

## 3.1 LAND USE AND PLANNING

This land use and planning section includes a description of the existing onsite and surrounding land uses based on a windshield survey conducted in November 2002, and site reconnaissance surveys conducted for biological resources and cultural resources in late December 2002 and early January 2003. Aerial photographs were also reviewed for preparation of this section.

This section describes the General Plan (planned) land uses (1991), zoning designations (City of Lodi, July 2001 referred to hereinafter as "Zoning Ordinance") and Westside Facilities Plan (City of Lodi, Jan. 2001 referred to hereinafter as the "Master Plan"). These three key planning documents are available at the City of Lodi, Planning Department, City Hall, 221 West Pine Street, Lodi, California. Agricultural soils on the property are described based on the City of Lodi General Plan Background Report (Jan. 1988), also available at the City of Lodi Planning Department.

Potential project impacts to existing and planned land uses and Prime farmland are described herein, as are mitigation measures (where needed) to reduce or avoid significant impacts.

### 3.1.1 ENVIRONMENTAL SETTING

#### Onsite and Surrounding Land Uses

The site is located in the southwest portion of the City of Lodi. The site is currently vacant, except for an abandoned and unused shed at the western periphery of the site. The site appears not to be used for agricultural production, grazing or other active uses.

Property on the northern side of the site is similarly vacant and not used for agriculture or grazing. This approximately 5.6 -acre property (G-REM Residential project) was recently approved by the City of Lodi for development of up to 33 residential units (primarily single family, although some duplex units were also approved). The City Council later rescinded the growth management allocation given to this project and the applicant subsequently withdrew the application (Hightower, pers. comm.. '03). Currently there are no pending applications for development of this 5.6-acre property. Rural residential homes, and some small agricultural properties (e.g., planted in grapes) exist north and off of the project site to the north of the recently approved residential units.

Highway 12 (also referred to as Kettleman Lane) borders the project site to the south. Across Highway 12, to the south, is a vacant site. This property also appears to be dormant in that no active agricultural or other use is apparent. The City of Lodi has received an application for a national retail chain store in this location.

Except for a few occasional rural residences, properties to the east of the project site along Highway 12 are primarily vacant. A Safeway shopping center and other commercial uses exist west of the project site, across Lower Sacramento Road.

### City of Lodi General Plan Land Uses

The project site is currently designated as Neighborhood Commercial (NCC) and Planned Residential (PR) on the City of Lodi General Plan (Exhibit 3.1-1). An estimated 85% of the site is in NCC designation, with the remainder in PR designation. These land use designations are defined as follows:

