

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>PLANNING COMMISSION</b></p>	<p>SPECIAL SESSION THURSDAY, DECEMBER 18, 2008 @ 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 – “November 12, 2008”
3. PUBLIC HEARINGS
  - a. Request for Certification of the proposed Negative Declaration as an adequate environmental documentation for the proposed Tentative Parcel Map; and  
  
Request for approval of a Tentative Parcel Map to divide Two Parcels into Seven Lots at 1235 E. Kettleman Lane and 1150 Beckman Road. (Applicant: Geweke Construction & Development, LLC; File #'s: 08-ND-03 & 08-P-06)
  - b. Public Hearing to consider and recommend to the City Council the Draft Preferred Plan Alternative and report for the General Plan Update.
4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
  - a. Summary Memo Attached
7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. ART IN PUBLIC PLACES
10. COMMENTS BY THE PUBLIC
11. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF
12. ADJOURNMENT

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

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

**Right of Appeal:**

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

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

**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, NOVEMBER 12, 2008**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of November 12, 2008, was called to order by Chair Kiser at 7:00 p.m.

Present: Planning Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Mattheis, Olson, and Chair Kiser

Absent: Planning Commissioners – None

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

2. MINUTES

“October 8, 2008”

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Cummins, Heinitz second, approved the Minutes of October 8, 2008 as written.

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 Kiser called for the public hearing to consider and recommend to the City Council the Draft Preferred Plan Alternative and report for the General Plan Update.

Interim Director Konradt Bartlam gave a brief introduction for the project and then introduced Rajeev Bhatia from the consulting firm Dyett and Bhatia to give the presentation.

Rajeev Bhatia gave a brief PowerPoint presentation based on the Lodi General Plan Update (GPU), Draft Preferred Plan (DPP) report. Mr. Bhatia stated that once the DPP has been solidified then the work on the other elements that will go into the GPU can be started. The DPP is keeping the compact shape that Lodi currently has. There has been some community center areas incorporated into the plan with residential within a half mile radius, promoting walk-ability. There will be policies within the General Plan to avoid development jumping into the Urban Reserve areas creating pockets of development. The population for this plan is estimated to be at 89,800 and if the entire Urban Reserve area is developed it will be approximately 99,900. The City currently has 27,500 jobs and this plan allows for 72,000 plus another 6,000 in the Urban Reserve area. This would make the job/house ratio for the City about 1.4:1, that ratio is currently 0.88:1.

Commissioner Olson asked if an economic analysis was done concurrently with this report. Mr. Bhatia stated that many aspects of the City's elements were looked at and analyzed. Once the Preferred Plan is chosen there will be another analysis done to be more specific to that plan. Olson asked if the industrial areas were left out due to some of the information gathered. Mr. Bartlam stated that the term Business Park is being used as an all encompassing term for Light Industrial, Heavy Industrial, and Office use. Olson stated that it would be a shame to not give companies that are currently here that would like to grow no place to go. Mr. Bartlam stated that there will be some specific planning done from a Utility Master Plan bases. The plan generates a direction and then policies will generate a direction for the Utility Master Plan. Olson asked about the job balancing ratio. Mr. Bhatia stated that typically there are 1.2 jobs needed per household and when that is in perfect balance with the jobs offered you will have the same number on both sides. Mr. Bartlam

*Continued*

stated that just because it is being shown on the map doesn't mean it will happen. The notion of full build-out is basically a theoretical idea. The plan allows for the best case ideals.

Commissioner Heinitz asked if it wouldn't be prudent to include the Delta College site in the plan. Mr. Bartlam stated that once staff understood that the project was not moving forward then the area was removed from the plan, but just because it is shown or not shown in the plan doesn't mean it will or won't happen. Commissioner Heinitz stated that the General Plan can be amended. Mr. Bartlam stated that is correct, four times a year.

Vice Chair Cummins asked for the definition of Urban Reserve. Mr. Bhatia stated that the Urban Reserve area is used when and if all the urban areas have been developed. Cummins asked about the Mixed Use Centers specifically the area along HWY 12 as you enter the City from the west. Mr. Bhatia stated that the intention there is to have not only commercial uses, but also office and hotels. Mr. Bartlam stated that the mixed use could be horizontal and/or vertical. The center is meant to identify areas. Cummins asked if this is economically viable. Mr. Bartlam stated that yes it can work, for instance; Salisbury Market with Wine and Roses at the corner of Turner Road and Lower Sacramento Road. Cummins asked about the walking path along the irrigation canal. Mr. Bartlam stated that the first time this idea was presented years ago it was not very popular with the residences in the area, but he feels that it is worth looking at it again.

Commissioner Hennecke asked about the area south of the city being designated a Study Area. Mr. Bartlam stated that it is being called a study area because that is exactly what it is. There is an item going before Council that could potentially put the area ½ mile north and south of Armstrong from Hwy 99 to I-5 into a study area and hopefully by the time the General Plan is near completion that study will be further along. Hennecke asked if the area could be considered an Area of Interest and placed in the General Plan. Mr. Bartlam stated that it can be, but it still isn't something that LAFCO has embraced. Hennecke asked about the area to the north and why there isn't any growth being shown there. Mr. Bhatia stated that developing on both sides of the river has a lot of challenges and will be a tough area to develop. Hennecke stated that this could be an area that we could try to lock up in an Area of Interest. Mr. Bartlam stated that the County is also going through their General Plan Update and this is a good time to give them our input for future uses.

Commissioner Mattheis asked if the policies will outline the use of the Urban Reserve areas; east vs west. Mr. Bartlam stated that yes there will be policies that outline the eastern area and a separate policy for the western area. Mattheis asked why leave the urban reserve area uses blank if the City is concerned with providing for the connectivity. Mr. Bartlam stated that by designating land uses within the urban reserve areas gives the wrong impression of growth. The Growth Management policies have priority areas and that would be used to grow into the urban reserve area. Mattheis wanted to clarify if when the City opens up the Urban Reserve areas for development it will create a trigger to open discussions up to the public again. Mr. Bartlam stated that is correct. Mattheis asked what the benefit is to putting the Study Area to the south into the General Plan. Mr. Bartlam stated that by giving the area a designation puts a stamp on it. Mattheis asked about city services going into the area. Mr. Bartlam stated that from a staff perspective it is possible, but there are a lot of players involved. Mattheis asked if services are being contemplated for the area why not bring it into the Sphere of Influence. Mr. Bartlam stated that there is a planning process in the works by the County that is outside the County's General Plan and will be an independent document specific for that area. Mattheis asked about the medium density residential on the eastside and how it effects the density in the area. Mr. Bhatia stated that this could potentially increase the density for the area. Mr. Bartlam stated that implementation of the policies are going to be the heart of the plan. Mattheis asked about the transition from mixed use centers to residential areas and creating more of a step down effect. Mr. Bhatia stated that the intention is to have a step down from the center, commercial/office uses to the residential areas and that will be describe more clearly in the polices. Mattheis asked about the over building of more retail/industrial and how people commuting into the area to work effects the global warming issue and the problem that could be faced with CEQA. Mr. Bhatia stated that will be a consideration when creating the environmental document. Mattheis stated that he thinks that the City may be over reaching a bit in this area. Mr. Bartlam stated that the environmental document will need to address these issues.

*Continued*

Commissioner Kirsten asked if the designation Ag/Open Space placed in Stockton's General Plan is a valid designation in LAFCO's eyes. Mr. Bartlam stated that he is familiar with the designation, but not familiar with Stockton's General Plan Policies that implement that designation. Kirsten stated that he would be interested in knowing the definition and whether or not the designation is binding. Mr. Bartlam stated that he would hesitate to recommend an area as Open Space. He stated that there are several property owners in the Armstrong area that would not appreciate an Open Space designation with out some concessions. Kirsten asked if the Delta College development comes back to the table what about the leap frog policy that will be preventing that development. Mr. Bhatia stated that there can be language added to allow or not allow this type of development. Kirsten asked about the passive park area in regards to the proposed Delta College Site. Mr. Bartlam stated that the language can be written either way. Worst case scenario full blown land use that takes a look at the leap frog aspect and best case scenario decisions are made to accommodate this project within this General Plan. Mr. Bhatia stated that language should be added to plan for not only the college but for the surrounding areas also.

Chair Kiser asked if the area could be put into the Urban Reserve designation. Mr. Bhatia stated that the Urban Reserve area is meant to be contiguous with the area around it. Putting the Delta College campus out on Hwy 12 creates a totally different infrastructure for the area. Mr. Bartlam stated that the decision that staff made to leave it out was based on the decision made by the College Board. The only interest that the City had in that area was the College. Kiser asked to have the difference between a Sphere of Influence and Urban Reserve explained. Mr. Bartlam stated that a Sphere of Influence is an area that the City wishes to designate for future growth and LAFCO must concur. The Urban Reserve is similar, but does not require LAFCO to agree. The reserve states that the City has a desire and interest if the need arises to grow in that area.

Commissioner Hennecke asked if the terminology that the city uses should match LAFCO's. Mr. Bartlam stated that the definitions are different. What the city wants to designate as Urban Reserve will not have the same definition and implementation polices as the Area of Interest that LAFCO uses. Hennecke stated that LAFCO has hinted at the idea that if one entity designating an Area of Interest it would preclude another party from taking possession. Mr. Bartlam stated that he does not have the level of detail about the intent of that definition, but it is a LAFCO definition not a universal definition like Sphere of Influence. Hennecke asked about the Sphere of Influence encompassing Woodbridge. Mr. Bartlam stated there is no intention of annexing land from Woodbridge, but has been a part of the Sphere of Influence since before the current General Plan. As an example, Woodbridge School could not have been annexed if the area had not been in the Sphere, but there is not any intention of annexing any more land in the Woodbridge area. Hennecke stated that the Mountain House Delta College project has not been done well and would not like to see that happen to Lodi.

Vice Chair Cummins asked if the area on Cochran Road has been annexed into the City. Mr. Bartlam stated that Cochran Road is completely a part of the City. There is an area west of Lower Sacramento Road along Taylor Road that has not been annexed. Cummins stated that that is the area he meant and asked if that area is planned to be annexed. Mr. Bartlam stated that yes it is a part of the current General Plan as Planned Residential, but the area getting annexed is in the hands of the property owners.

Chair Kiser called for a five minute recess (8:29)

Chair Kiser called the meeting back to order (8:39)

#### Hearing Opened to the Public

- Patrick McCuen, developer working on the Delta College Lodi site, came forward to support the addition of the site into the General Plan. Mr. McCuen stated that there is reason to believe that the new board for the College is in favor of pursuing this growth site. He handed in a letter (attached) for the Commission to consider.

- Commissioner Kirsten ask if there is a designation placed in the General Plan for the College what is the likelihood that the College would be inclined to go forward. Mr. McCuen stated that the college got frustrated with the General Plan Amendment process. They would be more inclined to focus on an area that is already designated for them. Kirsten asked if the City were to designate this area for the College would it encourage the Board to move forward with the project. Mr. McCuen stated that it would be considered a generous invitation and would be well received.
- Commissioner Mattheis asked about the land uses used in the sketch plan (attached). Mr. McCuen stated that the colors represent the designations from sketch plan C. Mattheis asked if there would be any reservations of designating the area a mixed use center. Mr. McCuen stated that there would not be any reservations to that suggestion.
- Pat Patrick, Chamber of Commerce, came forward to encourage the Commission to not send the plan on to the City Council with a recommendation. Mr. Patrick stated his reservation of how the designations are defined and how the areas are presented. He would like to see a plan that is geared more toward the encouragement of the wine industry. He agrees with Commissioner Hennecke in regards to the terminology used by the City and how it relates to LAFCO's terminology. What is the likelihood of Lodi growing out to the full growth area as presented in this plan? Mr. Patrick does not think it is likely to happen. The first time that the path along the Woodbridge Irrigation Canal was brought forward the homeowners whose backyards abut it were strongly against the idea and Mr. Patrick does not think that sentiment has changed. He would like to see more consistency with the designations in the plan.
- Commissioner Kirsten asked for clarification on the area in the SE corner of the plan. What would the Chamber like to see for that area? Mr. Patrick stated that the Chamber would like to see the area on the west side of the CCT line be designated as industrial. Kirsten asked if the market recovered and there was a drive to use the land as designated on this plan would the Chamber support that growth. Mr. Patrick stated that the Chamber would support it if it was being market driven, but the odds of that happening based on past experiences in Lodi isn't good.
- Commissioner Hennecke asked if the industrial area along the traction line were to be placed in the plan as the Chamber is suggesting then wouldn't that drive the residential to the west. Mr. Patrick stated that that is only one ingredient in the mix. The City has been operating on little, if no, available industrial property for the last couple of years. Hennecke asked if the chamber has looked at the area north of the Mockelumne River and the Goehring Meat property. Mr. Patrick stated that they have talked with Delta College and Blue Shield, but the infrastructure is difficult and the history of the property is a bit tainted.
- Mike Carouba, Lodi, came forward to present the ideas that the Chamber has come up with. Mr. Carouba handed the Commission a land use map that express the ideas of the Chamber (attached). The Chamber is not recommending the urban growth to the west because of the areas that are already in the process and will probably extend out the growth to the 20 years considering the slow start that the economy is giving us. The Chamber's White papers suggested that there be a new land use that would encourage high density commercial/industrial job sites and in response city staff came up with the Business Park/Office which combines this new land use idea with the M-1 & M-2 designations. This isn't exactly what the Chamber wanted. The Chamber wants a new designation over and above the M-1 & M-2, not a combination of all three into one. New Urbanism is a new concept and the growth of the city should reflect this new concept; for instance the Downtown Mixed Use and the Mixed Use Corridor areas are definitely worth a try; however the Mixed Use Centers placed in the growth areas are not economically viable. Mr. Carouba continued with his comments using the two, Chamber's & Draft Preferred Plan, land use maps to point out the positives and negatives of the Preferred Plan.
- Commissioner Hennecke asked about the proposed development for Delta College. Mr. Carouba stated that the Chamber was not aware of the new interest and the site was not able to be included in the Chamber's plan, but the Chamber is in full support of the idea.

*Continued*

- Commissioner Olson asked about the removal of the Medium Density area to the south in the Chamber's plan. Mr. Carouba stated that there was no intention of removing any of the Medium Density areas to the south; only the Mixed Use Centers.
- Chair Kiser asked about the types of industrial users that the Chamber sees in the area adjacent to the traction line. Mr. Carouba stated that food processors, distribution centers and heavy industrial type businesses that have the need for rail uses.
- Steve Herum, Herum & Crabtree, Attorney representing the Armstrong property owners south of the City and the Fry, Fink and Costa families, came forward to express their concerns. The property owners in the Harney Lane and Armstrong area are afraid that the hard work that they put in 20 years ago to get the PRR designation in the 1991 General Plan will all go to waste. They don't want to come away with less than they currently have. The failure to put a definition to the designation for the area south of Lodi is troubling. The Armstrong Road Agricultural/Cluster Study Area designation is new to the plan and people have not had enough time to digest it. What happens if the County does not adopt the designation that the City is proposing? Mr. Herum would like to see a time out taken to provide more meat to the bones and see of the policies for the more unique designation in more detail. He handed the Commission a copy of the current General Plan with the PRR area south of the City outlined and a sample definition for the new Armstrong Road Agricultural/Cluster Study Area (both attached). The Stockton General Plan had several of the mix use centers in their plan and the same arguments that are being heard here were heard there.
- Commissioner Kirsten asked about the Ag/Open Space designation that is in the Stockton General Plan. Mr. Herum stated that the focus should be more toward the Sphere of Influence area which is where the growth will be. Kirsten asked again if the Ag/Open Space is a binding designation. Mr. Herum stated that like any General Plan designation it can be changed. The area north with the Ag/Open Space designation was done with that property owner's consent.
- Commissioner Hennecke asked about Mr. Herum's take on LAFCO's Area of Interest designation. Mr. Herum stated that that is all it is, a statement that shows interest.
- Pat Stocker came forward to comment on the plan. He stated his objection of this map moving forward to the City Council based on the comments heard here tonight. The area that he would like to focus on is the buffer area. Mr. Stocker stated that he prefers the term Study Area for the south side, because that is what it should be considered. Going east of Hwy 99 was not in the original plan for the Study Area nor is it in the County's RFP. He feels it is premature to include the commercial area that is on the south east corner of Hwy 99 and Harney Lane. Mr. Stocker would like to see the City take an interest in the area north of the Mokelumne River. The same idea for the southern edge of the city should be put toward the northern edge. He would like to see the Urban Reserve area to the east moved back to the southern edge of the city because he does not feel that this area would be conducive for residential. Mr. Stocker would like to have a little more time to process this before it is sent on to the City Council.
- Commissioner Kirsten asked Mr. Stocker to point out the area of his property east of Hwy 99 that is zoned AL5 along Hogan Lane. Mr. Stocker with the use of a laser pointer complied. The property has been zoned AL5 since the 1990 when the County's General Plan was adopted.
- Bruce Fry, Lodi, came forward to encourage the Commission not to pass this plan on to the City Council until people have a chance to digest the new designations that have been added. Mr. Fry stated that he agrees with the comments that have been made so far. He would have liked to have seen the current General Plan map made available for comparison purposes when the alternative plans were being discussed.
- Jim Migliori, Petrovich Development, came forward to support the area designation in the SE corner of Harney Lane and Hwy 99 which he has an interest in.

*Continued*

- Anne Cerney came forward to make comments. Ms. Cerney stated that she lives in Lodi and will not benefit from the growth of Lodi. The comments that have been made here tonight have been very one sided and they have been made by people that will benefit by the growth of Lodi. There is going to be an item going before the City Council in the near future that consists of the County asking for money to fund an environmental document that will effect the Ag designation south of the City of Lodi which will in turn benefit some of the people that have spoken here tonight. Ms. Cerney stated that elections have consequences referring to the City of Stockton's Council election and the effect it will have on the concept of the greenbelt between our two Cities.

Public Portion of Hearing Closed

Chair Kiser called for a five minute break (10:14).

Chair Kiser called the meeting back to order (10:18)

- Commissioner Heinitz asked what the procedure should be from here regarding more time. Mr. Bartlam stated that it is up to the Commission at this point. Commissioner Heinitz would like to see more time for the public to digest this plan and consider the Delta College site.
- Commissioner Olson stated that she would like to see the Industrial area placed alongside the traction line vs the Business Park/Office.
- Commissioner Kirsten agreed with Commissioner Olson regarding the area along the traction line. Kirsten stated that there are four new people on the Delta College Board and would like to see if there really is any interest in the Lodi site. He would like to see the site placed back on the map if there is interest.
- Commissioner Hennecke stated that he would also be in favor of placing the Delta College site back on the map if there could be some kind of confirmation directly from the College Board. He would like to see the Industrial designation used along the traction line. He would also like to get in alignment with LAFCO in regards to the designations.
- Commissioner Mattheis stated support for the plan. He would like to see encouragement for infill projects. He likes the mixed use centers and is looking forward to seeing the policies that will go along with those designations. He feels the Urban Reserve areas are responsible planning and would like to see them stay in the plan. Mattheis agrees with the other Commissioners in regards to the corridor along the traction line, but from what staff has stated the Business Park/Office designation will allow for that flexibility. He would like to see a detailed market analysis regarding the large chunk of Commercial on the SE corner of Hwy 99 and Kettleman Lane. The AL5 designation, what happens if that designation goes away? Mr. Bartlam stated that he will address that at the next meeting. Mattheis is not in favor of adding the Delta College site with just the hope that they will come and fill it. The main concern is that once there is residential designated for that area there could be a push to grow east with more residential when the time comes for the next General Plan. Mattheis suggested putting the area for the college into a Urban Reserve designation.
- Vice Chair Cummins would like to see the new plan put into the news paper and placed on the City's website to help encourage more comments.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Cummins second, tabled the request of the Planning Commission to consider and recommend to the City Council the Draft Preferred Plan Alternative and report for the General Plan Update.

*Continued*

Ayes: Commissioners – Cummins, Heinitz, Hennecke, Kirsten, Olson, Mattheis, and  
Chair Kiser

Noes: Commissioners – None

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Summary Memo Attached

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Mr. Bartlam brought up some calendar items that are ready to be brought before the Commission before the end of the year and with the City Council using the December 10<sup>th</sup> meeting to hear the Lodi Shopping Center Appeals. December 18<sup>th</sup> was discussed as a possible special meeting for the Commission.

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. ART IN PUBLIC PLACES

Commissioner Kirsten stated that there was a meeting, but because to the late hour will bring everyone up to date at the next meeting.

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

None

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 10:40 p.m.

