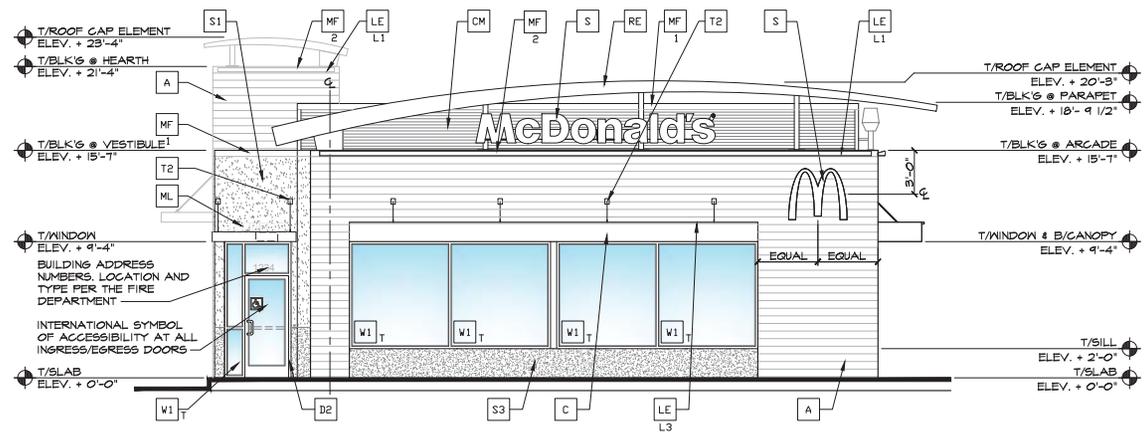
DRAWING TITLE

EXTERIOR ELEVATIONS

PROJECT NO. 1226	DATE JAN. 2019
FILE NO. ebl elev	
DRAWN BY gmk	
CHECKED BY kcm	
	3