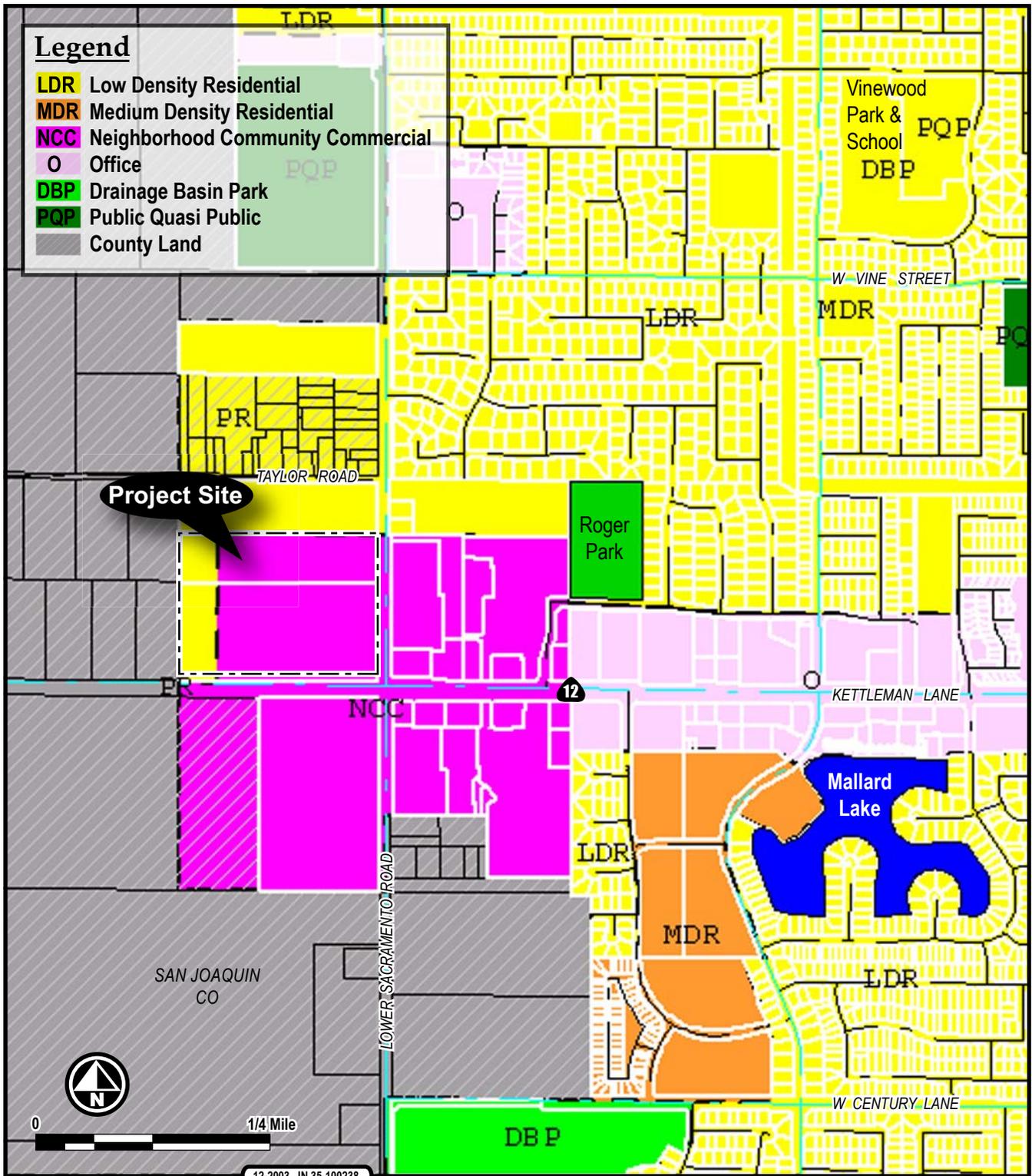
“NCC: This designation provides for neighborhood and locally oriented retail and service uses, multifamily residential units, public and quasi-public uses, and similar and compatible uses. The [floor area ratio] FAR shall not exceed 0.40 for commercial uses, and residential densities shall be in the range of 7.1-20.0 units per gross acre. This designation assumes an average of 2.25 persons per household for residential uses.”

“PR: This designation provides for single family detached and attached homes, secondary residential units, multifamily residential units, parks, open space, public and quasi-public uses, and similar and compatible uses and is applied to largely undeveloped areas in the unincorporated area of the GP area. All development under this designation shall be approved pursuant to a specific development plan. As specific development plans are approved, the planned residential designation shall be replaced with low, medium, or high density residential designation, or a public/quasi-public designation based on its approved use and density. New residential units within planned residential areas will be developed according to a general policy goal of maintaining the following mix of residential densities: 65 percent low density; 10 percent medium density; and 25 percent high density. The average residential density shall not exceed 7.0 units per gross acre. This designation assumed an average of 2.60 persons per household.”

General Plan land uses to the north of the site are designated as PR. This 5.6-acre property was approved by the Lodi City Council on November 6, 2002 for development of up to 33 residential units. Land to the east is designated as NCC. Land to the east, and south and southeast across Highway 12 are all designated NCC (refer to Exhibit 3.1-1).

The City of Lodi General Plan includes two other commercially oriented land uses: General Commercial (GC), and Downtown Commercial. General Commercial uses are defined as:

“(GC): This designation provides for land-intensive retail and wholesale commercial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. This designation is applied to areas adjacent to major streets that are wither currently used for intensive commercial uses or are well suited for such uses.”