ATTEST:

Konradt Bartlam  
Interim Community Development Director

**CAPITOL AVENUE**  
**DEVELOPMENT & INVESTMENTS**

528 Third Street  
West Sacramento, CA 95605

Telephone: (916) 374-1662  
Fax: (916) 374-8447

November 12, 2008

City of Lodi Planning Commission  
C/O Kondradt Bartlam, Interim Community Development Director  
City of Lodi  
221 West Pine Street  
Lodi, CA 95241-1910

RE: City of Lodi, General Plan Update

Dear Commissioners:

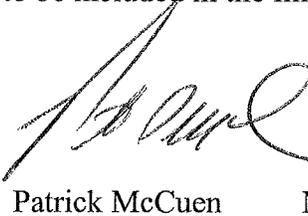
The purpose of this letter is to request the inclusion of the following parcels into the City of Lodi General Plan analysis. Parcels include: #049-130-19, #049-130-55, #049-130-67,68,69, #049-130-18, #049-130, 52, 54, #049-120-52, #049-120-07, #049-120-22, #049-120-08, #049-120-04, #049-130-44, #049-130-13. The undersigned owners and authorized representatives represent a majority of the land analyzed in 2 of the sketch plans drafted by the City of Lodi referred to as Land Use B and Land Use C. We believe a variation of those 2 alternative land uses should be added to the General Plan analysis for the following reasons:

1. SJDC, The City of Lodi, and Lodi Victor Ventures, LLC has spent over 2 1/2 years and millions of dollars analyzing SJDC's preferred location for a satellite campus. For financial reasons SJDC abandoned this location in July 2008. However, the recent election of SJDC trustees has produced 4 new members to the Board of Trustees and it is possible based on public comments made during the election campaign that the City of Lodi, as well as the entire Bond Program will be re-examined and evaluated. At this time it is unknowable what the final outcome of the New Board of Trustees evaluation will be or if the Victor Road site will be reconsidered. However, we believe an opportunity to provide an entitled site that would reduce their uncertainties would be beneficial to increasing the SJDC commitment.
2. The inclusion of this area would allow for approximately 80 acres of open space that would include a passive use public park with access to the Mokulumne River, agricultural, habitat, and wetland restoration areas as well as integrated storm water management.
3. In addition to the public park and restoration opportunities, a Rails to Trails opportunity exists using the abandoned rail line that runs along the north edge of Hwy. 12 to downtown and the multi mode transportation hub in downtown Lodi.

We appreciate your consideration and look forward to working with the Planning Commission and City of Lodi staff to allow for this to be included in the final alternative.

Sincerely,

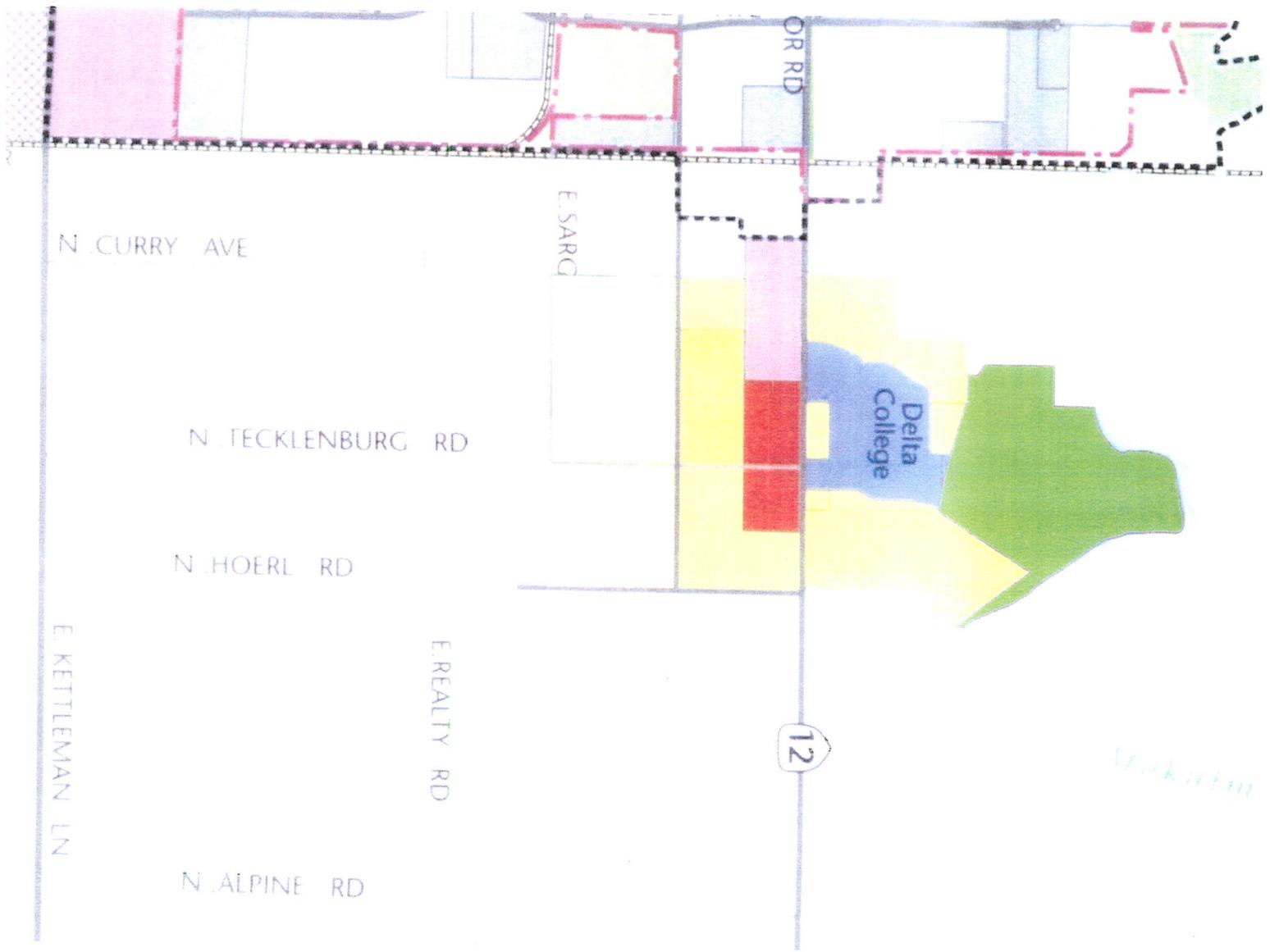
  
William Hays

  
Patrick McCuen

  
Matt Dobbins

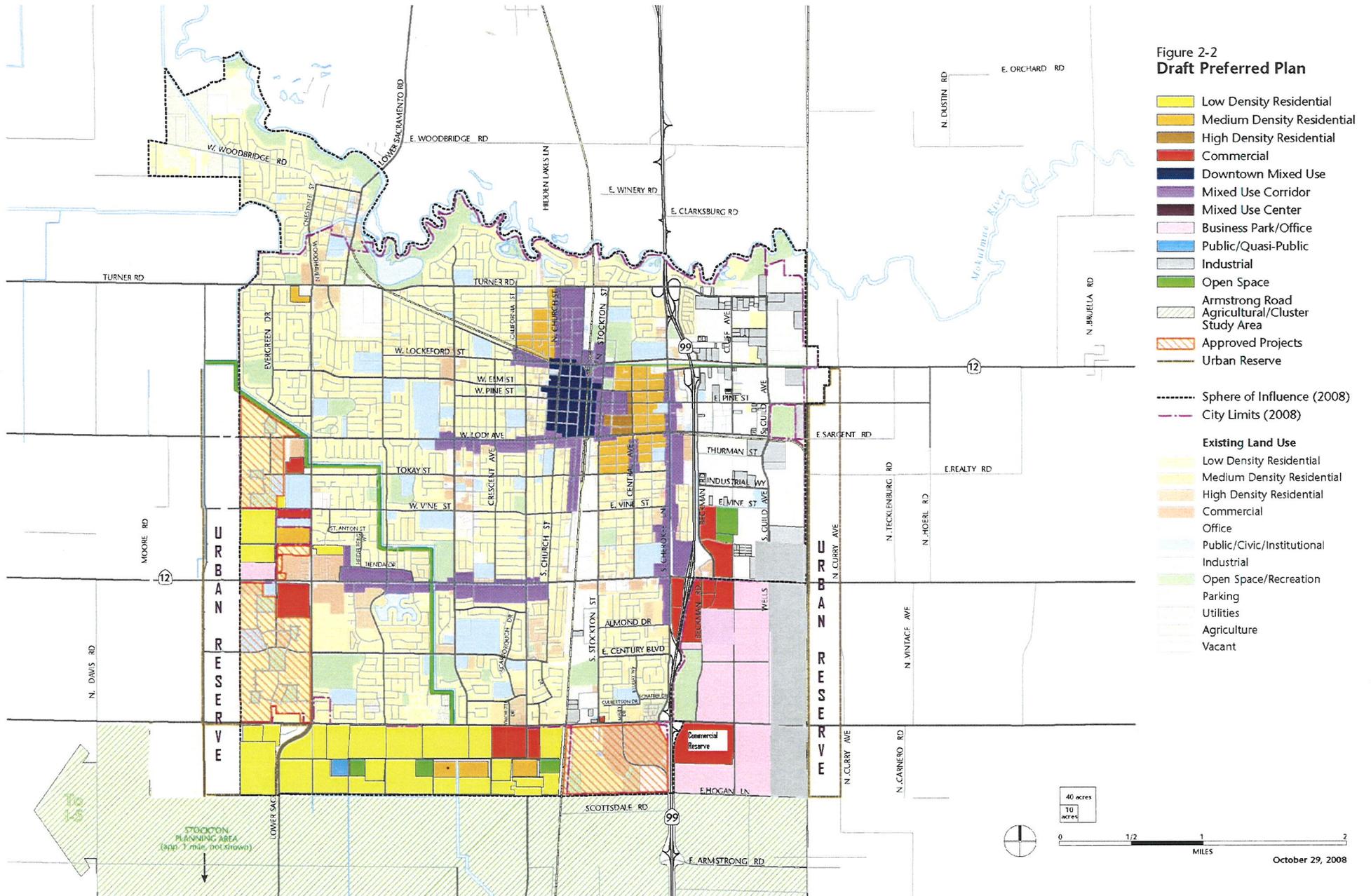
  
Jack Grunsky

  
Dale Gillespie



*Map of Delta*

Figure 2-2  
Draft Preferred Plan

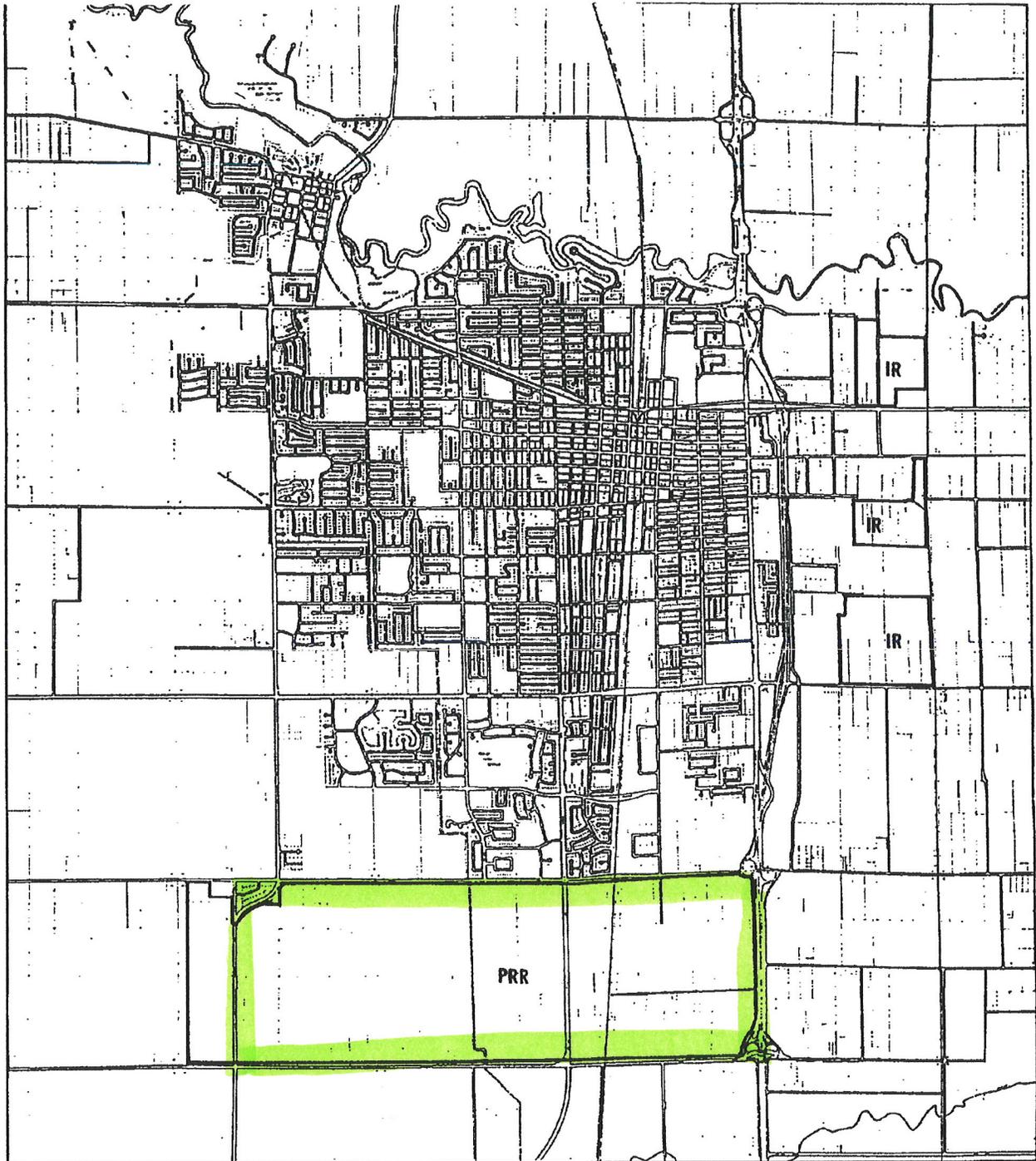




## **ARMSTRONG ROAD AGRICULTURAL/CLUSTER STUDY AREA**

The Armstrong Road Agricultural/Cluster Study Area General Plan designation replaces the current PRR general plan designation that was adopted by the City in 1991. At that time the PRR represented the City's "Urban Reserve" designation. The Armstrong Road Agricultural/Cluster Study Area general plan designation is intended to be equivalent to the Urban Reserve general plan designation but acknowledges that the City of Lodi and County of San Joaquin are presently studying a proposal by local landowners to create an agricultural zone that provides the landowners with an option to cluster building rights (one building unit for each five acres of land owned by the property owner) in exchange for retaining the remainder of the property for agricultural uses as defined by the proposed ordinance.

It is intended that property designated Armstrong Road Agricultural/Cluster Study Area will have the same rights or status as the new Urban Reserve designation and at least as many rights or the status of the former PRR general plan designation. If the County ultimately does not adopt the proposed land use regulation for the area which is generally defined as one half mile north and one half mile south of Armstrong Road between Interstate Highway 5 and State Highway 99, then this designation shall be treated, interpreted and administered as being equivalent to the Urban Reserve designation.



LEGEND

- PRR PLANNED RESIDENTIAL RESERVE
- IR INDUSTRIAL RESERVE

FIGURE A-2. RESERVE AREAS (NEW DEVELOPMENT POTENTIAL BEYOND 2007)

Lodi General Plan



*Certify NegDec & Approve TPM for 1235 E. Kettleman Ln. & 1150 Beckman Rd.*

# Item 3a.

**LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** December 18, 2008

**APPLICATION NO:** Negative Declaration: 08-ND-03  
Tentative Parcel Map: 08-P-06

**REQUEST:** Request for Planning Commission certification of the proposed Negative Declaration as an adequate environmental documentation for the proposed Tentative Parcel Map; and

Request for Planning Commission approval of a Tentative Parcel Map to divide two parcels into seven lots. (Applicant: Geweke Construction & Development, LLC, File # 08-ND-03 and 08-P-06).

**LOCATION:** 1235 E. Kettleman Lane. Lodi, CA. (APN: 049-250-72).  
1150 Beckman Road. Lodi, CA. (APN: 049-250-42).

**APPLICANT:** Geweke Construction & Development, LLC  
P. O. Box 1420  
Lodi, CA 95241

**PROPERTY OWNER:** The same as above.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the request of Geweke Construction & Development LLC for a Tentative Parcel Map to divide two parcels into seven lots at 1235 East Kettleman Lane and 1150 Beckman Road; and approve the proposed Negative Declaration as adequate environmental documentation, subject to the conditions in the attached resolution.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** LI, Light Industrial.

**Zoning Designation:** M-1, Light Industrial.

**Property Size:** Approximately 37.51 acres.

The adjacent zoning and land use are as follows:

**North:** M-1, Light Industrial.

**South:** County of San Joaquin. AU Zone, (Agriculture-Urban Reserve).

**East:** M-1, Light Industrial.

**West:** M-1, Light Industrial.

**SUMMARY**

The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial Tentative Parcel Map to divide two parcels into seven parcels. The existing two parcels abut each other and measure 37.51 acres in area. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The properties were used for

agriculture in the past but are currently not being farmed. The properties are bordered on the north by Pixley Park, on the east by Pixley Parkway, on the south by Kettleman Lane and on the west by Beckman Road. The surrounding area is zoned M-1 and is developed with a mixture of commercial uses. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for planned expansion and improvements of Auto Center Drive and Pixley Parkway, which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wastewater and storm drain services. If approved, each parcel created by this division will abut upon a maintained public street.

The California Environmental Quality Act (CEQA) stipulates that divisions of land to 5 or more parcels are subject to environmental review. Since the proposed Tentative Parcel Map creates a total of seven parcels out of two existing lots, an environmental documentation is required and, therefore, has been prepared, distributed and posted pursuant to CEQA requirements. The Notice of Intent to Adopt a Negative Declaration and a Initial Study were filed with the County Clerk on October 22, 2006 for a 30-day public comment period. The documents were also circulated to outside agencies, and those requested such notice, as required. Staff received only two written comments.

## **BACKGROUND**

The subject parcels were incorporated into the City limits in 2001 along with additional land to the west. The parcels had an AU-20, Agricultural Urban Reserve land use designation while under the jurisdiction of San Joaquin County. Upon annexation, the parcels were assigned LI, Light Industrial General Plan designation and zoned M-1, Light Industrial. There were no firm plans for the development of the area at the time of annexation. However, portions of the project site have since been developed as a car dealership while the majority of the subject parcels remained undeveloped open parcels.

## **ANALYSIS**

### Tentative Parcel Map

The project proponent, Geweke Construction & Development LLC, is requesting approval of a commercial Tentative Parcel Map to divide two parcels into seven lots. The project site is located within the City of Lodi in an area that is being considered for a General Plan designation change from Light Industrial (LI) to General Commercial (GC) as part of the City's General Plan update. The project area is bounded by Kettleman Lane to the south, Pixley Park Way to the east, Beckman Road to the west, and Pixley Park to the north. All of the proposed commercial parcels will have access from a maintained public street. The project is a Tentative Parcel Map to subdivide approximately 37.51 acres of two parcels into seven lots ranging in size from 5.0 to 7.77 acres. The City of Lodi General Plan and the Zoning Ordinance do not establish minimum lot sizes for parcels within industrial and commercial districts. Instead, the City reviews Tentative Parcel Maps on a case-by-case basis to ensure that the parcels are of adequate size for development. Staff is of the opinion the proposed Tentative Parcel Map provides adequate developable land for each parcel.

The proposed Tentative Parcel Map provides 34' land for roadway dedication along Pixley Parkway to the east and Auto Center Drive to the north. The land dedications for public right a way will allow installation of sidewalks, handicap ramp, water, wastewater and storm drain services for each parcel at the time of development of each parcel. Water and wastewater services will be installed by City crews at the developer's expense. However, the Parcel Map does not authorize the development of each parcel. Each parcel is subject to further environmental review pursuant to CEQA requirements and City land use entitlements such as Use Permits, SPARC review, Development Plan and Infrastructure Master Plan approval, etc.

The Tentative Parcel Map was sent to the various City departments for review. Because there is no development plan at the moment, the various City departments cannot provide detailed analysis. However, the Public Works and Electrical and Utility Departments have determined that the site can be served by City utility services. Staff has concluded that the approval of the Tentative Parcel Map is consistent with the City's General Plan policy of further developing in-fill sites. Staff is of the opinion that the proposed Tentative Parcel Map, subject to the conditions in the attached resolution, meets the requirements of the Zoning Ordinance and is consistent with the General Plan. Staff believes that the proposed industrial Tentative Parcel Map is a reasonable request that is consistent with the property's Zoning and General Plan land use designations. The proposed Tentative Parcel Map only allows for the division of land and does not authorize any ground disturbance.

### Environmental Analysis

The California Environmental Act § 15315 requires an environmental document must be prepared for land divisions into five or more parcels. An Initial Study (IS) was prepared, and based on the findings of the IS, a Negative Declaration (08-ND-03) was prepared. The Notice of Intent to Adopt a Negative Declaration and Initial Study were filed with the County Clerk on October 22, 2008 for a 30-day public comment period, commencing on Wednesday October 22, 2008 through Saturday, November 22, 2008. Copies of the Initial Study and the proposed Negative Declaration were on file and available for review at the following locations: 1) Lodi City Hall, Community Development Department located at 221 West Pine Street, Lodi, CA 95240; 2) Lodi Public Library, 201 West Locust Street, Lodi, CA 95240; and 3) City of Lodi website at [www.lodi.gov](http://www.lodi.gov). In addition, a copy Notice of Intent to Adopt a Negative Declaration was sent to each property owner of record within 300-ft radius of the project site, advertised on the Lodi Sentinel on Saturday October 25, 2008 and posted on the job site.