1 PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

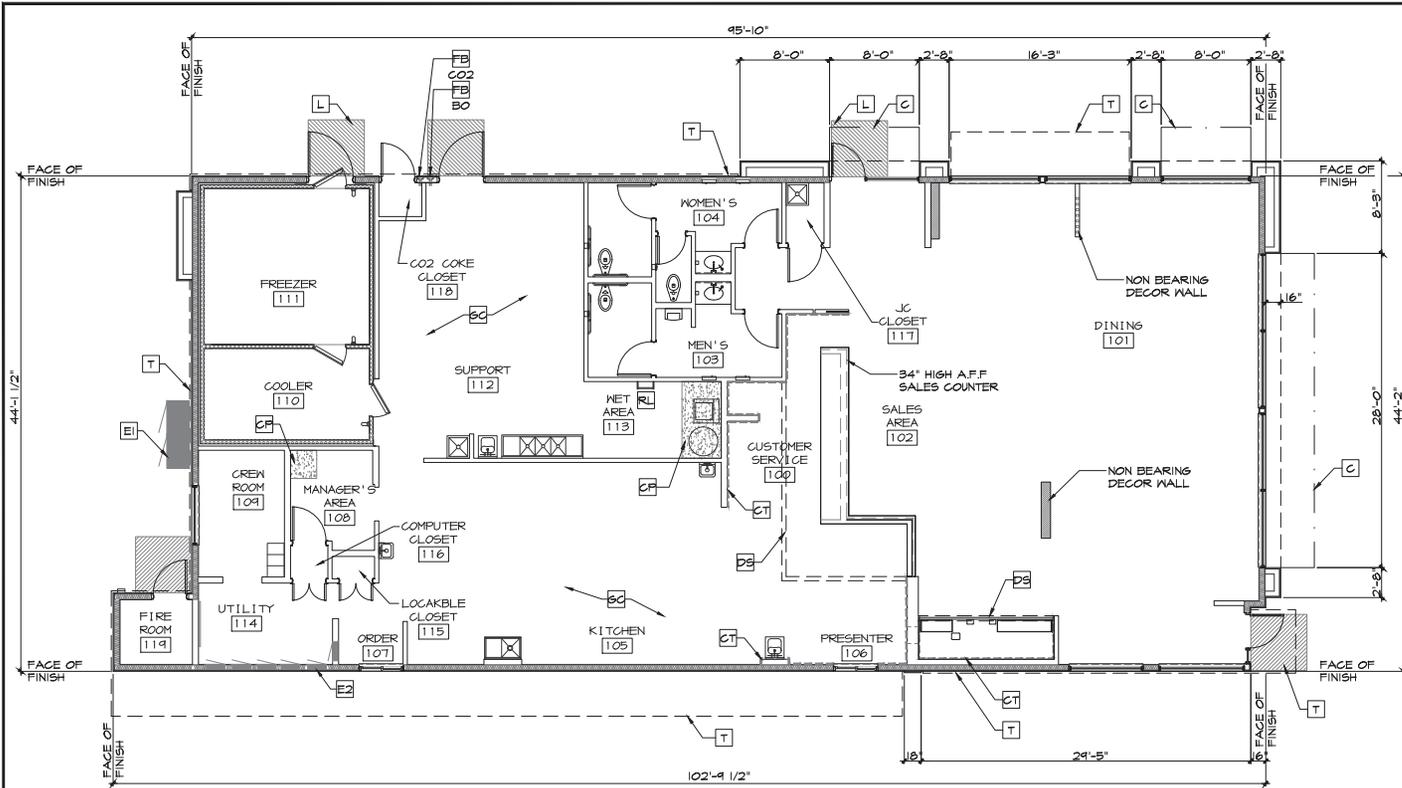


2 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

KEY NOTES:

- | | | | | | |
|--|--|--|---|--|---|
| A ACCOYA SIDING - TEAK COLOR | D2 CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY DOOR | MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL | RE ROOF CAP ELEMENT | S3 7/8" STUCCO "CRAFTSMAN BROWN" BY SHERMAN WILLIAMS | W1 EXTERIOR WINDOW ASSEMBLY |
| C ALUMINUM METAL TRELLIS WITH 1/8" TALL METAL GOLD CLAD X/RAP WITH TIE BACKS | FB FILL BOX | PT TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA | RD ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL | T1 4'-0" DEEP ALUMINUM TRELLIS | T = TEMPERED GLASS (ALL WINDOWS WITHIN 24" OF DOORS SHALL BE TEMPERED) |
| CJ CONTROL JOINT | CO2= BULK CO2 FILL BOX
BO= BULK OIL FILL BOX | ML METAL LETTERING | S MCDONALD'S SIGNAGE - REFERENCE ONLY UNDER SEPARATE PERMIT. | T2 ALUMINUM TRELLIS TIE-BACK | W2 DRIVE-THRU WINDOW BY READY ACCESS |
| CM CORRUGATED METAL PANELS COLOR = CITYSCAPE BY METAL ERA | L LIGHT FIXTURE (WALL SCENCE) | P PIPE BOLLARD - PAINT YELLOW | S1 7/8" STUCCO "ROYCROFT VELLUM" BY SHERMAN WILLIAMS | T3 2' x 8' ALUMINUM TRELLIS FASCIA | XX SLIDE DIRECTION:
RL = RIGHT TO LEFT
LR = LEFT TO RIGHT (CONFIRM MODEL OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER OPTIONS INCLUDE: TRANSOM SHOWN) |
| D1 HOLLOW METAL DOOR PAINT TO MATCH ADJACENT COLOR | LE ACCENT LIGHTING | PT (RMHC) COIN COLLECTOR | S2 7/8" STUCCO "AMAZON SOIL" BY BENJAMIN MOORE | | |

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1 - PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