Source: City of Lodi webpage, 2003



The Downtown Commercial (DC) land use designation is defined as:

“DC: This designation provides for restaurants, retail, service, professional and administrative office, hotel and motel uses, multifamily residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 20.1-30.0 units per acre; the FAR for all uses shall not exceed 2.00. This designation is applies only to the downtown area of Lodi. Residential uses in the downtown area are assumed to have an average of 2.00 persons per household.”

### **Relevant City of Lodi General Plan Policies**

The Lodi General Plan contains a number of policies that direct the future and long-term use of the project site. Other General Plan policies relevant to other environmental issues are incorporated into those sections and are not duplicated in the Land Use discussion. Among the policies relevant to the land use discussion are the following:

#### Land Use and Growth Management Element

- ❖ Goal E: To provide adequate land and support for the development of commercial uses providing goods and services to Lodi residents and Lodi’s market area.
- ❖ Policy 1. The City shall promote and assist in the maintenance and expansion of Lodi’s commercial sector to meet the needs of both Lodi residents and visitors.
- ❖ Policy 3. The City shall encourage new large-scale commercial centers to be located along major arterials and at the intersections of major arterials and freeways.
- ❖ Policy 6. The City shall ensure the availability of adequate sites for new commercial development.
- ❖ Policy 7. In approving new commercial projects, the City shall seek to ensure that such projects reflect the City’s concern for achieving and maintaining high quality development.

#### Urban Design and Cultural Resources

- ❖ Goal C: To maintain and enhance the aesthetic quality of major streets and public/civic areas.

### **Westside Facilities Master Plan**

The Westside Facilities Master Plan (Master Plan) pertains to an approximately 390-acre land area situated along the western edge of the City of Lodi, at the crossroads of Lower Sacramento Road and Highway 12. This land area was envisioned by the City of Lodi to be “the City’s next major growth area, offering new housing and commercial development opportunities.” (Master Plan, p.1). At the time the Master Plan was developed, 110 acres of the property were situated within the City of Lodi municipal limits, with the remaining 280 acres outside the municipal boundary but within the City’s Sphere of Influence and within the City’s General Plan planning area.

The Westside Facilities Master Plan was prepared by the City of Lodi as an "...implementation tool of the City of Lodi General Plan and the City's Park, Recreation and Open Space Plan. The Westside Facilities Master Plan provides a bridge between the broad based policies provided in the City's General Plan and the City's Park, Recreation and Open Space Plan and the framework necessary for site specific planning and design." (Master Plan, p. 5). The Master Plan was formulated to guide the development of this land area, and to identify and plan for neighborhood and community parks, circulation, and storm drainage improvements. It was also intended to be the basis upon which the City would formulate and implement capital improvement plans for public facilities within the Master Plan area to meet the needs of growth projected by the City's General Plan. "The Plan considered both existing and projected growth in the Plan Area, as well as outside the Plan Area." (Master Plan, p.1.).

The Master Plan was developed with community participation and involvement. Particularly, community workshops were held on May 15, 2000 and August 7, 2000 to review land use, parks and open space, and facilities, among other concepts, to be incorporated into the Master Plan. The community workshops are described in the Westside Facilities Master Plan, Sections 1.5.1 and 1.5.2.

The Westside Facilities Master Plan identifies a number of General Plan policies that pertain to the land use patterns, circulation, and public services and utilities envisioned for the Plan area. Among the policies listed is the following:

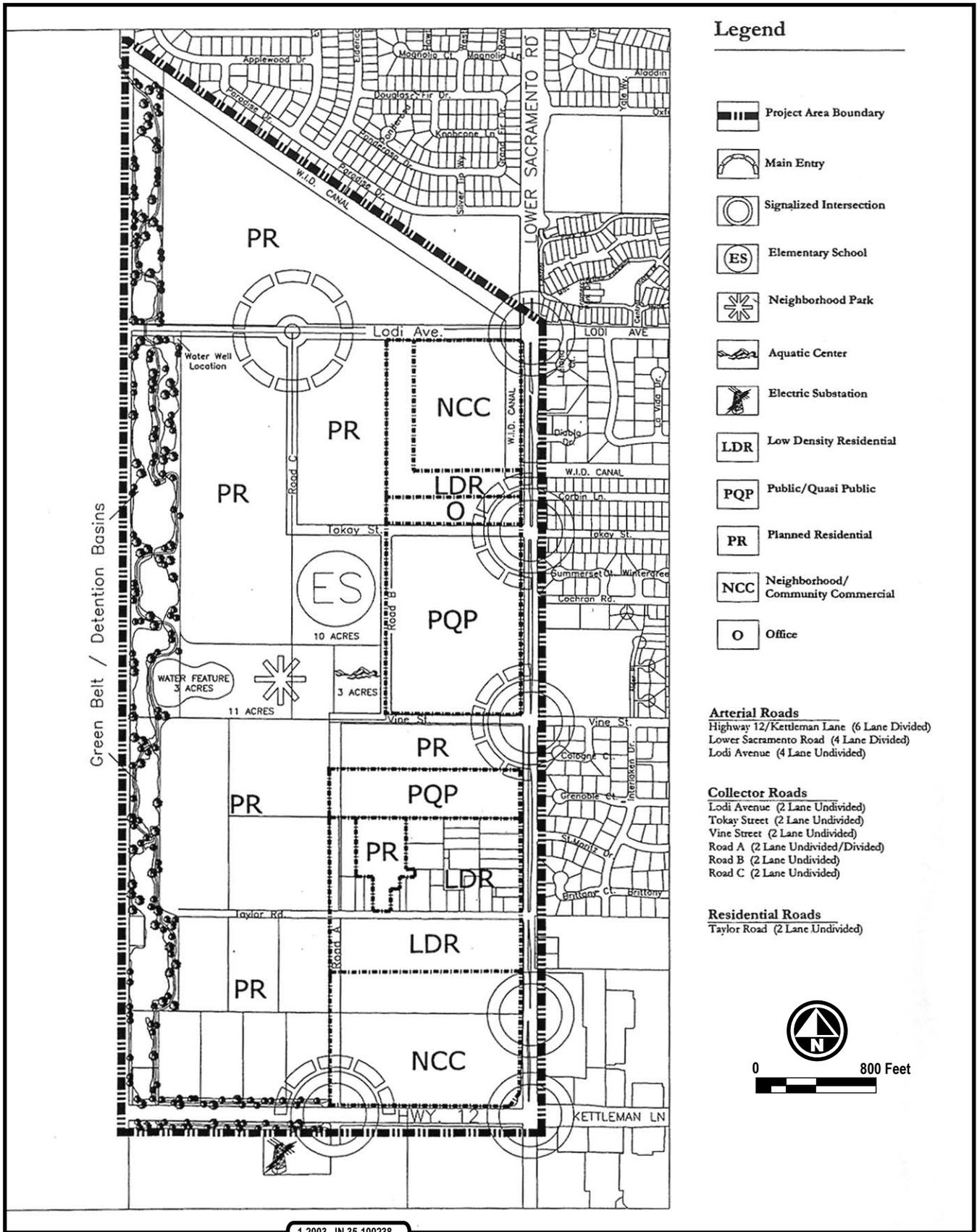
**Land Use and Growth Management of the Westside Facilities Master Plan**

- ❖ Goal H: To provide adequate land for development of public and quasi –public uses to support existing and new residential, commercial and industrial land uses.