Staff received two written comments from the San Joaquin County Council of Governments (SJCOG, Inc.) and San Joaquin Valley Air Pollution Control District. The San Joaquin County Council of Governments notes that the site is covered under the San Joaquin County Multi-Species Conservation and Open Space Plan (SJCMSCP). As noted throughout the Initial Study, the project site is within City of Lodi limits, but falls within the San Joaquin County Multi-Species Conservation and Open Space Plan (SJCMSCP). As part of San Joaquin County Multi-Species Conservation and Open Space Plan, development of the proposed parcels is subject to further environmental review and no ground disturbance can occur without the written consent of the SJCOG, Inc. The San Joaquin Valley Air Pollution Control District also notes that future development of the parcels is subject to further review by the district.

Staff notes that the proposed Negative Declaration permits only the land division and does not authorize construction to commence. Future development of the proposed parcels is subject to further environmental review pursuant to applicable California Environmental Quality Act and City of Lodi land use entitlements. The proposed Tentative Parcel Map does not propose any construction. For that reason, staff believes that the proposed Negative Declaration is an adequate environmental documentation for the proposed project. No significant impacts are anticipated because of a land division and no mitigation measures have been required.

### **ENVIRONMENTAL ASSESSMENTS:**

The California Environmental Quality Act requires that Tentative Parcel Maps five or more parcels be reviewed for their potential to create environmental impacts. The process requires that potential areas of impact be identified and a level of significance assessed. Staff prepared an Initial Study to review and assess impacts. Staff sent the proposed Negative Declaration to various agencies for review, published, and posted our intent to issue a Negative Declaration for the required 30-day

period, from Wednesday October 22, 2008 through Saturday, November 22, 2008. This project was found to have no impacts that could be found significant if not mitigated via normal conditions of future development. In conclusion, staff finds that the proposed project meets these requirements and is therefore exempt from further review under CEQA. A Negative Declaration, N08-D-03 adequately addresses potential environmental impacts that could occur as a result of this project. No significant impacts are anticipated and no mitigation measures have been required. Staff received comments from San Joaquin Valley Air Pollution Control District (SJVAPCD) and San Joaquin County Council of Governments (SJCOG, Inc.). It is recommended that the Commission review the document and certify the Negative Declaration 08-ND-03 for the proposal. A Notice of Determination will be filed following the Planning Commission action.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Parcel Map was published on December 4, 2007. 46 public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

- Approve the Request with Alternate Conditions
- Deny the Request
- Continue the Request

Respectfully Submitted,

Concur,

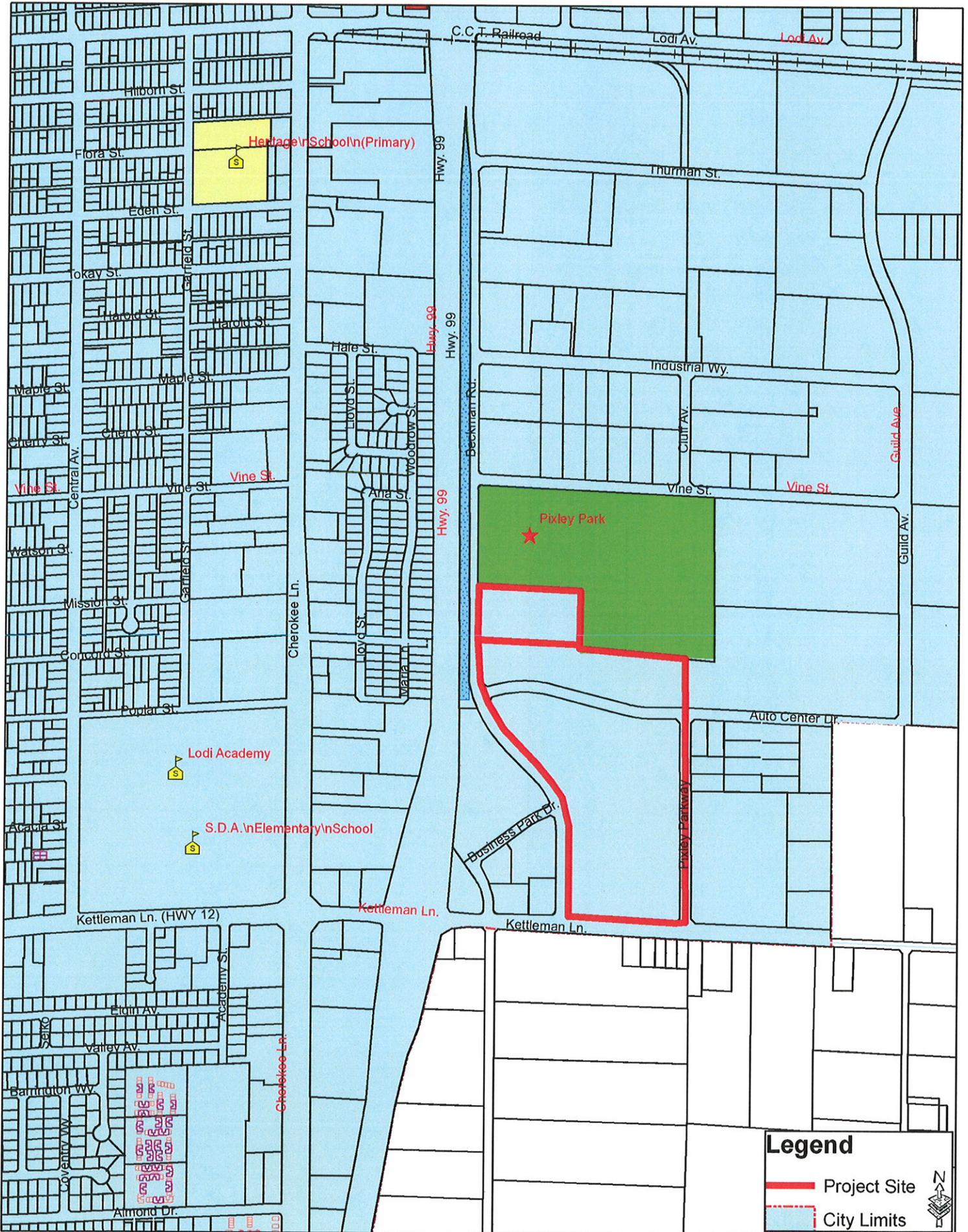
Immanuel Bereket  
Assistant Planner

Konradt Bartlam  
Interim Community Development Director

**ATTACHMENTS:**

1. Vicinity Map
2. Aerial Map
3. Tentative Map
4. Notice of Intent to Adopt a Negative Declaration
5. Initial Study
6. Draft Resolution

# Vicinity Map



# Aerial Photo



**APN'S & SITUS ADDRESSES:**

ASSESSOR PARCEL NUMBERS: 040-250-42 & 040-250-72  
SITUS ADDRESS: 1020 & 1250 S. BECKMAN RD. LODI, CA.

**CURRENT ZONING:**

ZONING: M-1  
GENERAL PLAN DESIGNATION: L-1

**NOTES:**

- PROJECT DESCRIPTION: CREATE 7 PARCELS FROM 2 EXISTING PARCELS. DEDICATE EXISTING ROADWAYS.
- UTILITIES AND FACILITIES: WATER-CITY; SEWAGE DISPOSAL-CITY; STORM DRAINAGE-CITY; ELECTRICITY-CITY; GAS-PG&E; TELEPHONE-ATT; CABLE-COMCAST.
- FLOOD INFORMATION: NOT SUBJECT TO 100 YEAR FLOOD.

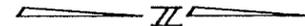
**TENTATIVE PARCEL MAP**

A PORTION OF THE SE 1/4 OF  
SECTION 7 T 3N, R 7E, W.D.B.&M  
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA  
AUGUST, 2008 SCALE: 1"=150'

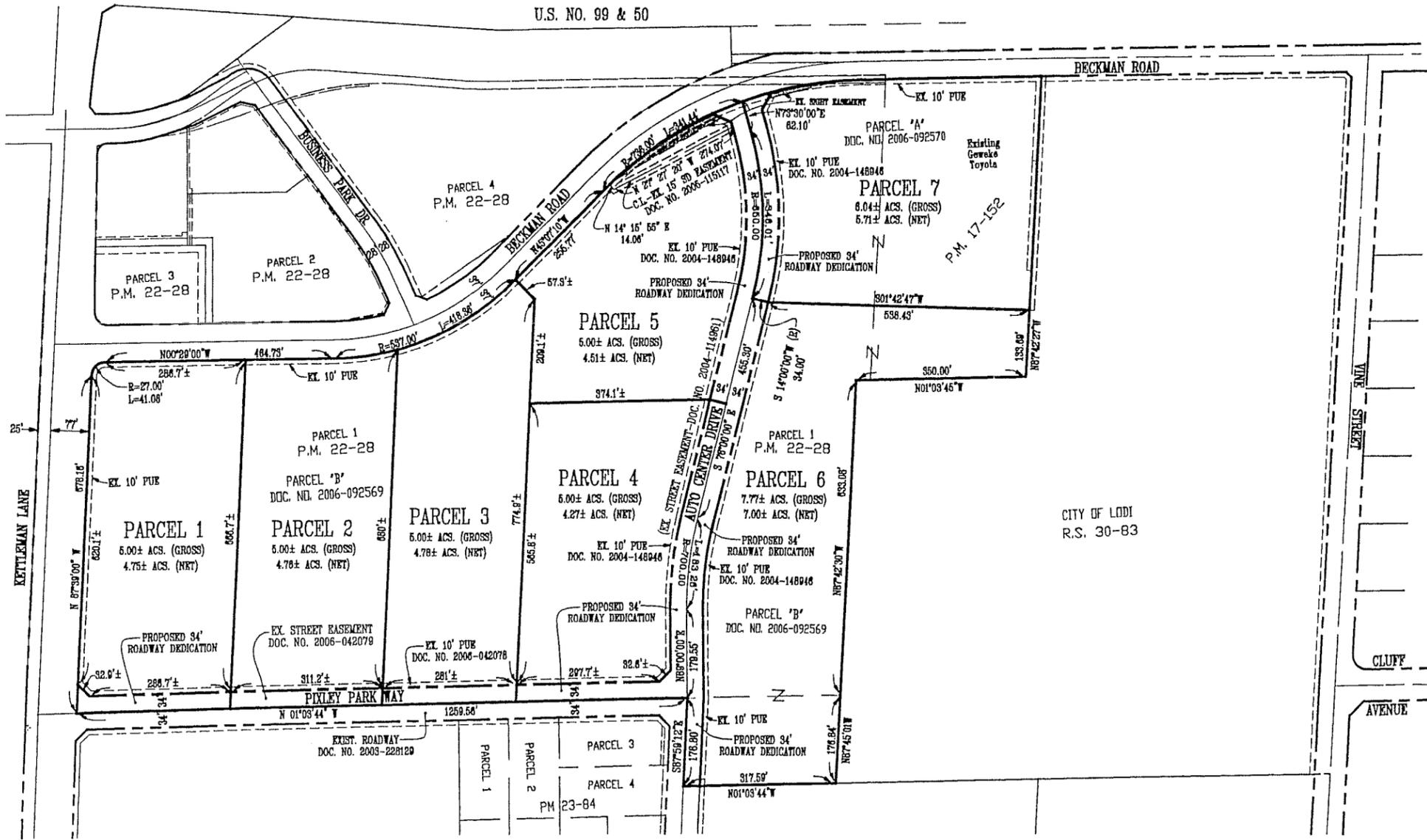
OWNER: GFLP III, LIMITED PARTNERSHIP, L.P.  
P.O. BOX 1420  
LODI, CA 95241  
(209) 333-4565

APPLICANT: GEWEKE CONSTRUCTION & DEVELOPMENT  
P.O. BOX 1420  
LODI, CA 95241  
(209) 371-2413

MAP PREPARED BY: BAUMBACH & PIAZZA, INC.  
323 W. ELM ST.  
LODI, CA 95240  
(209) 398-6618



SCALE: 1"=150'



DESIGNER	S.E.P.	DATE	8/11/08
APPROVED BY:	S.E.P.	DATE:	
REC.		EXP. DATE:	
<p>PREPARED BY THE OFFICE OF</p> <p><b>BAUMBACH &amp; PIAZZA, INC.</b></p> <p>CIVIL ENGINEERS</p> <p>323 W. ELM STREET</p> <p>LODI, CALIFORNIA 95240</p>			
<p><b>TENTATIVE PARCEL MAP</b></p> <p>GEWEKE CONSTRUCTION &amp; DEVELOPMENT</p> <p>BECKMAN ROAD PROPERTY</p>			
SECRET	1	OF	1
JOB NO.	08048	FILE NO.	

**RECEIVED**

DEC 09 2008

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

A LESSOR RECORDER  
COUNTY CLERK  
CASE NO. 08-03-1

2008 OCT 23 PM 12:10

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Notice is hereby given that the City of Lodi, Community Development Department, has completed an initial study and proposed a Negative Declaration pursuant to the California Environmental Quality Act for the project described below.

The initial study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the initial study, Community Development Department staff has concluded that the project will not have a significant effect on the environment, and therefore has prepared a proposed Negative Declaration 08-03. The initial study reflects the independent judgment of the City.

**File Number:** 08-ND-03

**Project Title:** Geweke Minor Commercial Land Division Project

**PROJECT DESCRIPTION:**

The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other and contain 37.51-acres. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for road expansion and improvement which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wastewater and storm drain services. The properties are located in LI, Light Industrial Zoning District at 1020 Beckman Road (Assessor Parcel Number: (049-250-72 and 049-250-42, respectively).

Copies of the Initial Study and the proposed Negative Declaration are on file and available for review at the following locations: 1) Lodi City Hall, Community Development Department located at 221 West Pine Street, Lodi, CA 95240; 2) Lodi Public Library, 201 West Locust Street, Lodi, CA 95240; and 3) City of Lodi website at [www.lodi.gov](http://www.lodi.gov). The City will receive comment on the Initial Study and proposed Negative Declaration for a 30-day period, commencing on Wednesday October 22, 2008 through Tuesday, November 22, 2008. Any person wishing to comment on the Initial Study and proposed Negative Declaration must submit such comments in writing to the City of Lodi at the following address:

Community Development Department  
City of Lodi  
P. O. Box 3006  
Lodi, CA 95241

The City will provide additional public notices when the public hearings have been scheduled to consider approval of the Negative Declaration.

\_\_\_\_\_  
Signature

10/22/2008  
\_\_\_\_\_  
Date

Konradt Bartlam  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For

INITIAL STUDY/  
NEGATIVE DECLARATION  
08-ND-03

**GEWEKE MINOR COMMERCIAL LAND DIVISION PROJECT**

October 14, 2008

Prepared for:  
City of Lodi  
Community Development Department  
City Hall, 221 West Pine Street  
P.O. Box 3006  
Lodi, CA 95241-1910

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The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other and contain 37.51-acres. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for road expansion and improvement which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wastewater and storm drain services. The properties are located in LI, Light Industrial Zoning District at 1020 Beckman Road (Assessor Parcel Number: (049-250-72 and 049-250-42, respectively).

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Community Development Department  
City of Lodi  
P. O. Box 3006  
Lodi, CA 95241

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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Konradt Bartlam  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For

Prepared pursuant to City of Lodi Environmental Guidelines, §§ 1.7 (c), 5.5

**File Number:** ND 08-03

**Project Title:** Geweke Minor Commercial Land Division Project

**Project Description:**

The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other and contain 37.51-acres. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for road expansion and improvement which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wasterwater and storm drain services. The properties are located in LI, Light Industrial Zoning District at 1020 Beckman Road (Assessor Parcel Number: (049-250-72 and 049-250-42, respectively).

**Project Location:**

The project site is located in the City of Lodi, County of San Joaquin. The project site is at Por. Sec 7, T.3N, R.7E., M.D.B.&M. The project parcels measure 36.49-acre land. The project site is zoned Light Industrial and is by industrial and commercial parcels. The area is relatively flat with no unusall or extraordinary topographic features.

**Name of Project Proponent/Applicant:** Geweke Construction & Development, LLC  
P. O. Box 1420  
Lodi, CA 95241

A copy of the Initial Study (“Environmental Information Form” and “Environment Checklist”) documenting the reasons to support the adoption of a Negative Declaration is available at the City of Lodi Community Development Department.

Mitigation measures are  are not  included in the project to avoid potentially significant effects on the environment.

The public review on the proposed Negative Declaration will end at 5:00 p.m. on Tuesday, November 22, 2008.

The City will provide additional public notices when the public hearings have been scheduled to consider approval of the Negative Declaration.

---

Signature

Date

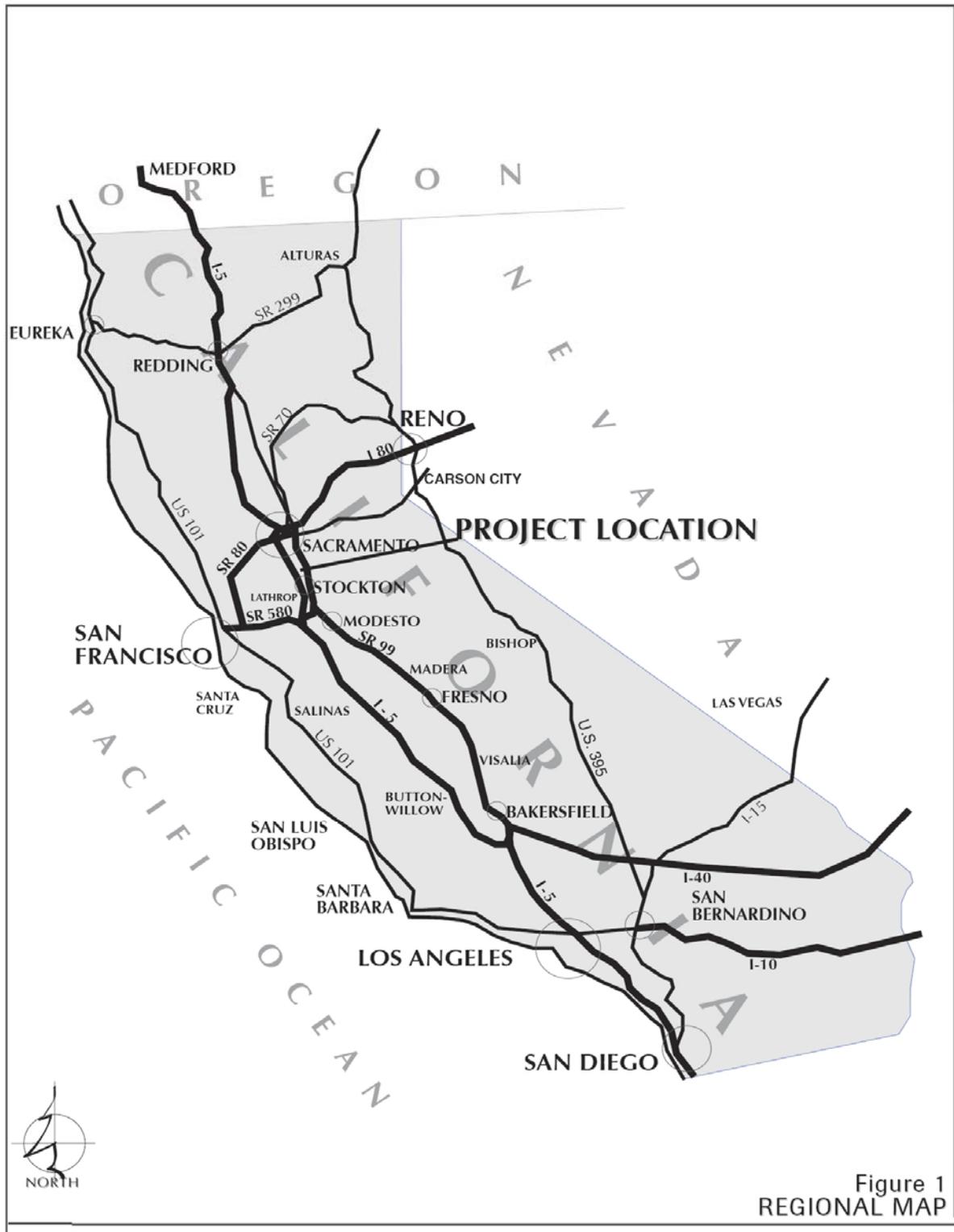
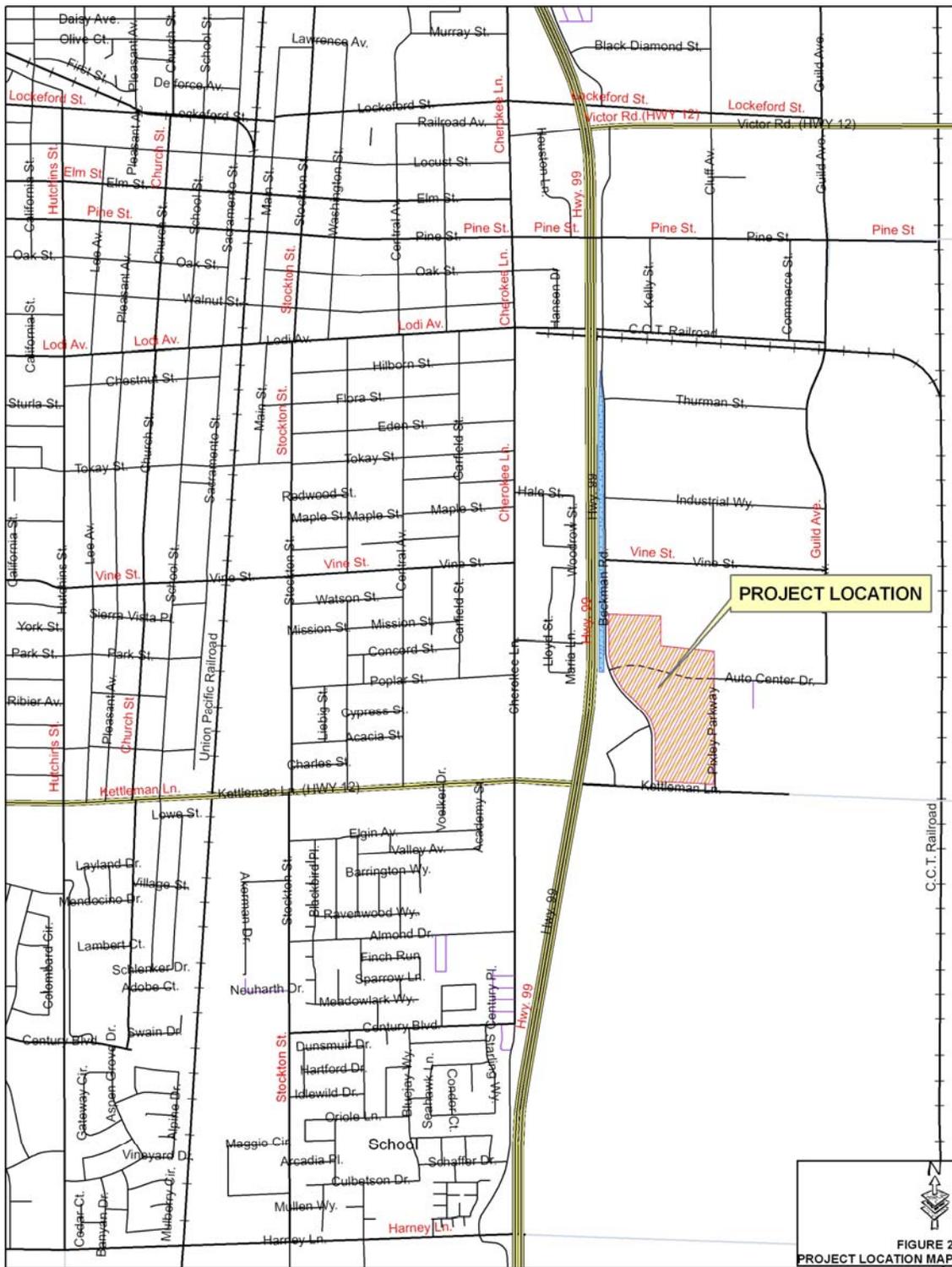