DISABLED ACCESS NOTES

- IF FIXED OR BUILT-IN SEATING, TABLES OR COUNTERS AND PROVIDED IN PUBLIC, COMMONUSE, OR GENERAL EMPLOYEE AREA, AT LEAST FIVE PERCENT (5%) BUT NOT LESS THAN ONE MUST BE ACCESSIBLE AS DETAILED BELOW.
 - HEIGHT OF TABLES OR COUNTERS IS BETWEEN 28" & 34" FROM THE FLOOR OF GROUND.
 - MINIMUM 30" X 48" CLEAR FLOOR SPACE IS PROVIDED.
 - ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.
 - KNEE CLEARANCE AT TABLES, COUNTERS AND WORK SURFACES IS AT LEAST 27" HIGH, 30" WIDE AND 14" DEEP.
- DINING AREA SHALL HAVE ONE WHEELCHAIR SEATING SPACE FOR EVERY 20 SEATS (THE RATIO OF ACCESSIBLE SEATING IS BASED ON THE TOTAL NUMBER OF SEATS PROVIDED). SUCH SEATING SHALL BE DESIGNED AND ARRANGED TO PERMIT USE BY WHEELCHAIR OCCUPANTS, AND SHALL COMPLY WITH SECTION 112.2B. ACCESS TO SUCH SEATING SPACES SHALL BE PROVIDED WITH MAIN AISLES NOT LESS THAN 36" CLEAR WIDTH.
- ACCESSIBLE SEATING SHALL BE INTEGRATED WITH GENERAL SEATING TO ALLOW A REASONABLE SELECTION OF SEATING AREA AND TO AVOID HAVING ONE AREA SPECIFICALLY HIGHLIGHTED AS THE AREA FOR PERSONS WITH DISABILITIES.
- WHERE FIXED OR BUILT-IN TABLES, COUNTERS OR SEATS ARE PROVIDED FOR THE PUBLIC, AND IN GENERAL EMPLOYEE AREAS, 5% (BUT NEVER LESS THAN ONE) MUST BE ACCESSIBLE.
- THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR, WHERE A SINGLE COUNTER CONTAINS MORE THAN ONE TRANSACTION STATION, SUCH AS A BANK COUNTER WITH MULTIPLE TELLER WINDOW OR A RETAIL SALES COUNTER WITH MULTIPLE CASH REGISTER STATIONS, AT LEAST 5% (BUT NEVER LESS THAN ONE OF EACH TYPE OF STATION) SHALL BE LOCATED AT A SECTION OF COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH.

GENERAL NOTES

- EXTERIOR DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- INTERIOR DIMENSIONS ARE TO FACE OF FINISH.
- SEATING MUST MEET ALL CA. TITLE 24 REQUIREMENTS
- SEE SITE PLAN FOR SIDEWALKS, RAMP, ETC.
- DO NOT SCALE DRAWINGS.
- EVERY FLOOR OR LANDING SHALL BE LEVEL AND THAT EACH SIDE OF ALL DOORS THE LANDING SHALL BE LESS THAN 1/2" LOWER THAN THE THRESHOLD
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- A SIGN SHALL BE PROVIDED ON OR NEAR THE EXIT DOOR THAT STATES: "THIS DOOR IS TO REMAIN UNLOCKED DURING BUSINESS HOURS". THIS SIGN MUST BE LOCATED AT THE MAIN EXIT ONLY.
- TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - WHEREVER BASIC UBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
 - EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD "EXIT."
- NO FLOOR OR LANDING SHALL BE LESS THAN 1/2" BELOW THE THRESHOLD ON EACH SIDE OF AN EXIT DOOR. SECTION 1009.3.1.6

WALL ASSEMBLY

- 2 X 6" X 16" WOOD STUDS @ 16" ON CENTER EXTERIOR FINISH SHALL BE 7/8" STUCCO (SEE EXTERIOR ELEVATIONS) INTERIOR FINISH SHALL BE 1/2" GYPSUM WALL BOARD. PROVIDE A SMOOTH TEXTURE BEFORE PAINTING WALL BOARD. SEE FINISH SCHEDULE FOR COLOR OF WALLS. PROVIDE R-19 BATT INSULATION IN WALLS.
- INTERIOR WALL; 3 5/8" - 16 GAUGE METAL STUDS @ 24" O.C. ATTACH SILL TRACKS TO FLOOR SLAB WITH MINIMUM 0.145 DIAMETER SHOT PINS @32" O.C. AND WITHIN 4" OF EACH END. 1/2" GYPSUM WALLBOARD, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE R-11 BATT INSULATION. TAPE, PRIME & PAINT.
- INTERIOR WALL; 6" - 16 GAUGE METAL STUDS @ 24" O.C. ATTACH SILL TRACKS TO FLOOR SLAB WITH MINIMUM 0.145 DIAMETER SHOT PINS @32" O.C. AND WITHIN 4" OF EACH END. 1/2" GYPSUM WALLBOARD, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE R-11 BATT INSULATION. TAPE, PRIME & PAINT.
- COOLER/FREEZER WALL; 4" MAXIMUM, 26 GAUGE STEEL-FACED WALL & CEILING URETHANE INSULATED PANELS, PANELS TO HAVE A CLASS 1 RATING FLAME SPREAD (ASTM-64) OF 20 AND SMOKE DEVELOPED 200