Section 2.0, Land Use, of the Westside Facilities Master Plan indicates the land use plan for the Master Plan (Exhibit 3.1-2) described as a "...refined interpretation of the land use designations established in the City of Lodi General Plan Map for the Plan Area." (Master Plan p. 8). The land use distribution and potential yield of land uses are described in Table 1 of the Master Plan (p. 8 therein), which is, in part duplicated below:

<b>TABLE 3.1-1 LAND USE DISTRIBUTIONS, WESTSIDE FACILITIES MASTER PLAN</b>							
<b>Land Use</b>			<b>Residential</b>			<b>Office/Commercial</b>	
Designation	Distribution (acres)	Distribution (%)	Density (units per acre)	Housing dwelling units)	Population	Floor Area Ratio	Potential Floor Space (s.f.)
Planned Residential (PR)	168	43%	7	1,176	3,058		
Neighborhood/Community Commercial (NCC)	38	10%				0.40	662,112

Source: Excerpts from Westside Facilities Master Plan, Table 1 (p. 8)



**Legend**

- Project Area Boundary
- Main Entry
- Signalized Intersection
- Elementary School
- Neighborhood Park
- Aquatic Center
- Electric Substation
- LDR** Low Density Residential
- PQP** Public/Quasi Public
- PR** Planned Residential
- NCC** Neighborhood/Community Commercial
- O** Office

**Arterial Roads**  
 Highway 12/Kettleman Lane (6 Lane Divided)  
 Lower Sacramento Road (4 Lane Divided)  
 Lodi Avenue (4 Lane Undivided)

**Collector Roads**  
 Lodi Avenue (2 Lane Undivided)  
 Tokay Street (2 Lane Undivided)  
 Vine Street (2 Lane Undivided)  
 Road A (2 Lane Undivided/Divided)  
 Road B (2 Lane Undivided)  
 Road C (2 Lane Undivided)

**Residential Roads**  
 Taylor Road (2 Lane Undivided)



1-2003 JN 35-100238

Source: Lodi Westside Facilities Master Plan



The Westside Facilities Master Plan relies on the same description for planned land uses as the General Plan. Approximately 170 acres of Planned Residential (PR) is designated in the Master Plan area with a potential yield of 1,176 dwelling units at an allowed maximum density of 7 units per acre. Approximately 40 acres of land is designated for Neighborhood/Community Commercial (NCC) use in the Westside Facilities Plan area. Based upon the allowed maximum of 0.40 FAR, an estimated 662, 112 s.f. of office/commercial use could be developed in the Master Plan area.

### **Existing City of Lodi Zoning Ordinance**

Existing zoning on and around the project site correspond to the configuration and designations as the General Plan land uses. An estimated 80% of the site is designated at Commercial Shopping (C-S) as are the properties to the east, south and southeast (Exhibit 3.1-3). The remaining westernmost property is zoned Single Family Residential (R-2).

The permitted uses and key development standards for the C-S and R-2 zoning districts are presented below.

### **C-S Zoning District**

#### Purpose

The C-S zoning district is "...designed to permit the development of commercial shopping facilities in locations outside the central business district. These regulations are established to guide the development of such facilities in adherence to the following principles: protecting nearby residential areas from disturbances and adverse influences, minimizing the effect of these commercial facilities on the safety and traffic capacity of the adjacent streets, promoting the grouping of commercial facilities rather than extending them in a strip development, encouraging the location of these facilities in accordance with the master plan and requiring prompt and orderly development of these commercially zoned areas. (Prior code citation omitted)." City of Lodi Zoning Ordinance, Section 17.30.020