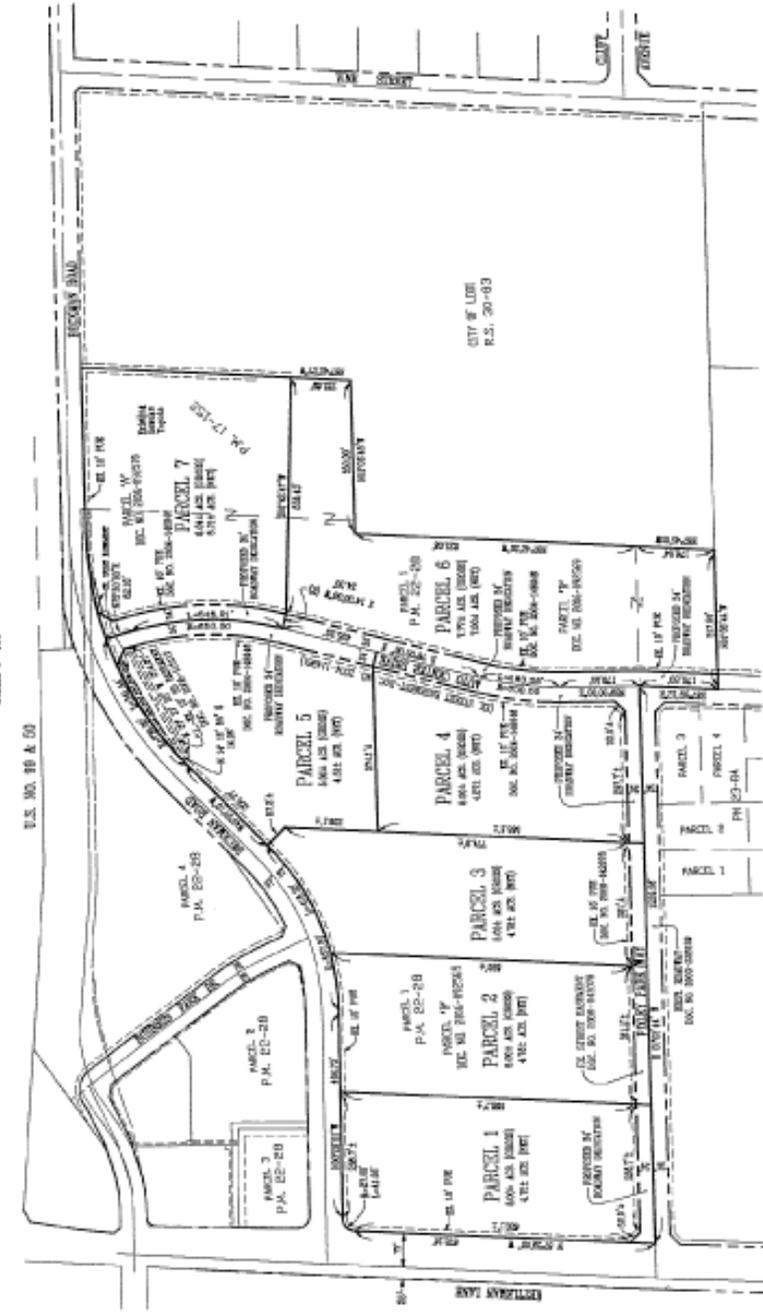
Figure 1  
REGIONAL MAP



**TENTATIVE PARCEL MAP**  
 A PORTION OF THE SE 1/4 OF  
 SECTION 7, T. 3N., R. 7E., M. 13S. 44  
 CITY OF Lodi, SAN JOAQUIN COUNTY, CALIFORNIA  
 JULY 2008 SCALE: 1"=100'  
 OWNER: GARD & LINDA TAVENNER, L.L.C.  
 254 9TH AVE  
 SAN JOSE, CA 95128  
 (408) 298-1988  
 ATTORNEY: GENESIS CONSTRUCTION & DEVELOPMENT  
 10000 BAYVIEW BLVD, SUITE 100  
 SAN DIEGO, CA 92121  
 (619) 594-1111  
 MAP PREPARED BY: GENESIS & TAVENNER, INC.  
 10000 BAYVIEW BLVD, SUITE 100  
 SAN DIEGO, CA 92121  
 (619) 594-1111

**NOTES:**  
 1. PARCEL DESCRIPTIONS CHECK 7 PARCELS FROM 2 PARCELS. CREATE EXISTING BOUNDARIES.  
 2. SHELLED AND UN-SHELLED: WOOD-CITY, SERVICE BLDG-CITY, JPMORGAN-CITY,  
 ELECTRICITY-CITY, GAS PUMP, TOWER-CITY, GOLF-COURSE.  
 3. THESE PARCELS ARE SUBJECT TO ALL TAX RATES.

**APPLICANT'S STATE ADDRESS:**  
 ADDRESS: PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.





City of Lodi  
 Community Development Department • Planning Division  
 221 West Pine Street  
 P. O. Box 3006  
 Lodi, CA 95240-1910  
 (209)333-6711  
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[www.lodi.gov](http://www.lodi.gov)

**NEGATIVE DECLARATION NO. 08-ND-03**

**A. PROJECT INFORMATION:**

<b>Project Title:</b> Geweke Minor Commercial Land Division Project	<b>Project No:</b> 08-ND-03
<b>Lead Agency Name and Address:</b> City of Lodi 221 West Pine Street, Lodi, CA 95240 P.O. Box 3006, Lompoc, CA 95241-1910	<b>Contact Person and Phone Number:</b> Immanuel Bereket Assistant Planner (209)333-6711
<b>PROJECT DESCRIPTION / LOCATION:</b> The applicant, Geweke Construction & Development LLC, is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other and contain 37.51-acres. The parcels are largely undeveloped lots except there is a car dealership in the northwest section of the largest parcel. The Tentative Parcel Map does not propose any development at this time. However, the proposed Tentative Parcel Map dedicates land for road expansion and improvement which will facilitate off-site improvement such as instillation of sidewalks, handicap ramp, water, wasterwater and storm drain services. The properties are located in LI, Light Industrial Zoning District at 1020 Beckman Road (Assessor Parcel Number: (049-250-72 and 049-250-42, respectively).	
<b>Public Agencies with Approval Authority</b> (Including permits, funding, or participation agreements): City of Lodi	
<b>Project Applicant, Name and Address:</b> Geweke Construction & Development, LLC P. O. Box 1420 Lodi, CA 95241	<b>Project Engineer:</b> Baumbach &Piazza, Inc. 323 West Elm Street. Lodi, CA 95240
<b>General Plan Designation:</b> LI, Light Industrial	<b>City Zoning Designation:</b> M-1, Light Industrial
<b>Surrounding Land Use Designations:</b> <b>North:</b> M-1, Light Industrial. <b>South:</b> Agricultural land, San Joaquin County Jurisdiction. <b>East:</b> M-1, Light Industrial. <b>West:</b> M-1, Light Industrial.	

**Environmental Setting:** Primarily undeveloped urbanized area.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact”, as indicated by the checklist on the following pages.

- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="checkbox"/> Aesthetics                             | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources                   | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Recreation  |
| <input type="checkbox"/> Geology / Soils                        | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Noise       |
| <input type="checkbox"/> Hydrology / Water Quality<br>Resources | <input type="checkbox"/> Land Use / Planning                | <input type="checkbox"/> Mineral     |
| <input type="checkbox"/> Population / Housing<br>Services       | <input type="checkbox"/> Transportation / Traffic           | <input type="checkbox"/> Public      |
| <input type="checkbox"/> Utilities / Service Systems            | <input type="checkbox"/> Mandatory Findings of Significance |                                      |

**DETERMINATION:**

**On the basis of this initial evaluation:**

1.	I find that the project <b>could not</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	<input checked="" type="checkbox"/>
2.	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	<input type="checkbox"/>
3.	I find the proposed project <b>may have a significant effect</b> on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	<input type="checkbox"/>
4.	I find that the proposed project <b>may have a “potentially significant impact” or “potentially significant unless mitigated impact”</b> on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
5.	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>

\_\_\_\_\_  
Project Planner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Interim Community Development Director

\_\_\_\_\_  
Date

**B. ENVIRONMENTAL IMPACTS:**

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

I. AESTHETICS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

**Comments:**

- a) The proposed Tentative Parcel Map would not result in a substantial effect on a scenic vista because there are no established scenic vistas within the vicinity of the project site, and the project site is surrounded by similar existing light industrial uses. Therefore, **no impact** would occur as a result of the proposed project.
- b) The project site is not located along a state-designated scenic highway nor is it readily visible from such a roadway.<sup>1</sup> No trees, rock outcroppings or historic buildings are located on the project site. Therefore, **no impact** would occur with respect to scenic resources within a designated scenic highway as a result of the proposed project. This issue will not be further evaluated in the EIR.
- c) The proposed Tentative Parcel Map is located in an urbanized area and would be developed in a manner consistent with the City’s *General Plan* land use designation for the site (Light Industrial) and with the existing surrounding land uses. Future developments of the parcels will be subject to further environmental review and will be developed pursuant to the *General Plan’s* Urban Design and Cultural Resources Element Goal I, Policy 2. As a result, the proposed project would have a **less than significant impact** on the existing visual character or quality of the site and its surroundings.
- d) The proposed Tentative Parcel Map would not create a new source of substantial light that would adversely affect day or nighttime views in the area, as no construction is being proposed at the moment. **No impact** is anticipated.

<sup>1</sup> California Department of Transportation, California Scenic Highway Program, <http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>, accessed September 29, 2008.

<b>II. AGRICULTURAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				<b>X</b>

**Comments:**

- a) Although the project site was historically used for agriculture purposes, it is currently fallow and is not zoned for agricultural use. The proposed Tentative Parcel Map will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency,<sup>2</sup> to non-agricultural use. The project site is not identified and/or mapped as Prime Farmland, or Farmland of Statewide importance. Therefore, implantation of the proposed Tentative Parcel Map would not result in the conversion of farmland, as described above, to a non-agricultural use. **No impact** is anticipated.
- b) The proposed Tentative Parcel Map will not conflict with existing zoning for agricultural use, or a Williamson Act contract, as the site is zoned for light industrial development and the location of the subject parcels are within urbanized City limits for a Williamson Act contract to be implemented. **No impact** is anticipated.
- c) See Checklist Items II.a. and II.b., above. The project site is designated by the City’s *General Plan* and *Zoning Ordinance* as Light Industrial and is not considered agricultural land, nor is it located immediately adjacent to active agricultural land. Furthermore, the project site is surrounded predominately by existing urban development. Therefore, the proposed project would not involve changes that could result in the conversion of farmland to a non-agricultural use and **no impact** would result.

<sup>2</sup> California Department of Conservation, Division of Land Resource Protection. *San Joaquin County Important Farmland 2006*. June 2008.

<b>III AIR QUALITY</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Conflict with or obstruct implementation of the applicable air quality plan?				<b>X</b>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				<b>X</b>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				<b>X</b>
d) Expose sensitive receptors to substantial pollutant concentrations?				<b>X</b>
e) Create objectionable odors affecting a substantial number of people?				<b>X</b>

**Comments:**

a-d) The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the regional agency responsible for overseeing compliance with state and federal laws, regulations and programs regarding air quality. The SJVAPCD has prepared and implements specific plans to meet the applicable laws, regulations and programs, including the 1991 *Air Quality Attainment Plan* (AQAP). In addition, the SJVAPCD has developed the *Guide for Assessing and Mitigating Air Quality Impacts (Guide)*<sup>3</sup> to help lead agencies in evaluating the significance of air quality impacts.

In formulating its compliance strategies, the SJVAPCD relies on planned land uses established by local general plans. When a project proposes to change planned uses assumed in an adopted plan by requesting a general plan amendment, the project may depart from the assumptions used to formulate the plans of the SJVAPCD in such a way that cumulative results of incremental change may hamper or prevent the SJVAPCD from achieving its goals. Land use patterns influence transportation needs, and motor vehicles are the primary source of air pollution. As stated in the *Guide*, projects proposed in jurisdictions with general plans that are consistent with the SJVAPCD's AQAP and projects that conform to those general plans would not create significant cumulative air quality impacts. The proposed Tentative Parcel Map would not conflict with, or obstruct implementation of, the applicable air quality plan, or violate any air quality standards, or contribute to an existing or projected air quality violation, because the proposed Tentative Parcel Map will not result in a substantial increase in air emissions as no construction is being proposed in conjunction with the Parcel Map request. **No impact** is anticipated.

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<sup>3</sup> San Joaquin Valley Air Pollution Control District, *Guide for Assessing and Mitigating Air Quality Impacts*, adopted January 10, 1998.

- e) The Tentative Parcel Map request would not create objectionable odors affecting a substantial number of people, as the project is a parcel map and does not involve construction. **No impact** is anticipated.

<b>IV. BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			<b>X</b>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			<b>X</b>	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			<b>X</b>	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			<b>X</b>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			<b>X</b>	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

**Comments:**

a-d) The proposed Tentative Parcel Map falls within a non-agricultural open space area and, therefore, is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)<sup>4</sup> governs loss of open space in the county. The City of Lodi is a participant in the said habitat conservation plan. Pursuant to the San Joaquin County Multi-

<sup>4</sup> San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. City of Lodi SJMSCP Compensation Map. Available online at [http://www.sjcog.org/Programs%20&%20Projects/Habitat\\_files/Participation.htm](http://www.sjcog.org/Programs%20&%20Projects/Habitat_files/Participation.htm)

Species Habitat Conservation and Open Space Plan (SJMSCP), an application for evaluation of the project site with respect to SJMSCP requirements will be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site. However, there is no construction being proposed at this time and all parcels being created by the proposed Tentative Parcel Map will be subject to further environmental review in conjunction with construction projects. The SJMSCP classifies the project site as Category B Agricultural Habitat Open Spaces Pay Zone B (Agricultural).<sup>5</sup>

The proposed Tentative Parcel Map itself will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will the project affect federally protected wetlands, nor will the project affect migratory wildlife corridors, nor will the project affect biological resources, because the Tentative Parcel Map does not include construction, grading or any form of ground disturbance. Each parcel created by the proposed Tentative Parcel Map is subject to further environmental review in conjunction with construction proposals.

No impact to biological resources are expected as a result of the proposed Tentative Parcel Map. The proposed Tentative Parcel Map is consistent with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for the San Joaquin county Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by the San Joaquin Council of Governments on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. That document is hereby incorporated by reference and is available for review during regular business hours at the San Joaquin Council of Governments (555 East Webber Avenue/Stockton, CA 95202) or online at: [www.sjcog.org](http://www.sjcog.org). It should be noted that each parcel created by the proposed tentative parcel map is subject to further environmental review when construction proposals are submitted. With the implantation of the SJCMHCP mitigation plan, the Tentative Parcel Map will have *less than significant* impact.

- e) The City of Lodi *General Plan* (Conservation Element) includes goals and policies intended to protect sensitive native vegetation and wildlife habitats. Goal E, Policy 2 in the *General Plan* Conservation Element refers to the City's regulation of "heritage tree" removal. The proposed Tentative Parcel Map would result in the removal of a large sycamore tree. However, heritage trees are not defined in the *General Plan*, and the City has not adopted a tree protection ordinance. Therefore, the proposed project would not conflict with any of the goals or policies outlined in the *General Plan* (including Conservation Element Goal E, Policy 2), or with any adopted ordinances protecting biological resources. There would be *no impact*.
- f) The SJCMHCP was developed to minimize and mitigate impacts to plant and wildlife resulting from the loss of open space projected to occur in San Joaquin County between 2001 and 2051. The City of Lodi adopted the SJMSHCP in 2001, and projects under the jurisdiction of the City can seek coverage under the plan. The proposed Tentative Parcel Map is covered by the said conservation plan. As a result, the project sponsor would be required to pay the appropriate fee as indicated in the SJCMHCP to mitigate the loss of open space. Payment of the appropriate

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5 San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. City of Lodi SJMSCP Compensation Map. Available online at [http://www.sjcog.org/Programs%20&%20Projects/Habitat\\_files/Participation.htm](http://www.sjcog.org/Programs%20&%20Projects/Habitat_files/Participation.htm)

fee would ensure the project's consistency with the SJCMSHCP goals and practices. No impact would result.

<b>V. CULTURAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5?				<b>X</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				<b>X</b>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<b>X</b>
d) Disturb any human remains, including those interred outside of formal cemeteries?				<b>X</b>

**Comments:**

- a-b) The proposed Tentative Parcel Map will not cause any adverse change in the significance of an historical or archaeological resource, as identified in Section 15064.5, because there is no construction being proposed at the moment. Therefore, ***no impact*** is anticipated.
- c) The proposed Tentative Parcel Map will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature, as there is no construction being proposed. ***No impact*** is anticipated.
- d) The proposed Tentative Parcel Map will not disturb any human remains, including those interred outside of formal cemeteries, as there is no construction, grading or ground disturbance being proposed. ***No impact*** is anticipated.

<b>VI. GEOLOGY AND SOILS</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Comments:**

- a-i) According to the City’s *General Plan*, no earthquake faults underlie the City of Lodi. According to the City’s *General Plan*, this portion of the City lies within Seismic Zone 3 and has a one in ten chance of an earthquake with an active peak acceleration level of 0.03g (3/10 the acceleration of gravity) occurring within the next fifty years. Given that recognized faults neither cross the site nor are adjacent to it,<sup>6</sup> the potential for fault rupture is considered remote and a **less than significant** impact would result from the project.
- a-ii) The project site is not located in seismically active ground or near seismically active area. The site is not located within a State of California Seismic Hazard Zone for fault rupture, landslides, compressible soils, or dike failure flooding hazards. If a significant earthquake were to occur, the project site would experience moderate shaking and possibly some structural damage.