KEY NOTES:

- C ALUMINUM CANOPY SYSTEM ABOVE.
- CP 6" CONCRETE EQUIPMENT PAD
- CT CERAMIC WALL TILE @ CUSTOMER SERVICE AND KITCHEN SERVING AREAS COORDINATE WITH DECOR COMPANY
- DS DROPPED SOFFIT ABOVE.
- E1 MAIN DISTRIBUTION ELECTRICAL PANEL
- E2 ELECTRICAL PANELS
- FB CO2 FILL BOX
- FB OPTIONAL BULK OIL
- GC 6.C. TO PROVIDE 4" X 4" X 5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN AREA AND SUPPORT AREA CORNERS STARTING AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING BULL NOSE COVERED BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- L CONTRACTOR SHALL VERIFY A LEVEL LANDING AT ALL EXTERIOR DOORS WITH A MAXIMUM 2% SLOPE AWAY FROM BUILDING AND 2 % MAXIMUM CROSS SLOPE.
- RL ROOF ACCESS LADDER WHATCH
- T WALL MOUNTED ALUMINUM TRELLIS SYSTEM ABOVE

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CRM Architects & Planners, Inc.
 CONSULTANT

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STAMP: LICENSED ARCHITECT
 MICHAEL LAUREN
 NO. C-29490
 REN. 11/30/13
 STATE OF CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

DRAWING TITLE: PROPOSED FLOOR PLAN

PROJECT NO. 1226	DATE JAN. 2019
FILE NO. c4.1 plan	
DRAWN BY GWK	2
CHECKED BY WEM	

SW CORNER OF HARNEY LANE & REYNOLDS RANCH PARKWAY, LODI, CA LC# 004-4791



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION (Reynolds Ranch Pkwy)
SCALE: 1/8" = 1'-0"

FINISH LEGEND	
⬡	ANODIZED ALUMINUM STOREFRONT SYSTEM
⬡	MANUFACTURER'S STANDARD COLOR "CLEAR ANODIZED" FINISH
⬡	INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED)
⬡	BASALITE, D375
⬡	PAINT - SHERWIN WILLIAMS SW2833 "ROYCROFT VELLUM"
⬡	PAINT - SHERWIN WILLIAMS SW2834 "BIRDSEYE MAPLE"
⬡	PAINT - SHERWIN WILLIAMS SW2835 "CRAFTSMAN BROWN"
⬡	PAINT - SHERWIN WILLIAMS SW2841 "WEATHERED SHINGLE"
⬡	PAINT - SHERWIN WILLIAMS SW6192 "COASTAL PLAIN"
⬡	PAINT - SHERWIN WILLIAMS SW6117 "SMOKEY TOPAZ"
⬡	PAINT - SHERWIN WILLIAMS SW6165 "CONNECTED GRAY"
⬡	PAINT - SHERWIN WILLIAMS SW6363 "GINGERY"
⬡	BRICK VENEER - H.C. MUDDOX "MONTEREY BAY FLASHED"
⬡	CORRUGATED METAL SIDING - ZINCALUME BY AEP SPAN
⬡	STEEL CANOPY WITH TIE-RODS AND TURNBUCKLES
⬡	PAINT AS NOTED
⬡	METAL ROOF - STANDING SEAM METAL PANELS BY AEP SPAN
⬡	"COOL ZATIQUE II"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (Rocky Ln)
SCALE: 1/8" = 1'-0"