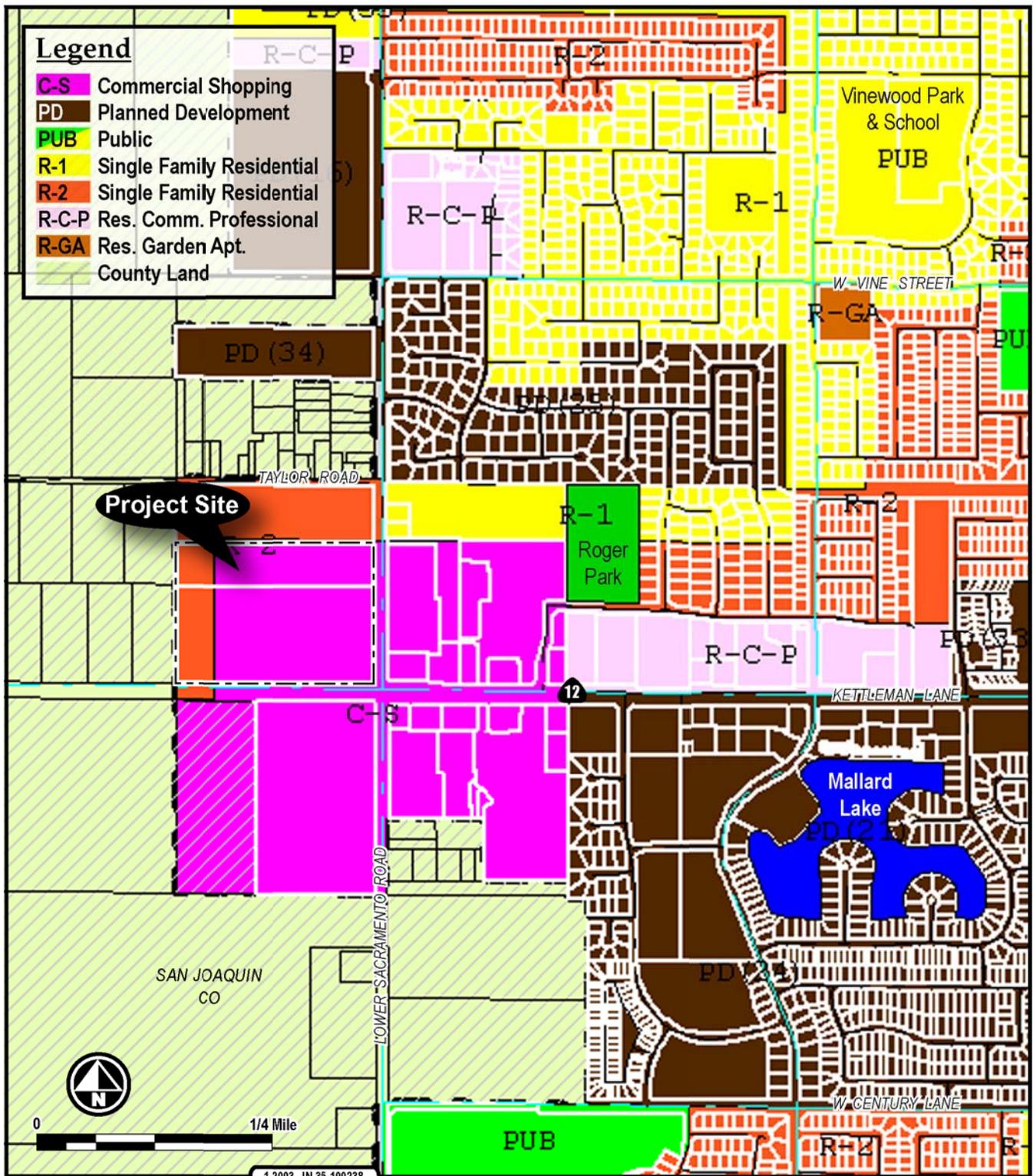
#### Permitted Uses

In identifying the permitted uses in the C-S zone, the City of Lodi Zoning Ordinance is organized in a "tiered" fashion. The C-S zone permitted uses are those also of the C-S zone, the C-1 zone, and the R-HD zones, with identified exclusions. In summary, the C-S zone permits the following land uses:

Any retail business, trade, commercial enterprise or professional and business office use, undertaken for the purpose of rendering neighborhood service, but excluding other businesses of such character as are permitted in the C-2 commercial district or excluded therefrom. Also allowed are a department store, theater with a maximum seating capacity of four hundred, and a cocktail lounge when operated in conjunction with a restaurant and opened only during restaurant hours are included as additional permitted uses.<sup>1</sup> (C-1 permitted uses).

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<sup>1</sup> Residential uses of any type are excluded from the C-1 permitted uses.