<sup>6</sup> City of Lodi, *1991 City of Lodi General Plan*, adopted June 12, 1991, pg. 9-1.

However, the project's adherence to the International Building Code (IBC) minimum standards for good engineering and construction practices would reduce potential seismic impacts. As a result, impacts would be *less than significant*. However, there is no construction being proposed as part of the Tentative Parcel Map request. Each parcel created by the proposed Parcel Map request is subject to further environmental documentation pursuant to CEQA requirements and regulations.

- a-iii) Liquefaction is a phenomenon in which loose, saturated granular materials experience a sudden loss of shear strength during seismic shaking. Effects of soil liquefaction include sand boils, differential settlement, lateral spread and slope failure. Liquefaction would be anticipated to occur on sites with high levels of ground water, saturated soils or sandy soil layers. Based on the City's *General Plan* documents, the project site would be suitable for implementation of the proposed Tentative Parcel Map. Future development of each parcel is subject to further environmental review pursuant to CEQA requirements and regulations. **No impact** is anticipated.
- a-iv) The subject property, as well as the area surrounding the project site, is relatively flat. Furthermore, the project site is surrounded predominately by existing urban development. Due to the developed nature and topographic features of the surrounding site and area, the potential for landslides is considered remote. **No impact** would result from the implementation of the proposed Tentative Parcel Map.
- b) The proposed Tentative Parcel Map does not involve construction activities that would include grading, excavation and trenching for the implementation of the proposed request. **No impact** is anticipated.
- c) As discussed previously, the project site is not a geologic unit or of soil that is unstable. Therefore, **no impact** is anticipated as a result of the proposed Tentative Parcel Map.
- d) Expansive clay-rich soils swell when wet and shrink when dry, which can cause substantial damage to foundations, concrete slabs and pavement sections. Based on the recent developments in the area and past EIRs for projects within the vicinity of the project, the proposed Tentative Parcel Map does not contain expansive soils and will not cause significant problem to the project. Therefore, **less than significant** impact is anticipated.
- e) The Tentative Parcel Map does not propose use of septic tanks or alternative waste water disposal facilities. Once completed, the all seven parcels will be served by the City of Lodi water, wastewater, sewer, and other utility services. It should also be noted there is no construction being proposed as part of the tentative parcel map. Each parcel created by the proposed land division is subject to further environmental review under the provisions of the California Environmental Quality Act. Therefore, **no impact** is anticipated.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				<b>X</b>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<b>X</b>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<b>X</b>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				<b>X</b>

**Comments:**

- a-c) The proposed Tentative Parcel Map will not create a significant hazard to the public or the environment as hazardous materials will not be used, transported, stored, or disposed of on the site, as there no construction is being proposed as part of this project. **No impact** is anticipated as result of the proposed tentative parcel map.
- d) The proposed Tentative Parcel Map is not be located on a site that is included on a list of

hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. **No impact** is anticipated.

- e) The proposed Tentative Parcel Map is not located within an airport land use plan, nor within two miles of a public airport. Therefore, the proposed Tentative Parcel Map would not result in a safety hazard for people residing or working in the project area. There would be **no impact**.
- f) The proposed Tentative Parcel Map is located within the vicinity of a private airstrip and, therefore, would not result in a safety hazard for people residing or working in the project area, as there is no construction proposed. There would be **no impact**.
- g) The proposed Tentative Parcel Map will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel. **No impact** is anticipated.
- h) The proposed Tentative Parcel Map will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, because the project site is located in the urbanized area of the City of Lodi. **No impact** is anticipated.

<b>VIII. HYDROLOGY AND WATER QUALITY</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements?				<b>X</b>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				<b>X</b>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				<b>X</b>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				<b>X</b>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				<b>X</b>
f) Otherwise substantially degrade water quality?				<b>X</b>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<b>X</b>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<b>X</b>
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				<b>X</b>
j) Inundation by seiche, tsunami, or mudflow?				<b>X</b>

**Comments:**

- a-e) The proposed Tentative Parcel Map would not violate any water quality standards or waste discharge requirements; the project would not substantially deplete groundwater supplies or interfere with groundwater recharge; the project would not substantially alter the existing drainage pattern of the site or area; the project would not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. No impact is anticipated because of the proposed Tentative Parcel Map, as there is no construction being proposed. **No impact** is anticipated.
- f) The proposed Tentative Parcel Map would not degrade water quality. There are no rivers or creeks within the project area. **No impact** is anticipated.
- g) The proposed Tentative Parcel Map site is not located within an area mapped by the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Maps (FIRM) as a 100-year flood hazard area. Therefore, **no impact** anticipated.
- i) The proposed Tentative Parcel Map will not create a threat of inundation. The entire City of Lodi is located within an inundation area. The levee system along the Mokelumne River is of sufficient height to protect the City from the 100-year flood flow; however, the majority of Central Valley would be inundated during the 500-year flood event. It is expected that the proposed Tentative Parcel Map will not directly or indirectly expose people or structures to risk of loss, injury or death involving flooding. **No impact** is anticipated.
- j) A seiche is the tide-like rise and drop of water in a closed body of water caused by earthquake-induced seismic shaking or strong winds. A tsunami is a series of large waves generated by a strong offshore earthquake or volcanic eruption. Given the substantial distance of the site from San Francisco Bay or the Pacific Ocean, tsunami waves would not be a threat to the site. There is no large land of water on or within the vicinity of the site, resulting in no seiche hazard. The subject area is flat and does not have any steep slopes or hillsides that would be susceptible to mudflows or landslides. Therefore, **no impact** is anticipated.

<b>IX. LAND USE AND PLANNING</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	<b>No Impact</b>
a) Physically divide an established community?				<b>X</b>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				<b>X</b>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			<b>X</b>	

**Comments:**

- a) The proposed Tentative Parcel Map would not physically divide an established community, as it is located within the existing City limits, and the proposed lot configurations are complimentary to the existing development pattern in the surrounding neighborhood. There would be ***no impact***.
- b) The proposed Tentative Parcel Map would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental affect, as the proposed project is consistent with the City General Plan and Zoning Ordinance. There would be ***no impact***.
- c) As mentioned previously, the City of Lodi adopted the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCMSHCP) in 2001. The conservation plan was developed to mitigate impacts to plant and wildlife habitat resulting from the loss of open space. Future development of the parcels created by the proposed tentative parcel map will be subject to further environmental review in accordance with California Environmental Quality Act and the SJCMSHCP requirements and regulations.

As noted elsewhere, the proposed Tentative Parcel Map site falls within open space or agricultural preserve land and, is therefore, subject to loss of open space mitigation fee, which will be used to preserve open and agricultural space within the county. This requirement will bring the impact to a level of less than significant impact. In addition, each parcel created by the proposed Tentative Parcel Map is subject to further environmental review pursuant to CEQA. Therefore, the proposed Tentative Parcel Map is not in conflict with applicable habitat conservation plan and ***no impact*** would occur.

<b>X MINERAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<b>X</b>

**Comments:**

- a) According to the City's General Plan, the subject site and surrounding area are not known to contain regionally and/or state valued mineral resources. Therefore, ***no impact*** is anticipated.
- b) The subject property has not been historically used for mineral extraction. In addition, the City's General Plan does not identify the project site as a locally important mineral resource recovery site. ***No impact*** is anticipated.

<b>XI. NOISE</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				<b>X</b>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				<b>X</b>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				<b>X</b>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				<b>X</b>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<b>X</b>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<b>X</b>

**Comments:**

- a-b) The proposed Tentative Parcel Map will not expose persons to, or generate, noise levels in excess of standards established in the City’s General Plan and noise ordinance, nor will it expose persons to excessive groundborne noise levels, as no construction is proposed. **No impact** is anticipated.
- c) The proposed Tentative Parcel Map will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project is a land division without any construction plans. Should the Tentative Parcel Map request be approved, future development of the proposed parcels will be subject to further environmental review. **No impact** is anticipated.
- d) As stated above, the proposed Tentative Parcel Map will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without

the project. No construction is proposed. ***No impact*** is anticipated.

- e-f) The proposed Tentative Parcel Map is not located within an airport land use plan, or within the vicinity of a private airstrip and will not result in a safety hazard for people residing or working in the project area, as there is no construction proposed. ***No impact*** is anticipated.

<b>XII. POPULATION AND HOUSING</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				<b>X</b>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<b>X</b>

**Comments:**

- a) The proposed Tentative Parcel Map will not induce substantial population growth in an area, either directly or indirectly, as this area has been identified in the General Plan and Zoning Ordinance as Light Industrial, which does not permit residential use. **No impact** is anticipated.
- b-c) Implementation of the proposed Tentative Parcel Map would not remove residences, displace any people or housing, necessitating the construction of replacement housing elsewhere. There are no residences and the project site is not designated for residential land use in the City's General Plan. Therefore, **no impact** is anticipated.

<b>XIII. PUBLIC SERVICES</b> Would the project result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				<b>X</b>
b) Fire Protection?				<b>X</b>
c) Police protection?				<b>X</b>
d) Schools?				<b>X</b>
e) Parks?				<b>X</b>
f) Other public facilities?				<b>X</b>

**Comments:**

a-f) The proposed Tentative Parcel Map would not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. ***No impact*** is anticipated.

<b>XIV. RECREATION</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				<b>X</b>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				<b>X</b>

**Comments:**

- a) The proposed Tentative Parcel Map would not create additional demand for existing neighborhood or regional parks or other recreational facilities. **No impact** is anticipated.
- b) The proposed Tentative Parcel Map does not include the construction or expansion of recreational facilities, nor would it require the construction or expansion of recreational facilities. Therefore, **no impact** would occur.

<b>XV. TRANSPORTATION/CIRCULATION</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				<b>X</b>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				<b>X</b>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				<b>X</b>
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				<b>X</b>
e) Result in inadequate emergency access?				<b>X</b>
f) Result in inadequate parking capacity?				<b>X</b>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				<b>X</b>

**Comments:**

- a) The proposed Tentative Parcel Map would not cause an increase in traffic which is substantial, in relation to the existing traffic load and capacity of the street system, because the Tentative Parcel Map will not induce a substantial increase in vehicle trips in such a manner that would impact road capacity or intersection congestion. In fact, the proposed Tentative Parcel Map enhances existing nearby artillery streets by way of road dedication and expansion. **No impact** is anticipated.
- b) The proposed Tentative Parcel Map will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the Tentative Parcel Map does not include construction or development of the proposed parcels. If Tentative Parcel Map is approved, future development of the parcels will be subject to environmental review with respect to, among other subjects, transportation, noise and other possible impacts. However, the land division itself will not exceed a level of service standard established by the San Joaquin Congestion Management Agency. **No impact** is anticipated.
- c) The proposed Tentative Parcel Map would not result in a change in air traffic patterns because the project site is not located near an airport. **No related impacts** would occur as a result of the proposed project.

- d) The proposed tentative parcel map will not substantially increase hazards due to a design feature or incompatible uses as no new construction is proposed. **No impact** is anticipated.
- e) The proposed Tentative Parcel Map will not result in inadequate emergency access, as the project will not result in blocked roadways. **No impact** is anticipated.
- f) The proposed Tentative Parcel Map would not cause inadequate parking capacities. Future development of the parcels will be subject to City of Lodi Zoning Ordinance Chapter 17.60 (Off-Street Parking), which sets parking requirements for every district. **No impact** is anticipated.
- g) The proposed Tentative Parcel Map would not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking. **No impact** is anticipated.

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				<b>X</b>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				<b>X</b>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				<b>X</b>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				<b>X</b>
g) Comply with federal, state, and local statutes and regulations related to solid waste?				<b>X</b>

**Comments:**

- a) Sewage treatment and collection services in the City of Lodi, including the project area, are provided by the White Slough Pollution Control Facility (WSWPCF) and operated by the City of Lodi Public Works Department. The proposed Tentative Parcel Map will not require new treatment facilities to be constructed, as the site is already serviced by the City's sewer line and wastewater treatment facility. **No impact** is anticipated.
- b) The City of Lodi Public Works Department provides wastewater treatment for the City of Lodi. Wastewater in the City of Lodi is treated at the White Slough Water Pollution Control Facility (WSWPCF). The facility has been expanded to a design capacity of 8.5 million gallons (mgd) per day. However, the facility has permits to operate at 7.0 mgd per day. The WSWPCF currently treats approximately 6.2 mgd per day, which means the facility has a net surplus capacity of 0.8 mgd per day ("permitted" capacity). The facility's design capacity could accommodate an additional 2.3 mgd per day. The City has adequate water to serve the area but has decided to build a new water treatment facility to supplement future water requirements. Therefore, **no impact** is anticipated.
- c) The City of Lodi owns and maintains a variety of storm water facilities, including storm drain lines, pump stations, inlet catch basins, drainage ditches, and retention and detention facilities.

The proposed Tentative Parcel Map would not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities. No construction is proposed. **No impact** is anticipated.

- d) The City of Lodi Water Utility supplies and distributes potable water, as well as recycled water to the City and to some areas outside the City's jurisdiction. According to the City's Urban Water Management Plan (UWMP), the City currently has a net surplus in water supply given the City's current water entitlements and current water demand. In addition, year 2030 projections show the City with a net surplus in water supply. The UWMP analyzed future growth within the City based on land use assumptions depicted in the City's General Plan. Therefore, the City has sufficient resources to service the site with water and wastewater facilities. **No impact** anticipated.
- e) The project site is located within the City of Lodi city limits. The project was studied as part of the General Plan EIR update in October 1990. The City has sufficient resources to service the site with water and wastewater facilities. **No impact** anticipated.
- e) Solid waste management and disposal within the City of Lodi is provided by the Central Valley Waste Services. Solid waste is transported to a Transfer Station and Buy-Back Recycling Center. Waste is then deposited at the North County Landfill, which is owned and operated by San Joaquin County. The North County Landfill is a Class III facility that is permitted to accept 825 tons of solid waste per day. On average, the landfill receives 400 tons per day, and has a remaining lifetime capacity of approximately 6.0 million tons, which would equate to approximately 30 years. The proposed tentative parcel map will not generate an increase in the amount of solid waste, as there is no construction being proposed. In the event the parcels are developed, however, the North County Landfill has sufficient capacity to accommodate the proposed project's solid waste needs. **No impact** is anticipated.
- g) Central Valley Waste Services provides solid waste collection in Lodi. Solid waste is disposed of at existing private landfill facilities. There is no shortage of landfill facilities space. The project will conform to regulations regarding solid waste. No construction is proposed. **No impact** is anticipated.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>  Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	<b>No Impact</b>
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			<b>X</b>	
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				<b>X</b>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				<b>X</b>

**Comments:**

- a) As documented in this Initial Study, the proposed Tentative Parcel Map would not have impacts on biological and cultural resources. No construction is being proposed. The proposed Tentative Parcel Map would not result in the loss of open space habitat (row and field crops) and associated wildlife; would not threaten a plant or animal community; would not reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Each parcel created by the proposed Tentative Parcel Map is subject to further environmental review pursuant to the California Environmental Quality Act. ***Less than significant*** impact is anticipated.
- b) The proposed Tentative Parcel Map will not create impacts that are individually limited, but cumulatively considerable as no construction is being proposed. ***No impact*** is anticipated.
- c) Other than the environmental effects reviewed in the above narrative, the proposed Tentative Parcel Map would not involve any other potential adverse effects on human beings, either directly or indirectly. ***No impact*** is anticipated.

## REFERENCES

1. California Department of Transportation, California Scenic Highway Program, <http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>, accessed September 29, 2008.
2. City of Lodi, *General Plan 2007*, adopted June 12, 1991.
3. City of Lodi, *Urban Water Management Plan*, adopted 2006.
4. San Joaquin County Office of Emergency Services, 2003. *Dam Failure Plan*, December 19, 2003.
5. San Joaquin Valley Air Pollution Control District, *Guide for Assessing and Mitigating Air Quality Impacts*, adopted January 10, 1998.
6. San Joaquin County Multi-Species Habitat Conservation and Open Space Plan. City of Lodi SJMSCP Compensation Map. Available online at [http://www.sjcog.org/Programs%20&%20Projects/Habitat\\_files/Participation.htm](http://www.sjcog.org/Programs%20&%20Projects/Habitat_files/Participation.htm)
7. San Joaquin Council of Governments, Inc. 2008 Updated Habitat Fees. Available online at <http://www.sjcog.org/docs/pdf/HTAC/HCP-2008-Fees-and-Endowment.pdf>
8. State Department of Toxic Substances Control, *EnviroStor*: <http://www.envirostor.dtsc.ca.gov/public/>
9. State Water Resources Control Board, *GeoTracker*: [http://www.waterboards.ca.gov/ust/cleanup/electronic\\_reporting/about.html](http://www.waterboards.ca.gov/ust/cleanup/electronic_reporting/about.html)



# San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

November 6, 2008

**RECEIVED**

NOV 12 2008

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

Immanuel Bereket  
City of Lodi  
Planning Division  
221 West Pine Street/P. O. Box 3006  
Lodi, CA 95240

**Project: 08-ND-03-Geweke Construction & Development**  
**District Reference No: 20080750**

Dear Immanuel Bereket:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the subject project. The division of land into individual parcels will not have an impact on air quality. However, if approved, future development will contribute to the overall decline in air quality due to increased traffic and ongoing operational emissions. The District offers the following comments:

1. Future development may require further environmental review and mitigation. Referral documents for those projects should include a project summary detailing, at a minimum, the land use designation, project size, and proximity to sensitive receptors and existing emission sources.
2. Individual development projects would be subject to District Rule 9510 (Indirect Source Review) if upon full build-out the project would include or exceed any one of the following:
  - 50 dwelling units
  - 2,000 square feet of commercial space;
  - 25,000 square feet of light industrial space;
  - 100,000 square feet of heavy industrial space;
  - 20,000 square feet of medical office space;
  - 39,000 square feet of general office space;
  - 9,000 square feet of educational space;
  - 10,000 square feet of government space;
  - 20,000 square feet of recreational space;
  - 9,000 square feet of space not identified above

**Seyed Sadredin**  
Executive Director/Air Pollution Control Officer

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061  
[www.valleyair.org](http://www.valleyair.org)

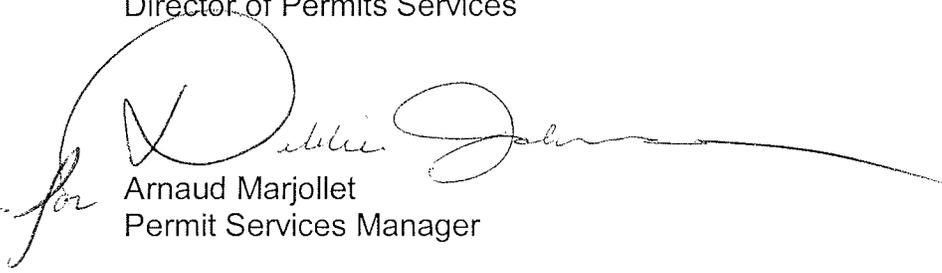
**Southern Region**  
2700 M Street, Suite 275  
Bakersfield, CA 93301-2373  
Tel: (661) 326-6900 FAX: (661) 326-6985

3. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than seeking final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit.
4. For future projects, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
5. Individual development projects may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
6. The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).

If you have any questions or require further information, please call Debbie Johnson, at (559) 230-5817.

Sincerely,

Dave Warner  
Director of Permits Services

for  
Arnaud Marjollet  
Permit Services Manager

DW:dj



## S J C O G, Inc.

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555 East Weber Avenue • Stockton, CA 95202 • (209) 468-3913 • FAX (209) 468-1084

### *San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)*

### **SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

**To:** Immanuel Bereket, City of Lodi Community Development Department  
**From:** Anne-Marie Poggio-Castillou, Regional Habitat Planner, SJCOG, Inc.  
**Date:** November 18, 2008  
**Re:** **Local Jurisdiction Project Title:** Geweke Construction and Development  
**Local Jurisdiction Project Number:** 08-ND-03  
**Assessor Parcel Number(s):** 049-250-72 and -42

**Total Acres to be converted from Open Space Use:** 37.51 acres

**Habitat Types to be Disturbed:** Agricultural (C34) and Urban (U) Habitat Land

**Species Impact Findings:** Findings to be determined by SJMSCP biologist.

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Dear Mr. Bereket:

SJCOG, Inc. has reviewed application for the Geweke Construction and Development project. This project is requesting approval of a commercial tentative parcel map to divide two parcels into seven lots. The existing two parcels abut each other. The parcels are largely undeveloped lots with some existing structures. The project is located at 1020 Beckman Road in the City of Lodi.

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

***This Project is subject to the SJMSCP.*** This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjco.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- Sign and Return Incidental Take Minimization Measures to SJMSCP staff (given to project applicant after pre-construction survey is completed)
- Pay appropriate fee based on SJMSCP findings. **Fees shall be paid in the amount in effect at the time of issuance of Building Permit**
- Receive your Certificate of Payment and release the required permit

If you have any questions, please call (209) 468-3913.