REV:
DATE: 10.22.13
JOB # A.131070

ALT - 3L

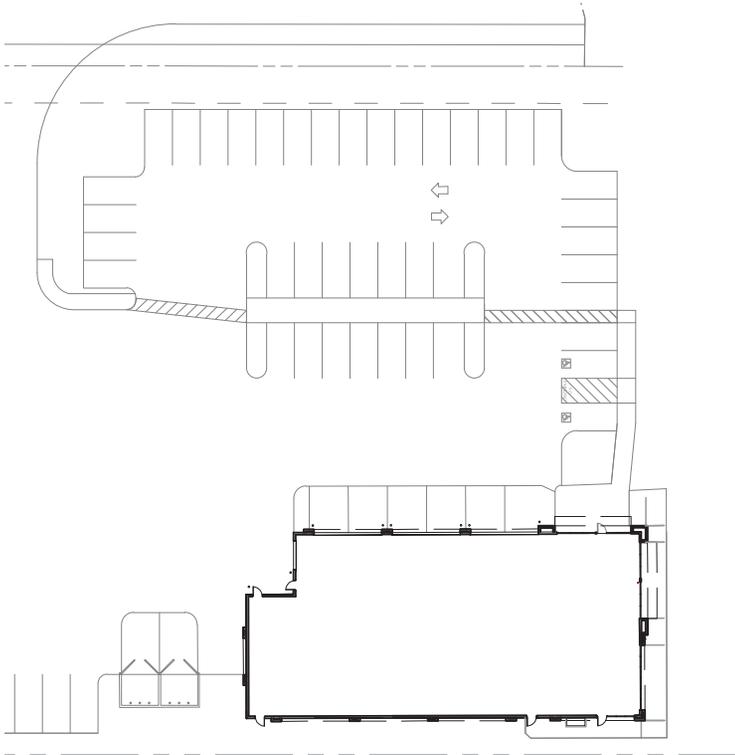


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CONCEPTUAL ELEVATIONS
SWC Harney Ln & Reynolds Ranch Pkwy
LODI, CA 95240

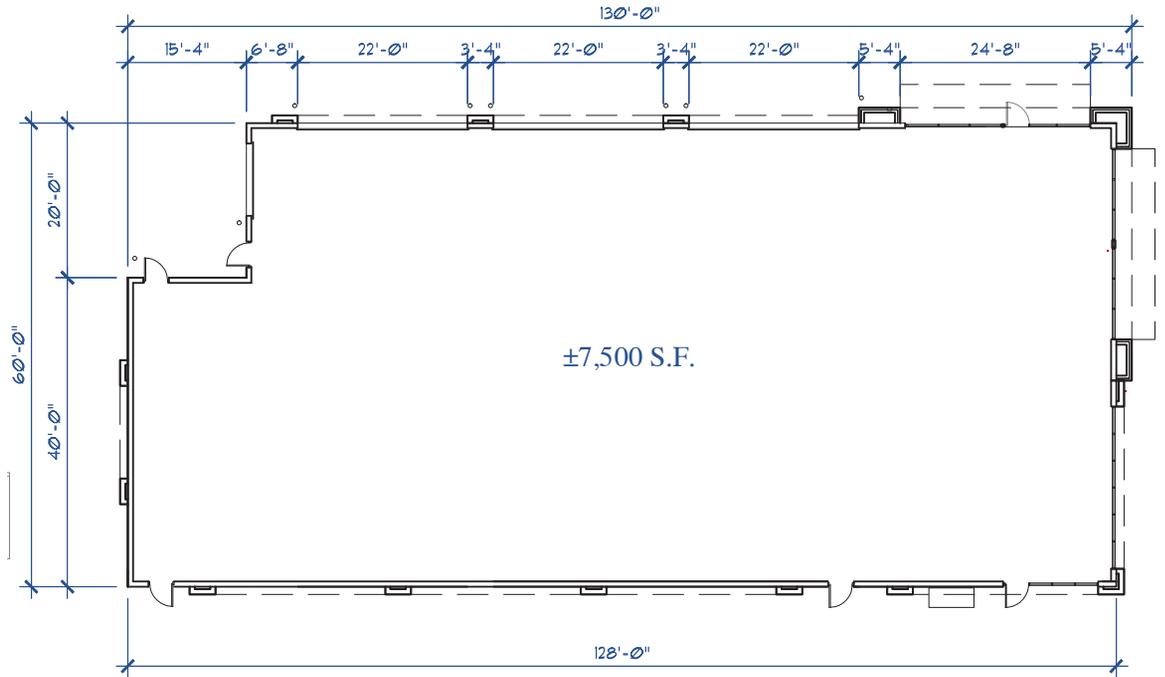


Sheet No.
A.4



Partial Site Plan

Scale: 1" = 40'-0"