Source: City of Lodi webpage, 2003



Hotels, Motels, Boardinghouses and Lodging Houses (R-HD permitted uses);

“The general type and character of business uses permitted in this chapter and in Chapter 17.39 for the C-2 commercial district shall by subsequent action be supplemented and amplified by a list of specific businesses and enterprises of types comparable to the general type and character of business uses set forth in this chapter, which list shall be adopted by a resolution of the planning commission and the city council as their interpretation of the meaning of this portion of this title. Thereafter, the list shall be attached to and made a part of the use regulations of the C-1 and C-2 commercial districts”. (City of Lodi Zoning Ordinance Chapter 17.24).

Maximum height:

Buildings in the C-S district shall have a maximum height of two stories or thirty-five feet. City of Lodi Zoning Code Section 17.30.040.

Maximum Lot Coverage:

Maximum coverage of the land by buildings in the C-S district is limited to twenty-five percent of the site area, exclusive of streets. City of Lodi Zoning Ordinance Section 17.30.050

**R-2 Zoning District**

Permitted Uses

A. All uses permitted in the R-1 district, as provided in Sections 17.09.010 through 17.09.050, with the same regulations applicable thereto, except as provided in this chapter;

B. Two-family dwellings on corner lots or on lots siding against a commercial or industrial district, provided that such lots are at least six thousand square feet in area and sixty feet in width. City of Lodi Zoning Ordinance, Section 17.12.020:

Maximum height: Thirty-five feet.

Lot Coverage

The minimum lot area for each one-family dwelling and its accessory buildings is sixty-five hundred square feet with a lot width of at least sixty feet; provided, that these limits do not prevent the erection of a dwelling on "lots of record" of less than these dimensions. In no case shall there be more than one dwelling on any one lot. ( City of Lodi Zoning Ordinance Section 17.09.070).

### 3.1.2 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

#### Thresholds of Significance

Significant impacts related to land use were determined from criteria stated in *Appendix G of the State CEQA Guidelines*.

Would the project:

#### Land Use

- ❖ 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?
- ❖ 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?
- ❖ Conflict with existing zoning for agricultural use, or a Williamson Act contract?

#### Adopted Plans or Policies

**IMPACT 3.1-A. Consistency with Planned Land Use: The project site is designated on the Lodi General Plan land use diagram as primarily Neighborhood/Community Commercial (NCC) with a smaller area designated as Planned Residential (PR). The project proposal includes a General Plan amendment to redesignate the PR land uses to NCC. A majority of large retail/commercial developments along Highway 12 in the project vicinity, which are similar in nature to the proposed project, are designated as NCC on the General Plan land use diagram. The proposed project would provide locally-serving retail uses. With the general plan amendment to convert the underlying land use designation to one consistent with the proposed uses and with similar commercial uses along Highway 12, the project would be consistent with the City of Lodi General Plan land use and a less than significant impact would result. (Less Than Significant Impact).**

The project would allow for the development of a Lowe's store, which typically includes the retail sales of home improvement items, gardening items, hardware and other retail items. The project would also allow for the development of a large discount grocery, which typically sells bulk packaged and canned foods, some take-out items (e.g., pizza), bakery goods, meats, and vegetables. An In-N-Out drive-through restaurant is another tenant anticipated to develop one of the freestanding pad sites. Tenants for the remaining freestanding commercial pads have not been secured.

This site is currently designated primarily NCC, with a small portion in the PR designation. The project includes a request for a general plan amendment to designate the entire site as NCC. The NCC designation provides for "...neighborhood and locally oriented retail and service uses, multifamily residential units, public and quasi-public uses, *and similar and compatible uses.*" (emphasis added).

The proposed project would develop approximately 297,403 s.f. of commercial use on an approximately 28.27-acre site. At 43,560 s.f. per acre, the project site equates to 1,231,441.2 s.f. in size. Based on these square footages, the project would be developed at a 0.24 FAR (297,403 s.f. divided by 1,231,441.2 s.f. site acres). The project FAR would fall below the maximum 0.40 FAR allowed under the NCC designation.

**Mitigation 3.1-A. Less than significant impacts were identified and, therefore, no mitigation is required.**

**IMPACT 3.1-B. Consistency with General Plan Policies. The proposed project would be consistent with other relevant policies of the City of Lodi General Plan and a less than significant impact would result. (Less Than Significant Impact).**

The discussion below indicates that the proposed project would be consistent with the General Plan policies for various elements. See also other EIR sections for discussion of goals and policies regarding other environmental issues.