**RESOLUTION NO. P.C. 08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI CERTIFYING  
NEGATIVE DECLARATION 08-ND-01 AS ADEQUATE ENVIRONMENTAL  
DOCUMENTATION FOR THE REQUEST OF GEWEKE CONSTRUCTION &  
DEVELOPMENT, LLC FOR A TENTATIVE PARCEL MAP TO DIVIDE TWO PARCEL INTO  
SEVEN AT 1235 E. KETTLEMAN LANE AND 1150 BECKMAN ROAD.**

**(FILE # 08-ND-03)**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Tentative Parcel Map pursuant to the Lodi Municipal Code Chapter 16.08 and the Subdivision Map Act; and

**WHEREAS**, the properties are located at 1235 E. Kettleman Lane. Lodi, CA. (APN: 049-250-72) and 1150 Beckman Road. Lodi, CA. (APN: 049-250-42); and

**WHEREAS**, the project proponent is Geweke Construction & Development, LLC, P. O. Box 1420, Lodi, CA, 95241; and

**WHEREAS**, the property owner is Geweke Construction & Development, LLC, P. O. Box 1420, Lodi, CA, 95241; and

**WHEREAS**, the property is zoned M-1, Light Industrial, and has a General Plan land use designation of LH, Light Industrial; and

**WHEREAS**, the Community Development Department prepared an Initial Study for the project, consistent with the California Environmental Quality Act (CEQA), as amended that showed no significant impact to the environment; and

**WHEREAS**, the Initial Study and Negative Declaration (08-ND-03) were circulated and published and posted for a 30-day period between October 22<sup>nd</sup> and November 22<sup>nd</sup> of this year and no significant comments were received from the public and other agencies; and

**WHEREAS**, all legal prerequisites to the approval of this request have occurred; and

**NOW, THEREFORE, BE IT FOUND** that the Planning Commission of the City of Lodi incorporates the staff report and attachments, Initial Study/Negative Declaration (08-ND-03), and written comments to Initial Study/Negative Declaration, on this matter, and make the following findings:

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory, because no evidence has been found to indicate to this end. The project area has not been identified as being habitat for any rare or endangered flora or fauna.
2. No new impacts were identified in the public testimony that were not addressed as normal conditions of project approval in the Initial Study.
3. The proposed Tentative Parcel Map not result in significant physical change in the environment and will not significantly alter the impervious surface.

4. That Negative Declaration 08-ND-03 and its supporting documentation are located at the office of the Community Development Director, 221 West Pine Street, Lodi, CA.
5. That the Planning Commission has reviewed and considered the information contained in said Negative Declaration.
6. The proposed Tentative Parcel Map will not have impacts that are individually limited but cumulatively considerable because this is an infill project that is currently served by all public utilities and services.
7. The proposed Tentative Parcel Map will not have an environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly based on changes made by the Tentative Parcel Map as identified in the Initial Study/ Negative Declaration (08-ND-03).

**NOW, THEREFORE, BE IT DETERMINED, AND RESOLVED**, that the Lodi Planning Commission hereby recommends to the Lodi City Council the adoption of a Negative Declaration (08-ND-03) for Project File No. 08-P-06.

**Dated:** December 18, 2008

I hereby certify that Resolution No. 08- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on December 18, 2008, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST:

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Secretary, Planning Commission

**RESOLUTION NO. P.C. 08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF GEWEKE CONSTRUCTION & DEVELOPMENT, LLC FOR A TENTATIVE PARCEL MAP TO DIVIDE TWO PARCEL INTO SEVEN AT 1235 E. KETTLEMAN LANE AND 1150 BECKMAN ROAD.**

**(FILE # 08-P-02)**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Tentative Parcel Map pursuant to the Lodi Municipal Code Chapter 16.08 and the Subdivision Map Act; and

**WHEREAS**, the properties are located at 1235 E. Kettleman Lane. Lodi, CA. (APN: 049-250-72) and 1150 Beckman Road. Lodi, CA. (APN: 049-250-42); and

**WHEREAS**, the project proponent is Geweke Construction & Development, LLC, P. O. Box 1420, Lodi, CA, 95241; and

**WHEREAS**, the property owner is Geweke Construction & Development, LLC, P. O. Box 1420, Lodi, CA, 95241; and

**WHEREAS**, the property is zoned M-1, Light Industrial, and has a General Plan land use designation of LH, Light Industrial; and

**WHEREAS**, the Community Development Department prepared an Initial Study for the project, consistent with the California Environmental Quality Act (CEQA), as amended that showed no significant impact to the environment; and

**WHEREAS**, the Initial Study and Negative Declaration (08-ND-03) were circulated and published and posted for a 30-day period between October 22<sup>nd</sup> and November 22<sup>nd</sup> of this year and no significant comments were received from the public and other agencies; and

**WHEREAS**, all legal prerequisites to the approval of this request have occurred; and

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

1. The proposed Tentative Parcel Map is consistent with the City's General Plan and is conditioned to conform to the standards and improvements mandated by the City of Lodi's Public Works Department Standards and Specifications; and Zoning Ordinance.
2. The size, shape and topography of the site are physically suitable for the proposed residential development in that the site is generally flat with no unusual or extraordinary topographic features.
3. The site is suitable for the proposed density of 7 industrial/commercial lots.
4. The proposed Tentative Parcel Map does not conflict with easements, acquired by the public at large, for access through or use of property within the proposed map.
5. The proposed Tentative Parcel Map can be served by all public utilities.
6. The Tentative Parcel Map complies with the requirements of Chapter 16.08 of the Lodi Municipal Code regulating Tentative Maps.
7. None of the mandatory findings for Tentative Map denial within the State Subdivision Map Act, § 66474 apply to this proposal.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that Tentative Parcel Map Number: 08-P-06 is hereby approved, subject to the following conditions, which are required for the subject project per City codes and standards unless noted otherwise:

Community Development Department, Planning:

1. The developer will defend and indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense or the action or proceedings.
2. The Tentative Parcel Map shall expire within 24 months of Planning Commission approval or a time extension must be granted by the Planning Commission.
3. The Final Map shall be in substantial conformance to the approved Tentative Parcel Map, as conditioned, and that any future development shall be consistent with applicable sections of the Municipal Code.
4. All seven parcels created by this Tentative Parcel Map shall be subject to further environmental review pursuant to CEQA regulations.
5. Prior to any ground disturbance, the project proponent shall notify City of Lodi and/or 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.
6. All fees and charges due related to application process shall be paid to the City of Lodi prior to approval of Final Map.

Community Development Department, Building:

7. A building permit shall be required for any new construction and the appropriate submittal documents prepared by a registered engineer or licensed architect shall be submitted to the Community Development Department for complete review and approval.
8. Prior to any building activity on any parcel, the property owner shall submit plans for review and approval and obtain any necessary Building Department Permits.

Public Works Department:

9. Dedication of street right-of-way as shown on the Tentative Map.
10. Dedication of public utility easements as required by the various utility companies and the City of Lodi.
11. 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.
12. 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 parcels, 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.

13. 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.
14. Installation of sidewalk conforming to Standard Plan 135 along Auto Center Drive, Pixley Parkway, Kettleman Lane and Beckman Road frontages of Parcels 1 through 5 at the time of development of those parcels. If the development of noncontiguous parcels along a street frontage results in gaps in the sidewalk, installation of sidewalk along the frontages of the adjacent undeveloped parcels will be required.
15. Installation of handicap ramp conforming to Standard Plan 132A on Parcel 4 at the Pixley Parkway/Auto Center Drive intersection.
16. Installation of water, wastewater and storm drain services for each parcel at the time of development of each parcel. Our records indicate that several existing water, wastewater and storm drain services have been provided to the existing parcel from Pixley Parkway, Auto Center Drive and Beckman Road. The use of the existing services or the need for installation of new services will be determined at the time of development for each parcel. Water and wastewater services will be installed by City crews at the developer's expense.
17. Several driveway curb cuts along Beckman Road were observed during our field review. Unused driveways will need to be abandoned and replaced with curb, gutter and sidewalk conforming to Standard Plan 135 at the time of development of the affected parcels.
18. 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.
19. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP) approved by the City Council on March 5, 2003, and shall employ the Best Management Practices (BMPs) identified in the SMP.
  - a. Stormwater Development Standards for new projects were adopted by the City Council on August 6, 2008, in conformance with the conditions of the City's Stormwater Discharge Permit. *The design of projects containing more than 5,000 square feet of new impervious area, retail gasoline outlets and trash enclosures is significantly affected by these Standards.* Projects receiving building permits issued after the date of adoption of these Standards are required to comply with the requirements of the Standards.
  - b. State-mandated 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 issuance of a building permit or commencement of construction operations, whichever occurs first.
20. 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.
21. Obtain the following permits:
  - a. San Joaquin County well/septic abandonment permit.
22. Payment of the following:

- a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule prior to final parcel map filing.
- b. Reimbursement fees per existing agreements prior to final parcel map filing:
- c. Reimbursement Agreement No. RA-01-01 covering Kettleman Lane and Beckman Road improvements installed by the City. The fee for 2008 is \$28,082.84.
- d. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of building permit issuance for each parcel.
- e. Wastewater capacity impact fee at building permit issuance for each parcel.
- f. Water capacity fee at building permit issuance for each parcel.
- g. County Facilities Fees at the time of building permit issuance for each parcel.
- h. Regional Transportation Impact Fee (RTIF) at the time of building permit issuance for each parcel.
- i. Stormwater compliance inspection fee prior to commencement of construction operations or issuance of building permit, whichever occurs first.

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.

23. 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

Electric Utilities Department:

- 24. Public Utility Easement shall be required for all on-site existing and/or future primary facilities/parcel.
- 25. The project propoment shall install streetlights at the time of development of the parcels and street lights shall be installed at the owner's expense.
- 26. The Developer to pay for Electric Utility Department changes in accordance with the Electric Department's Rules.

**Dated:** December 18, 2008.

I hereby certify that Resolution No. 08- was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on December 18, 2008, by the following vote:

AYES:           Commissioners:  
 NOES:           Commissioners:  
 ABSENT:       Commissioners:

ATTEST: \_\_\_\_\_

Secretary, Planning Commission

# Item 3b.



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

**To:** Planning Commission  
**From:** Konradt Bartlam, Interim Community Development Director  
**Date:** December 18, 2008  
**Subject:** General Plan Update Draft Preferred Plan

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The purpose of this memorandum is to review the discussion points from the prior Planning Commission meeting on November 12, 2008, provide additional information to the Planning Commission and outline the modifications to the plan we are suggesting as a result of the issues raised. Again I would like to stress that this plan is an important milestone as it will provide the basis for development of the Draft General Plan Policy document and Environmental Impact Report, however, it is not the final document and we fully expect that modifications will take place over the next several months which will reflect additional information, input on the environmental document and development of specific policies.

As we have noted previously, this plan builds from the Alternative "C" Sketch Plan which was presented in May. The plan emphasizes an infill and revitalization approach to future development. The plan demonstrates a mid-range growth scenario which is consistent with past practice and City policy. Even though the focus is on the utilization of existing properties, additional growth areas are being proposed. To the south, development is shown consistent with the southern boundary of the Reynolds Ranch project. The area to the south reflects the on-going discussions of creating a County based plan which we refer to as the Armstrong Road Agricultural/Cluster Study Area. Additional development is also shown to the west of the current General Plan boundary. These additional growth areas are necessary in order for the City to demonstrate that it is planning for the 20 year time horizon of the General Plan. The Urban Reserve designations on both the west and east sides of the General Plan boundary are meant to provide a placeholder for the future. While I personally do not believe these areas will be needed during this General Plan process, it does demonstrate to the community, property owners and other interested parties what the City's direction for growth will be. Moreover, the residential reserve to the west would be necessary if the City did grow to the two percent (2%) allowance of the Growth Management Program. Finally, the reserves are considered part of the general Plan and will be included in future infrastructure master plans.

At the November 12<sup>th</sup> meeting, the Planning Commission had two main questions/comments which staff did not have adequate responses. The first dealt with the City of Stockton's General Plan and more specifically the Open Space/ Agriculture designation. You will find attached a copy of the General Plan Land Use Map which shows this designation north of their 2035 Urban Service Boundary/Sphere of Influence. The definition of this designation is also included. My read is that the City of Stockton is simply reflecting the current County designation for this area; however, it is interesting that they do provide a minimum parcel size, residential density and range of land uses. The second question dealt with the Local Agency Formation Commission (LAFCo) designation of "Areas of Interest". The Commission will find a copy of the LAFCo Policies and Procedures for Sphere's of Influence dated September 21, 2007. Under A.10. of

this document you will find the definition of an Area of Interest. I think it is important to point out that the designation is essentially a notification vehicle between two agencies, but only one of which may be a City. For Lodi this would be the County and the City or some special district like a Fire Department. The designation does not provide any land use authority to the City in those areas designated. Additionally, as a LAFCo designation it suggests that LAFCo "will give great weight to comments". The problem is that few, if any of the land use actions the County may take would require a LAFCo action. Finally, for the past 12 years that I'm aware of and at least 30 years of institutional memory among City staff, the County has always informed and sought City comment on land use proposals around Lodi, even outside of the City's Sphere of Influence. Therefore it is my opinion that this designation is meaningless as it accomplishes something that already exists.

The public comment on the Draft Preferred Plan was centered in three areas. Delta College, Armstrong Road property owner interests and the Chamber of Commerce concerns.

In terms of the staff's perspective on the Delta College area, we have not changed our direction. At this time the issues surrounding a College site have not been flushed out. We believe that it is pre-mature to designate the College area since the most recent public statements contradict this from moving forward. I do not think that anyone should question the City's desire to see a campus for the College in Lodi, but we have to defer to that Board to make the decision. Additionally, I think it is important to state that it is staff's opinion that any development in that area is contingent upon a College project. We would not be discussing this as an alternative were it not for their previous interest. Staff is committed to providing as much flexibility in the future. As such, we are recommending that one of the Environmental Impact Report alternatives include the College site and ancillary development. This way if there is a change in the College's direction between now and the adoption of the Final General Plan, the City Council could include the area at that time.

For the Armstrong Road property owners, the City Council did take action since the last Planning Commission meeting to fund a Specific Plan which would be prepared by the County. This plan is to include all of the property east/west between Hwy. 99 and I-5, and ½ mile north and south of Armstrong Road. As such, we are proposing two changes to the Map which you received in November. The revised map now reflects this boundary by deleting the area east of Hwy.99 and the area that was shown greater than ½ mile north of Armstrong Road. It should be noted that the area east of Hwy. 99 is currently designated AL-5 by the County which is the base designation that the new plan area will be working from. A map is included in this packet which reflects these existing County designations. The second request (attached) that was expressed by the Attorney representing the property owners is to designate the ½ mile stretch north of Armstrong Road as Planned Residential Reserve (PRR) as it is currently designated within the General Plan. Staff is of the opinion that this is not consistent with the direction the City has been heading with regard to development south of Harney Lane. Further, we feel this designation contradicts the success that has been achieved to date with regard to funding a Specific Plan. Further, it seems contradictory in that the property owners have maintained that they do not want to be in the City of Lodi and are not desirous of having the City designate their property for land use purposes. The City has shown its commitment to work cooperatively with the property owners and the County in devising a land use solution which will benefit all parties. We feel this backstop designation does nothing to further this goal. That having been said, I am prepared to include the PRR designation in one of the alternatives for the Environmental Impact

Report. This would provide the same flexibility to the City Council in the future if an issue arises during the preparation of the aforementioned Specific Plan.

The Chamber of Commerce and Mike Carouba raised concerns about the lack of industrially designated property, the Mixed Use Center designation and the growth area to the west. Staff has spent a fair amount of time looking at the industrial designation issue. While we stand by our previous statements, we do feel there is merit to providing a specific designation. The revised map before you indicates this area east of Wells Avenue to the Central California Traction (CCT) line. Further, we have reviewed the property ownership pattern and parcel sizes for this area and find that they are large enough to accommodate the types of land uses which are most likely to locate in this designation. Also, as background to define the differences of the two land use designations, we are providing a very preliminary table of what uses we would expect to allow in each designation. I want to underscore that this is a draft meant to provide some framework to what we are thinking the differences in land uses may be. As far as the Mixed Use Center designation, we feel this is an appropriate and beneficial way to convey a development pattern and flexibility to property owners. I may be mistaken, but I believe that Mr. Patrick and Mr. Carouba do not understand the intent of the designation. The Mixed Use Center is meant to anchor neighborhoods with a variety of land uses. Our working definition is that at least ten percent (10%) of the designation be a non-residential land use. For example, the area shown in the southwest quadrant is approximately ten acres. The designation would require a minimum of one acre be retail, service commercial, office, institutional, or some other non-residential land use. The balance of the designation would be able to develop with a variety of residential densities. The growth area to the west of the current general Plan boundary is shown in order to provide enough land use alternatives over the course of this 20 year plan. The Chamber has suggested that the area be designated Urban Reserve. We do not support this change. One of the intents of a General Plan is to provide direction to interested parties concerning the City's future growth. We have attempted to be practical in this approach while being cognizant of the City's existing policies. One of the implementation actions that this new General Plan will require is the designation of priority areas within the Growth Management Plan. As the Commission is aware, the process of receiving allocations occur from a scoring of points based on a variety of subject matters. A focus of the system is the phasing of development. At this point I see the new priority areas falling into three categories; Priority Area One would include the properties that are in the existing General Plan. These areas are generally located ½ mile west of Lower Sacramento Road to the existing General Plan boundary. Priority Area Two would include the property south of Harney Lane and Priority Area Three would include the western growth area as designated.

Since the last Planning Commission meeting I have had the opportunity to discuss the Draft Plan with the Lodi Unified School District. The remaining changes shown in the Plan before you are a result of their comments. They are looking for two K-8 schools south of Harney Lane. They wanted one moved to the east, on the other side of the Woodbridge Irrigation District (WID) canal. Both of these schools are planned to be 14 acres. Another change is the school that was shown in the northwest quadrant. This school is now located closer to Kettleman Lane. The result of these changes did modify locations of certain land uses. The final request from the School District is the designation of a new elementary (K-6) grade school on the eastside of Lodi. They do not have a particular site in mind; however it should be located north of Kettleman Lane and south of Lodi Avenue. We have shown a placeholder marker at the intersection of Central Avenue and Poplar Street for this purpose. This is not meant to designate a specific property, but rather to make the need clear. The ultimate location of a school will be determined by the District.

It probably goes without having to state, but the Planning Commission is free to disagree with any or all of staff's reasoning presented. Ultimately we are looking for a Plan that reflects the community's vision for the future. We have attempted to reflect the comments and feedback we have received to date. At the December 18th meeting, it is staff's intent to provide the Planning Commission with a brief presentation, answer any questions. The Commission will be asked to provide their opinions culminating in a recommendation for City Council action. A Resolution will be drafted subsequent to your direction which reflects the Commission's action.