Floor Plan

Scale: 1/16" = 1'-0"

Building 13 - America's Tire
Reynolds Ranch Lodi, CA

February 4, 2014



Site KEY PLAN



Site NORTH



3001 I Street, Ste. 100 Sacramento, CA 95816 916.731.4728 Fax 916.731.4916

Item 6a.



MEMORANDUM, City of Lodi, Community Development Department

To: City of Lodi Planning Commissioners
From: Craig Hoffman, Senior Planner
Date: Planning Commission Meeting of 02/26/14
Subject: Past meetings of the City Council and other meetings pertinent to the Planning Commission

In an effort to inform the Planning Commissioners of past meetings of the Council and other pertinent items staff has prepared the following list of titles.

If you have any questions, please feel free to contact the Planning Department or visit the City of Lodi website at: <http://www.lodi.gov/city-council/AgendaPage.html> to view Staff Reports and Minutes from the corresponding meeting date.

Date	Meeting	Title
January 7, 2014	Shirtsleeve	Proposed Changes for Fourth of July at the Lake (PRCS)
January 15, 2014	Regular	Approve Plans and Specifications and Authorize Advertisement for Bids for Fire Station No. 3 Parking Lot Improvements, 2141 South Ham Lane (PW)
		Approve Plans and Specifications and Authorize Advertisement for Bids for Lodi West Wall Replacement, 2560 Paradise Drive (PW)
		Adopt Resolution Awarding Contract for Lodi Public Library Phase 3 Remodel Project to Diede Construction, Inc., of Woodbridge (\$284,190), and Appropriating Funds (\$350,000) (PW)
		Public Hearing to Consider Adopting Resolution Approving an Amendment of the 2013/14 Action Plan to Accommodate the Reallocation of Community Development Block Grant Funds and Appropriating Funds (\$62,885) (CD)
February 5, 2014	Regular	Adopt Resolution Authorizing the City Manager to Execute Professional Services Agreement for Architectural and Engineering Design at Lodi Transit Station with KPFF Consulting Engineers, of Roseville (\$55,766) (PW)
February 11, 2014	Shirtsleeve	Downtown Lighting Report (EU)
February 19, 2014	Regular	Prospective Acquisition of Real Property; Price and Terms of Payment Under Negotiation; City Negotiator, Public Works Director Wally Sandelin; Pursuant to

<p>February 19, 2014 (Continued)</p>	<p>Government Code Section 54956.8:</p> <ol style="list-style-type: none"> 1. A Portion of Property Located at 13160 North West Lane (APN 058-110-47), Negotiating Party: F&L Costa Family L.P.; 2. A Portion of Property Located at 120 East Harney Lane (APN 058-130-24), Negotiating Party: Diane Tsutsumi and Gary & Joyce Tsutsumi 2011 Trust; 3. A Portion of Property Located at 2601 South Stockton Street (APN 058-130-02), Negotiating Parties: Sean & Summer Varner; 4. A Portion of Property Located at 127 East Harney Lane (APN 062-410-25), Negotiating Party: Valley Iron Works, Inc.; 5. A Portion of Property Located at 24 Maggio Circle (APN 062-410-26), Negotiating Party: Reynolds Family, LLC; 6. A Portion of Property Identified as APN 058-10-04, APN 058-10-05, and APN 062-010-01, Negotiating Party: Union Pacific Railroad Co.; 7. A Portion of Property Identified as APN 058-650-01, Negotiating Party: Skinner Ranch Holdings, L.P.; 8. A Portion of Property Identified as APN 058-100-03, Negotiating Party: FF, L.P.; 9. A Portion of Property Located at 141 East Harney Lane (APN 062-410-35), Negotiating Party: Katherine Mikilas; and 10. A Portion of Property Located at 2538 Banyan Drive (APN 062-260-11), Negotiating Party: Sorour Partners, L.P., a California Limited Partnership
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