Attachments:

Revised Draft Preferred Plan dated 12-11-2008

City of Stockton General Plan Map and text

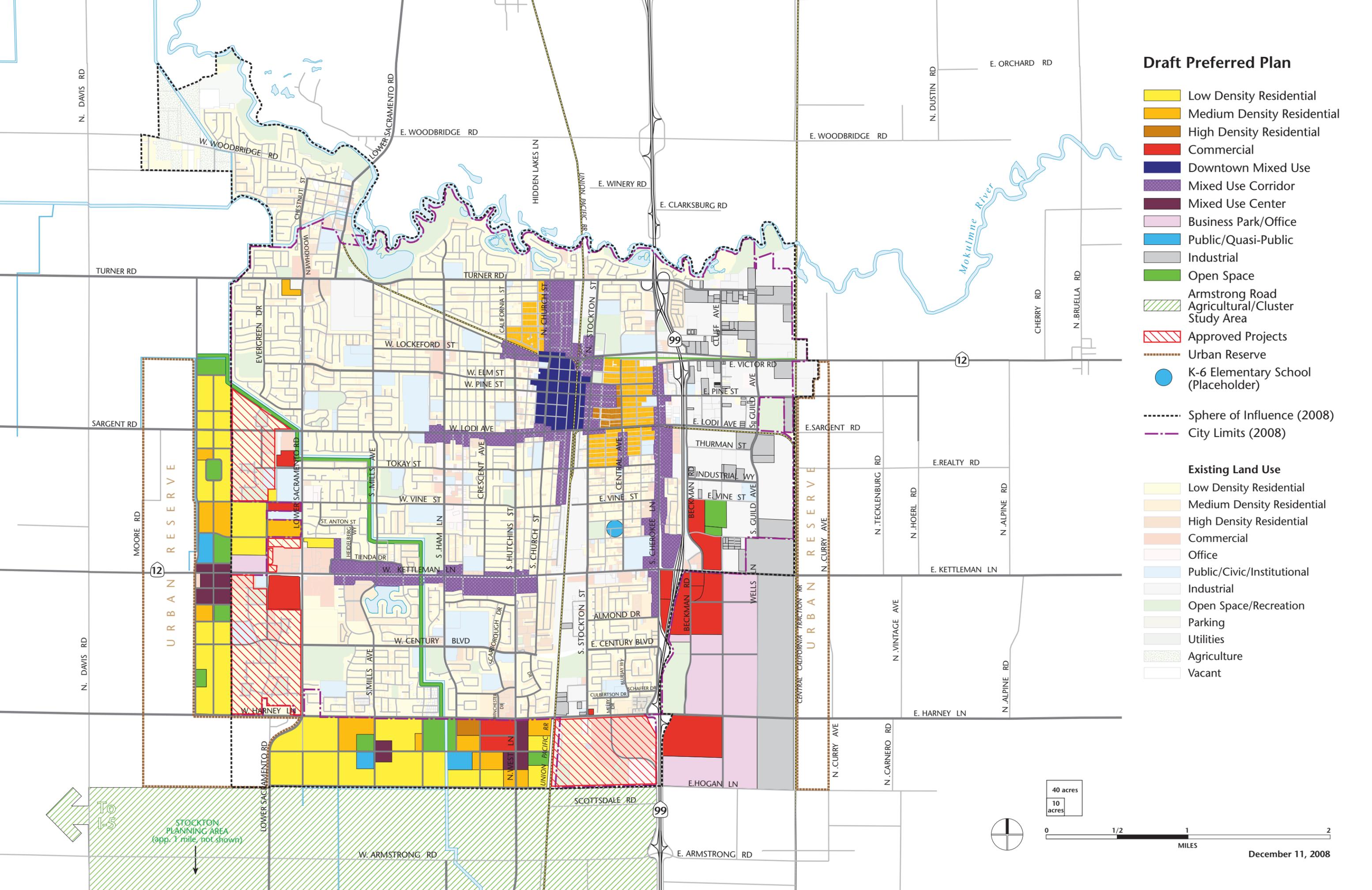
LAFCo Policies and Procedures for Spheres of Influence

County Land Use Map Designations east of Hwy. 99

Armstrong Road Agricultural/Cluster Study area request submitted by Steve Herum

Proposed Industrial designation property ownership information

Draft land use table for Industrial and Business Park designations



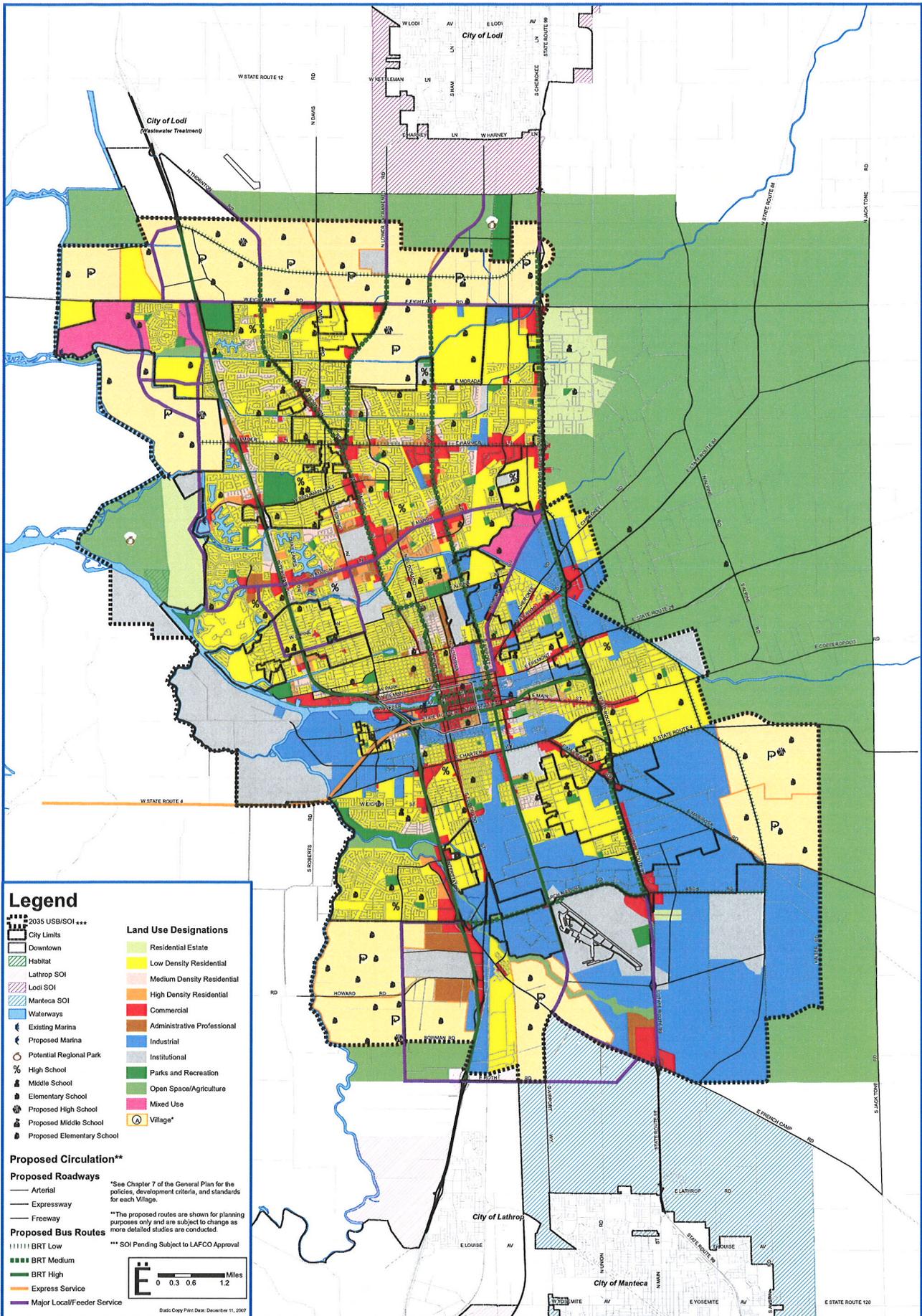
**Draft Preferred Plan**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Downtown Mixed Use
- Mixed Use Corridor
- Mixed Use Center
- Business Park/Office
- Public/Quasi-Public
- Industrial
- Open Space
- Armstrong Road Agricultural/Cluster Study Area
- Approved Projects
- Urban Reserve
- K-6 Elementary School (Placeholder)
- Sphere of Influence (2008)
- City Limits (2008)

- Existing Land Use**
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Commercial
  - Office
  - Public/Civic/Institutional
  - Industrial
  - Open Space/Recreation
  - Parking
  - Utilities
  - Agriculture
  - Vacant

40 acres  
10 acres





### Legend

- 2035 USB/SOI ...
- City Limits
- Downtown
- Habitat
- Lathrop SOI
- Lodi SOI
- Manteca SOI
- Waterways
- Existing Marina
- Proposed Marina
- Potential Regional Park
- High School
- Middle School
- Elementary School
- Proposed High School
- Proposed Middle School
- Proposed Elementary School

### Land Use Designations

- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Administrative Professional
- Industrial
- Institutional
- Parks and Recreation
- Open Space/Agriculture
- Mixed Use
- Villages\*

### Proposed Circulation\*\*

#### Proposed Roadways

- Arterial
- Expressway
- Freeway

#### Proposed Bus Routes

- BRT Low
- BRT Medium
- BRT High
- Express Service
- Major Local/Feeder Service

\*See Chapter 7 of the General Plan for the policies, development criteria, and standards for each Village.

\*\*The proposed routes are shown for planning purposes only and are subject to change as more detailed studies are conducted.

\*\*\* SOI Pending Subject to LAFCO Approval

Scale: 0 0.3 0.6 1.2 Miles

Stockton Copy Print Date: December 11, 2007

**Administrative Professional (AP)**

**Allowed uses:** business, medical, and professional offices, residential uses, public and quasi-public uses, and other similar and compatible uses. Retail and other commercial uses are prohibited. This designation is appropriate on the borders of residential areas.

- Maximum floor area ratio (FAR): 0.5
- Maximum dwelling units per gross acre: 23.2 du/acre outside the downtown area; 69.6 du/per acre inside downtown.
- Maximum dwelling units per net acre: 29 du/acre outside the downtown area; 87 du/per acre inside downtown.

**Commercial (C)**

**Allowed uses:** a wide variety of retail, service, and commercial recreational uses, business, medical and professional offices, residential uses, public and quasi-public uses and other similar and compatible uses. Community or regional commercial centers as well as freestanding commercial establishments are permitted.

- Maximum floor area ratio (FAR): 0.3 outside the Downtown area. 5.0 inside the Downtown area.
- Maximum dwelling units per gross acre: 23.2 du/acre outside the downtown area. 69.6 du/per acre inside downtown.
- Maximum dwelling units per net acre: 29 du/acre outside the downtown area. 87 du/per acre inside downtown.

**Industrial (I)**

**Allowed uses:** a wide variety of industrial uses including uses with nuisance or hazardous characteristics, warehousing, construction contractors, light manufacturing, offices, retail sales, service businesses, public and quasi-public uses, and other similar and compatible uses. Residential uses are prohibited.

- Maximum floor area ratio (FAR): 0.6

**Institutional (IN)**

**Allowed uses:** public and quasi-public land uses such as schools, libraries, colleges, water treatment facilities, airports, some governmental offices, Federal installations, and other similar and compatible uses.

- Maximum floor area ratio (FAR): 0.5 outside the downtown area. FAR of 5.0 within the downtown area

**Parks and Recreation (PR)**

**Allowed uses:** City and county parks, golf courses, marinas, community centers, public and quasi-public uses, and other similar and compatible uses.

- Maximum floor area ratio (FAR): 0.2

**Open Space/Agriculture (OSA)**

**Allowed uses:** agriculture, parks, single family residential units, farm worker housing, wetlands, wildlife reserves and other similar and compatible uses and structures related to the primary use of the property for preservation of natural resources or agriculture. Lands under this designation are intended to remain unincorporated and under the jurisdiction of San Joaquin County.

- Minimum parcel size: 40 acres
- Maximum dwelling units per parcel: 1 du/parcel
- Maximum floor area ratio (FAR): 0.01

**Mixed Use (MX)**

**Allowed uses:** A mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, industrial, and public and quasi-public facilities to be determined through a Master Development Plan adapted concurrently with the designation of the property as MX.

# **POLICIES AND PROCEDURES FOR SPHERES OF INFLUENCE**

(Adopted September 21, 2007)

The San Joaquin Local Agency Formation Commission is required to adopt a sphere of influence for each local governmental agency within its jurisdiction. A sphere of influence is defined as a “plan for the probable physical boundaries and service area of a local agency as determined by the Commission” (Government Code Section 56076). A sphere is primarily a planning tool that provides guidance in reviewing individual proposals. Inclusion within an agency’s sphere does not indicate that an affected area automatically will be annexed; an adopted sphere of influence is only one of several factors the Commission must consider in reviewing individual proposals (Government Code Section 56668).

The sphere of influence process is perhaps the most important planning function given to LAFCo by the State Legislature. San Joaquin LAFCo shall use Spheres of Influence to:

1. Promote orderly growth and urban development.
2. Promote cooperative planning efforts among cities, the county and special districts to address concerns regarding land use and development standards, premature conversion of agriculture and open space lands, efficient provision of services, and discouragement of urban sprawl.
3. Serve as a master plan for future local government reorganization by providing long range guidelines for efficient provision of public services.
4. Guide consideration of proposals and studies for changes of organization or reorganization.

While LAFCo encourages the participation and cooperation of the subject agencies, Sphere of Influence Plans are a LAFCo responsibility and the Commission is the sole authority as to the sufficiency of the documentation and the Plan’s consistency with law and LAFCo policy.

In determining a sphere of influence, the Commission is required to consider and make written determinations with respect to the following factors (Government Code Section 56425):

1. The present and planned land uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in the area.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

**A. PROCEDURAL GUIDELINES FOR DETERMINING SPHERES OF INFLUENCE**

1. Timeframe: Territory that is currently receiving services from a local agency, or territory that is projected to need a local agency's services within a 0-30 year timeframe may be considered for inclusion within an agency sphere. "Sphere horizons" or planning increments should depict the agency's logical boundary at a time period of between 5 and 10 years and at the end of the 30-year time period.
2. Consistency Required: Territory will not be considered for inclusion within a City's sphere of influence unless the area is included within the city's general plan land use element. The adopted sphere of influence shall also consider City and County general plans, growth management policies, annexation policies, resource management policies, and any other policies related to ultimate boundary area of an affected agency unless those plan or policies conflict with the legislative intent of the Cortese-Knox-Hertzberg Act (Government Code Section 56000 et seq.).

Where inconsistencies between plans exist, LAFCo shall rely upon that plan which most closely follows the legislature's directive to discourage urban sprawl and encourage the orderly formation and development of local governmental agencies based upon local conditions and circumstances.

3. General Plan Approach: LAFCo would prefer a sphere of influence proposal where the city has adopted general plan policies, implementing ordinances and programs that address: smart growth principles; infill and redevelopment strategies to minimize conversion of open space/agricultural land; mixed use and increased densities; job development centers; community buffers; and habitat, agriculture and open space preservation strategies.
4. Open Space and Rural Lands: Territory not in need of urban services, including open space, agriculture, recreational, rural lands, or residential rural areas shall not be assigned to an agency's sphere of influence unless the area's exclusion would impede the planned, orderly and efficient development of the area. Open space and agriculturally

designated lands as designated by the applying agency may be considered for inclusion within a sphere if the agency can demonstrate that a preservation plan can effectively preserve such lands within the agency's sphere.

5. Community Separators: Sphere of influence boundaries shall, to the extent feasible, maintain a separation between existing communities to protect open space and agricultural lands and the identity of an individual community.
6. Regional Housing Needs: The sphere of influence plans for cities should consider the agency's policies and approaches to meet its fair share of regional housing needs.
7. Districts and Cities: LAFCo shall encourage districts and cities to develop plans for the orderly detachment, merger/dissolution of a district when districts have significant territory within a proposed city's sphere of influence.
8. Types of Spheres: In addition to a traditional sphere, the following other types of spheres may be considered by the Commission:
  - a. A special district that provides services, which ultimately will be provided by another agency, will be assigned a **zero sphere**.
  - b. If additional information is necessary to determine a sphere boundary, but is currently unavailable, a **partial sphere** may be approved and a **special study area** may be designated.
  - c. A local agency may be allocated a **coterminous sphere** if there is no anticipated need for the agency's services outside its existing boundaries, or if there is insufficient information to support inclusion of areas outside the agency's boundaries in the sphere of influence.
9. Sphere Hierarchy: Where an area could be assigned to the sphere of influence of more than one agency providing needed service, the following hierarchy shall apply dependent upon ability to serve, *unless an agency or district has specialized capacity to provide such service*:
  - a. Inclusion within a municipality sphere of influence.
  - b. Inclusion within a multipurpose district sphere of influence.
  - c. Inclusion within a single-purpose district sphere of influence.

10. Areas of Interest: LAFCo may, at its discretion, designate a geographic area beyond the sphere of influence as an Area of Interest to any local agency.
  - a. Areas of Interest is a geographic area beyond the sphere of influence in which land use decisions or other governmental actions of one local agency (the "Acting Agency") impact directly or indirectly upon another local agency ("the Concerned Agency").
  - b. Within each Area of Interest there is to be no more than one city.
  - c. LAFCo will notify any Concerned Agency when LAFCo receives notice of a proposal of another agency in the Area of Interest and will give great weight to its comments.
  - d. LAFCo encourages agencies to provide advance notice to other agencies of any action or project being considered within the Area of Interest and commit to considering any comments made by the other agency. Agencies may formalize agreements through Memorandums of Understanding (M.O.U.s.)
11. Adoption and Revision: LAFCo will adopt a sphere of influence after a public hearing and pursuant to the procedures set forth in Section 56427 of the Cortese-Knox-Hertzberg Act. Sphere actions are subject to the provisions of the California Environmental Quality Act. A sphere of influence shall be updated every five years or more often if deemed necessary by the Commission. Whenever possible, city sphere updates shall be scheduled to coincide with City General Plan updates.

## **B. SPHERE OF INFLUENCE PLAN**

The Sphere of Influence Plan for each governmental agency within San Joaquin LAFCo jurisdiction shall contain each of the following:

1. Present and planned land uses in the area including agricultural and open space lands.
  - a. A map defining the probable 30-year boundary of its service area and defining the agency's sphere horizons at the end of the 5-10 and 30 year time period coordinated with the Municipal Service Review.
  - b. Maps and explanatory text delineating the following:
    - (1.) Present land uses including improved and unimproved development, agricultural lands and open space areas.

(2.) Propose future use of the area.

2. The present and probable need for public facilities and services (i.e., water, sewer, drainage, police and fire) for the sphere including the need of all types of major facilities not just those provided by the agency.
3. The present capacity of public facilities and adequacy of public services that the agency provides or it's authorized to provide.
4. Identification of any social or economic communities of interest.
5. A phasing plan for annexation of territory in the sphere of influence that is time-coordinated (5-10 and 30 year time period) and consistent with the Municipal Service Review.
6. Existing and projected population at the various sphere horizons.
7. In determining the 0-30 year timeframe, LAFCo shall consider and accord reasonable deference to each local agency's policies with respect to the rate of residential and non-residential growth, anticipated absorption of land, and the agency's policies and strategies for economic and employment growth.

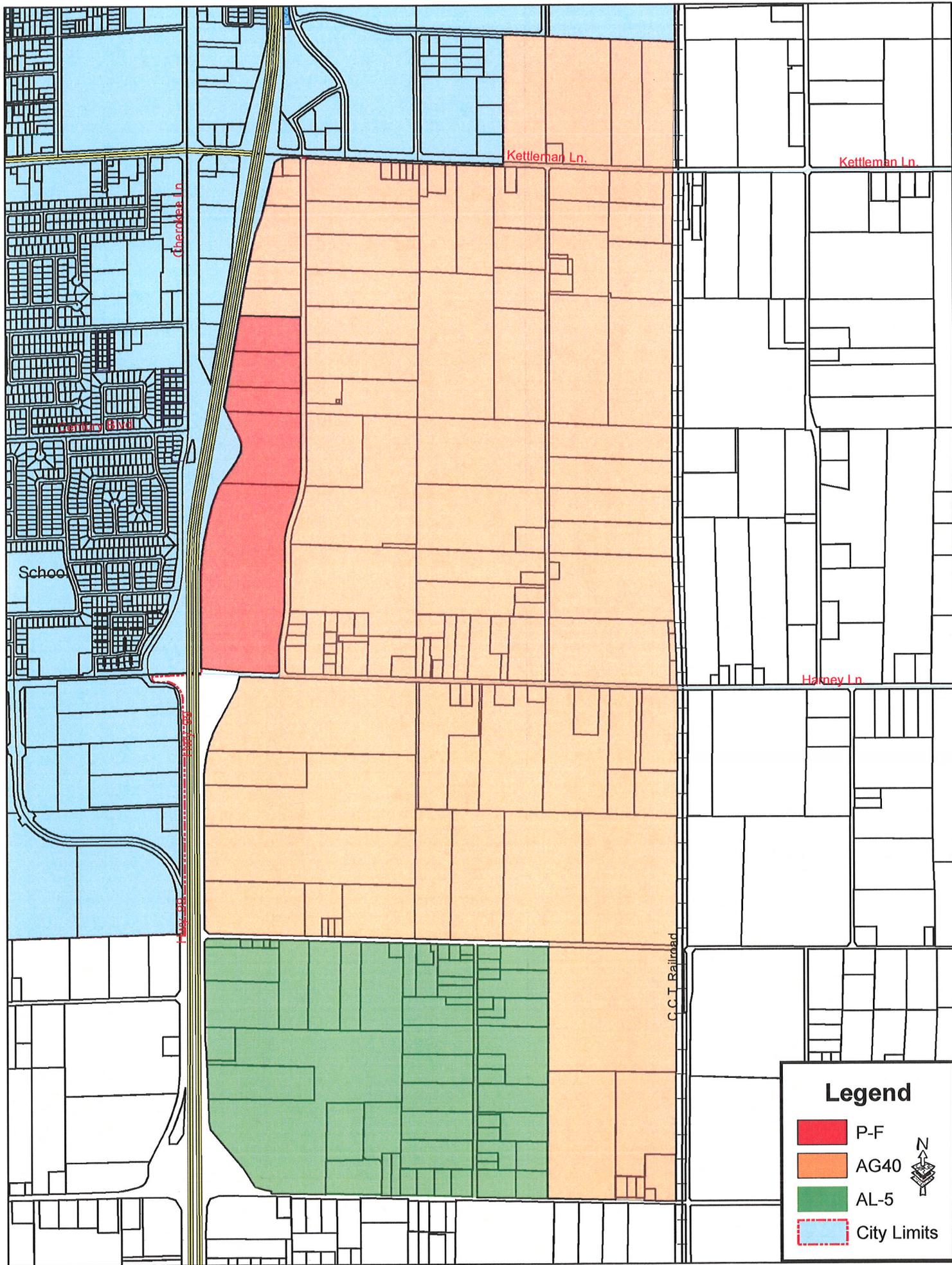
### **C. AMENDMENTS AND UPDATES OF SPHERES**

1. Amendments and Updates Defined: Amendments generally involve changes to a Sphere of Influence Map or Plan that are proposed by an agency or individual to accommodate a specific proposal. An amendment may or may not involve changes to the Municipal Service Review of the agency.

Updates generally involve a comprehensive review of the entire sphere of influence, including the map and Municipal Service Review.

2. Amendments Required: An amendment to the Sphere of Influence Plan will be required in the following circumstances:
  - a. When an agency seeks to add new territory or remove territory from its sphere.
  - b. When an agency seeks to move territory already within its sphere from one sphere horizon to another.

- c. When a district seeks to provide a new or different function or class of service.
  - d. When an agency proposes a significant change in its plans for service which makes the current Municipal Service Review inaccurate.
3. Precedence of Amendments over Annexations: Sphere of influence amendments shall precede consideration of proposals for changes of organization or reorganization. Proposals may be considered at the same meeting.
  4. Consistency Required: Amendment proposals must be consistent with an updated Municipal Service Review.
  5. Demonstrated Need Required: An application for amendment to a sphere of influence must demonstrate a probable need or (in the case of reduction of the sphere) lack of need or capacity to provide service.
  6. Sphere of Influence Amendment and Update Procedures: As required by Government Code Section 56425, each request for sphere amendment or update must be heard in a public hearing and is subject to the provisions of the California Environmental Quality Act.



### Legend

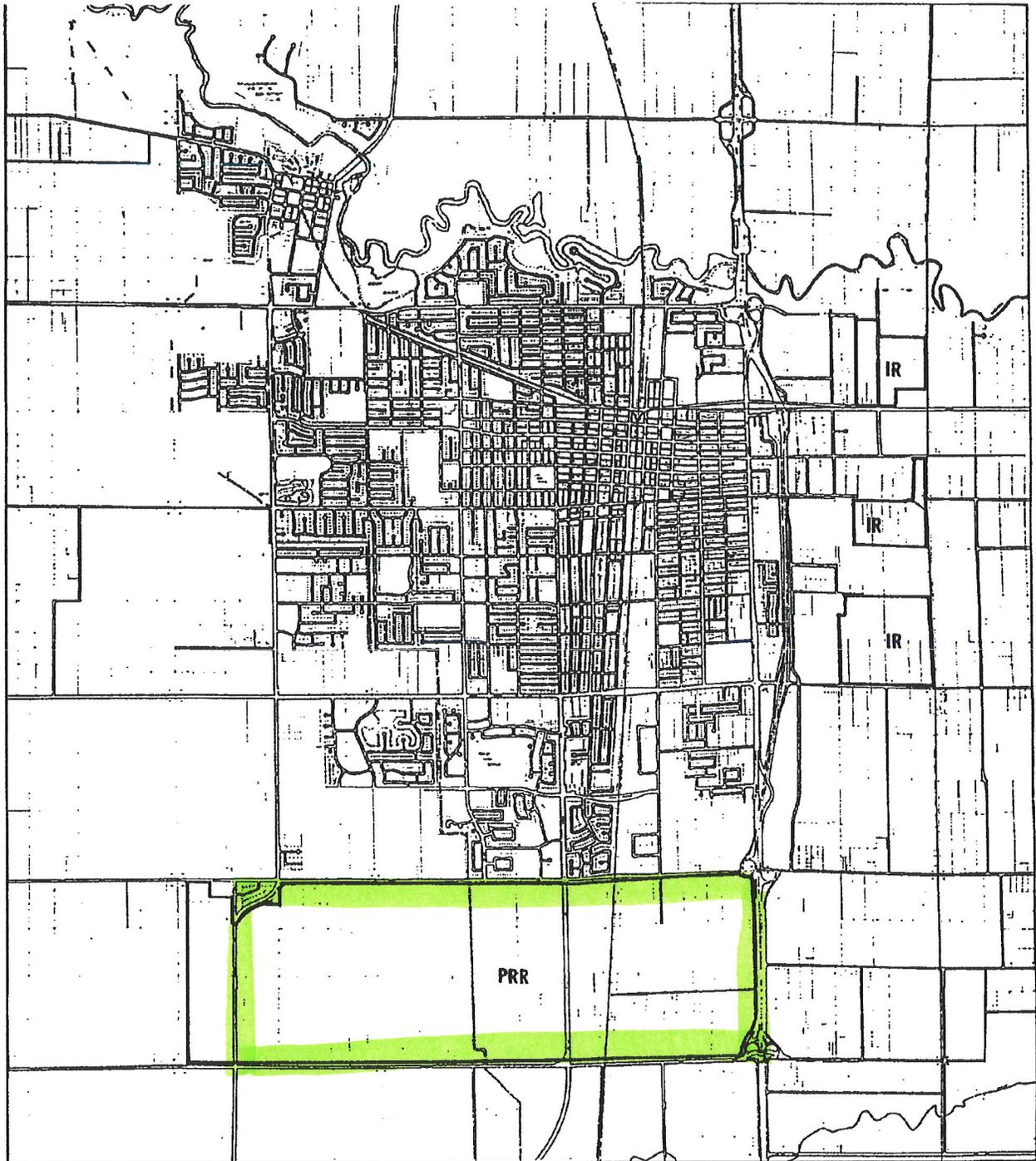
- P-F
- AG40
- AL-5
- City Limits



## **ARMSTRONG ROAD AGRICULTURAL/CLUSTER STUDY AREA**

The Armstrong Road Agricultural/Cluster Study Area General Plan designation replaces the current PRR general plan designation that was adopted by the City in 1991. At that time the PRR represented the City's "Urban Reserve" designation. The Armstrong Road Agricultural/Cluster Study Area general plan designation is intended to be equivalent to the Urban Reserve general plan designation but acknowledges that the City of Lodi and County of San Joaquin are presently studying a proposal by local landowners to create an agricultural zone that provides the landowners with an option to cluster building rights (one building unit for each five acres of land owned by the property owner) in exchange for retaining the remainder of the property for agricultural uses as defined by the proposed ordinance.

It is intended that property designated Armstrong Road Agricultural/Cluster Study Area will have the same rights or status as the new Urban Reserve designation and at least as many rights or the status of the former PRR general plan designation. If the County ultimately does not adopt the proposed land use regulation for the area which is generally defined as one half mile north and one half mile south of Armstrong Road between Interstate Highway 5 and State Highway 99, then this designation shall be treated, interpreted and administered as being equivalent to the Urban Reserve designation.

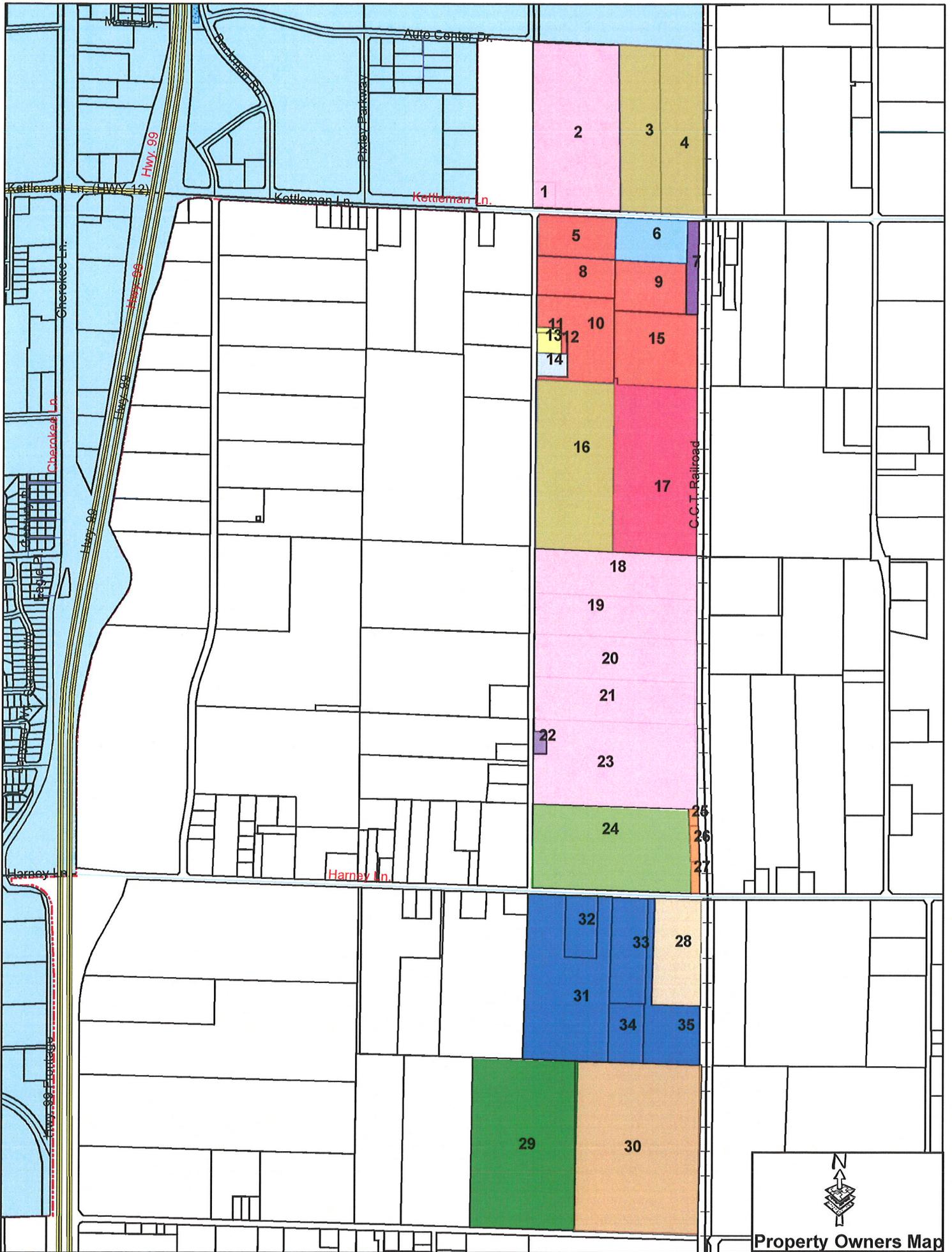


LEGEND  
 PRR PLANNED RESIDENTIAL RESERVE  
 IR INDUSTRIAL RESERVE

FIGURE A-2. RESERVE AREAS (NEW DEVELOPMENT POTENTIAL BEYOND 2007)

Lodi General Plan





# Property Owners List

Ref Numbers	Property Owner	Street Address	APN	Parcel Size
1		5631 E. Kettleman Ln, Lodi, CA 95240	049-250-49	18.88 acres
2		5631 E KETTLEMAN LN, Lodi CA 95240	049-250-50	0.74 acres
3		5827 E. Kettleman Ln, Lodi, CA 95240	049-250-48	10 acres
4		5941 E KETTLEMAN LN	049-250-47	10 acres
5		14950 N WELLS LN Lodi CA 95240	061-030-36	4.83 acres
6		5926 E KETTLEMAN LN	061-030-38	4.27 acres
7		5950 E KETTLEMAN LN	061-030-15	1.61 acres
8		14860 N WELLS LN	061-030-11	4.85 acres
9		5932 E KETTLEMAN LN	061-030-39	4.79 acres
10		14818 N WELLS LN	061-030-61	7.27 acres
11		14776 N WELLS LN, Lodi CA 95240	061-030-62	6,578 sq. ft.
12		14818 N WELLS LN	061-030-64	6,435 sq. ft.
13		14776 N WELLS LN, Lodi, CA 95240	061-030-63	37,125 sq. ft.
14		14696 N WELLS LN LODI, CA 95240	061-030-44	43,560 sq. ft.
15		5940 E KETTLEMAN LN, LODI, CA 95240	061-030-40	9.56 acres
16		14230 N WELLS LN LODI, CA 95240	061-030-13	19.4 acres
17		14660 N WELL LN Lodi CA 95240	061-030-41	19.92 acres
18		14200 N WELLS LN	061-030-16	9.83 acres
19		14068 N WELLS LN	061-030-17	9.83 acres
20		14000 N WELLS LN	061-030-18	9.83 acres
21		13920 N WELLS LN	061-030-19	9.83 acres
22		13806 N WELLS LN	061-030-21	0.56 acres
23		13780 N WELLS LN	061-030-20	19.11 acres
24		5625 E HARNEY LN	061-040-29	18.82 acres
25		5991 E HARNEY LN	061-040-32	0.18 acres
26		5983 E HARNEY LN	061-040-31	0.38 acres
27		5977 E HARNEY LN	061-040-30	0.35 acres
28		5940 E HARNEY LN	061-060-13	6.36 acres
29		5603 E HOGAN LN	061-070-14	23.92 acres
30		5999 E HOGAN LN	061-070-15	29.82 acres
31		5670 E HARNEY LN	061-060-10	17 acres
32		5750 E HARNEY LN	061-060-11	3 acres
33		5900 E HARNEY LN	061-060-12	5.37 acres
34		5950 E HARNEY LN	061-060-16	2.86 acres
35		5888 E HARNEY LN	061-060-17	5 acres

<b>TABLE 2-6 Industrial - Allowed Uses and Permit Requirements</b>	<b>A</b>	<b>Allowed Use</b>	
	<b>UP</b>	<b>Use Permit Required</b>	
	<b>MUP</b>	<b>Minor Use Permit Required</b>	
	<b>—</b>	<b>Use not allowed</b>	
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED</b>		<b>Specific Use Regulations</b>
	<b>I</b>	<b>BP</b>	

**INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING**

Accessory uses - industrial		A	—	
Chemical manufacturing and processing		UP	UP	
Electronics, equipment, and appliance manufacturing		A	A	
Food and beverage product manufacturing		A	—	
Furniture/fixtures manufacturing, cabinet shops		A	—	
Handcraft industries, small-scale manufacturing		A	A	
Junkyard/waste disposal		UP	—	
Laundries and dry cleaning plants		A	—	
Lumberyards		A	—	
Metal products fabrication, machine/welding shops		A	—	
Milling		A	—	
Paper and allied product manufacturing		A	—	
Petroleum/coal product storage and processing		UP	—	
Printing and publishing		A	A	
Product assembly and packaging		A	A	
Quarry materials storage and processing		UP	—	
Railyard/boat/aircraft manufacturing and repair		A	—	
Recycling facilities - Large collection facilities		UP	—	
Recycling facilities - Processing, light		UP	—	
Recycling facilities - Reverse vending machines		A	—	
Recycling facilities - Scrap and dismantling yards		UP	—	
Recycling facilities - Small collection facilities		UP	—	
Plastics manufacturing		A	UP	
Use of hazardous materials		UP	—	
Warehouses, wholesaling and distribution		A	—	

**Notes:**

(1) Subject to all requirements of Municipal Code Chapter 5.40.

<b>TABLE 2-6 Industrial - Allowed Uses and Permit Requirements</b>		<b>A</b>	<b>Allowed Use</b>
		<b>UP</b>	<b>Use Permit Required</b>
		<b>MUP</b>	<b>Minor Use Permit Required</b>
		<b>—</b>	<b>Use not allowed</b>
LAND USE (1)	PERMIT REQUIRED		Specific Use Regulations
	I	BP	

**RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES**

Adult entertainment businesses		A(1)	—	
Community centers		—	A	
Golf courses and country clubs		—	—	
Health/fitness facilities		—	A	
Indoor amusement/entertainment facilities		—	—	
Indoor sports facility		—	—	
Libraries, museums, galleries		—	—	
Night clubs and bars		—	—	
Outdoor recreation facilities (not public)		---	UP	
Parks and playgrounds		—	—	
Religious facilities		—	—	
School - Public		—	—	
School - Private		—	—	
School - Specialized education and training		A	A	
Studio - Art, dance, martial arts, music, etc.		---	UP	
Theaters and auditoriums		—	—	

**Notes:**

(1) Subject to all requirements of Municipal Code Chapter 5.40.

<b>TABLE 2-6 Industrial - Allowed Uses and Permit Requirements</b>	<b>A</b>	<b>Allowed Use</b>	
	<b>UP</b>	<b>Use Permit Required</b>	
	<b>MUP</b>	<b>Minor Use Permit Required</b>	
	<b>—</b>	<b>Use not allowed</b>	
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED</b>		<b>Specific Use Regulations</b>
	<b>I</b>	<b>BP</b>	

**RETAIL TRADE**

Accessory retail uses		---	A	
Adult Uses		UP(1)	—	
Alcoholic beverage sales, on-site		UP	UP	
Auto parts		A	—	
Auto sales and rental		—	UP	
Building material stores		A	—	
Construction/heavy equipment sales and rental		A	—	
Convenience stores		—	UP	
Equipment rental		A	—	
Extended hour businesses (11:00 p.m. to 6:00 a.m.)		A	A	
Mobile home and RV sales		—	UP	
Fuel dealer		A(2)	—	
Outdoor retail sales and activities		—	—	
Plant nurseries and garden supply stores		A	—	
Restaurants		A	A	

**Notes:**

- (1) Subject to all requirements of Municipal Code Chapter 5.40.
- (2) No propane tank storage or display allowed between a building and a street.

<b>TABLE 2-6 Industrial - Allowed Uses and Permit Requirements</b>	<b>A</b>	<b>Allowed Use</b>	
	<b>UP</b>	<b>Use Permit Required</b>	
	<b>MUP</b>	<b>Minor Use Permit Required</b>	
	<b>—</b>	<b>Use not allowed</b>	
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED</b>		<b>Specific Use Regulations</b>
	<b>I</b>	<b>BP</b>	

**SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL**

Automated teller machines (ATMs)		A	A	
Banks and financial services		—	A	
Business support services		A	A	
Medical - Clinics, offices, and laboratories		—	A	
Medical - Extended care		—	A	
Medical - Hospitals		—	A	
Offices		—	A	
Professional Services		---	A	

**SERVICES**

Auto repair and maintenance - Major		A	—	
Auto repair and maintenance - Minor		A	—	
Car wash		—	UP	
Child care		—	UP	
Contractor storage yard		A	—	
Drive-in and drive-through services		—	—	
Gas stations		A	UP	
Hotels and motels		—	UP	
Parcel delivery		A	A	
Personal services		—	—	
Research and development (R&D)		A	A	
R&D - Biotechnology, chemical, pharmaceutical		A	A	
Storage - Indoor		A	—	
Storage - Outdoor		UP	—	
Upholstering shops		A	—	
Veterinary clinics, outpatient treatment only		A	—	
Veterinary clinics, animal hospitals, kennels		A	—	

**Notes:**

(1) Subject to all requirements of Municipal Code Chapter 5.40.

<b>TABLE 2-6</b> <b>Industrial - Allowed Uses and Permit Requirements</b>		<b>A</b>	<b>Allowed Use</b>
		<b>UP</b>	<b>Use Permit Required</b>
		<b>MUP</b>	<b>Minor Use Permit Required</b>
		<b>—</b>	<b>Use not allowed</b>
LAND USE (1)	PERMIT REQUIRED		Specific Use Regulations
		I      BP	

**TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES**

Broadcasting studios		A	A	
Parking facilities/vehicle storage		A	—	
Telecommunications facilities		MUP	—	
Truck and freight terminals		A	—	
Utility Facility		A	—	

**Notes:**

- (1) Subject to all requirements of Municipal Code Chapter 5.40.

# Item 6a.



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

**To:** City of Lodi Planning Commissioners  
**From:** Rad Bartlam, Interim Community Development Director  
**Date:** Special Planning Commission Meeting of 12/18/08  
**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
November 5, 2008	REGULAR	Adopt Resolution Awarding Contract for Architectural Services for Grape Bowl Phase I Renovation to 360 – CA Schrock Architects, of San Francisco (\$117,500) (PW)
		Public Hearing to Consider Adoption of a Resolution Amending the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Development Fees for 2009 (CD)
		Set Public Hearing to Consider the Appeals of Browman Development Company and Wal-Mart Stores, Inc. Regarding the Decision of the Planning Commission to Not Certify the Lodi Shopping Center Environmental Impact Report (CLK)
November 18, 2008	SHIRTSLEEVE	Neighborhood Stabilization Program (CD)
November 19, 2008	REGULAR	Adopt the Following Resolutions Pertaining to the March 3, 2009, Special Municipal Election Relating to Ordinance 1812 Approving and Adopting the Redevelopment Plan for the Lodi Community Improvement Project: (1) Resolution Requesting the Board of Supervisors of the County of San Joaquin for Consolidation of Election and to Render Specified Services to the City Relating to the Conduct of a Special Municipal Election to be Held Tuesday, March 3, 2009; (2) Resolution Setting Priorities for Filing Written Argument(s) Regarding City Measures and Directing the City Attorney to Prepare an Impartial Analysis; and (3) Resolution Providing for the Filing of Rebuttal Arguments for City Measure Submitted at Special Municipal Election
		Consider Financially Underwriting the County of San Joaquin’s Development of an Armstrong Road Agricultural/Cluster Zoning Classification to Promote a Buffer Area Between the Cities of Lodi and Stockton

See Page 2 for More Information

December 10, 2008	SPECIAL	Conduct a public hearing to consider two appeals of the Planning Commission's decision to not certify the Final Revised Environmental Impact Report (FREIR) regarding the Lodi Shopping Center project located at 2640 West Kettleman Lane.
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