### **Land Use and Growth Management Element**

Goal E: To provide adequate land and support for the development of commercial uses providing goods and services to Lodi residents and Lodi's market share.

Policy 1. The City shall promote and assist in the maintenance and expansion of Lodi's commercial sector to meet the needs of both Lodi residents and visitors.

Policy 3. The City shall encourage new large-scale commercial centers to be located along major arterials and at the intersections of major arterials and freeways.

Policy 7. In approving new commercial projects, the City shall seek to ensure that such projects reflect the City's concern for achieving and maintaining high quality.

Consistent with Policy 1, the proposed project includes establishments that would provide goods and services to Lodi residents that are not being met locally (see economics discussion in Appendix A) and that would be available to visitors. By meeting consumer demand locally, the project would benefit the City of Lodi's market share in the commercial retail industries.

Moreover, the proposed site is situated along Highway 12. This site is consistent with Policy 2, which encourages large-scale retail and commercial uses to be located along major arterials and at intersections that are, or can be designed to accommodate traffic at an acceptable level of service. The intersection of Lower Sacramento Road and Highway 12 is situated at the crossroads of a major arterial and highway. As discussed in Section 3.2 (Traffic and Circulation), the project will also be required to widen Highway 12 along the shopping center frontage to allow for better traffic circulation. Road A will also be improved, at the project's western edge, to allow for acceptable vehicular circulation.

As directed in Policy 7, the City will require the shopping center to undergo design review by the Site Plan and Architectural Review Committee (SPARC) (see discussion under consistency with Zoning

Ordinance, this section). SPARC review will enable the City to provide the highest quality project feasible on the site. As part of the early project analysis, City Staff reviewed proposed elevations for the project. According to City Staff, proposed elevations for the major tenants are consistent with one another and include other similar design features such as eaves, columns and varying roof elevations. These elements would be required to be consistently applied to the other pads within the center. The SPARC review would insure that the project reflects Lodi's value for high quality urban development. Staff has communicated to the applicant and the applicant is aware that the project will require Site Plan and Architectural Review Committee would review each building permit application in accordance with adopted standards.

### **Housing Element**

Goal C: To ensure the provision of adequate services to support existing and future residential development.

By providing commercial shopping opportunities, the project will help ensure that adequate services are available to support existing and future residential development. The Westside Facilities Master Plan calls for the development of approximately 1,331 dwelling units to allow for a population of 3,484. The provision of daily commercial activities without the need to cross either Kettleman Lane or Lower Sacramento Road is a key towards the livability of this neighborhood.

### **Conservation Element**

Goal F: To promote and, insofar as possible, improve air quality in Lodi and the region.

The proposed project will provide additional retail uses in a location to conveniently serve the local population, therefore, reducing the need for residents of the City of Lodi to travel to outside locations for commercial needs. The project will also develop a transit stop to allow for regular service to and from the center by SMART and the Lodi Grapeline transit lines. The addition of commercial uses in the local area would reduce the need for local residents to travel to outlying areas to shop and, thereby, reduce ozone emissions associated with the trips to outlying areas. Moreover, the addition of a transit stop at the shopping center will provide some reduction in single-occupancy vehicle trips to shop at Vintner's Square Shopping Center.

### **Parks, Recreation and Open Space Element**

Policy A.8. The City shall consider the need for an interconnected system of pedestrian and bicycle paths linking the City parks and opens space areas with other uses.

The project will construct sidewalks and bicycle lanes on Lower Sacramento Road and Kettleman Lane frontages in accordance with the Bicycle Transportation Master Plan. Additionally, the traffic report for the project makes specific recommendations with regard to pedestrian circulation which are incorporated into mitigation measures for the project. The City of Lodi will, as a condition of approval, require the project to construct pedestrian features such that walkways within the center will seamlessly link with the public improvements (also, refer to Section 3.2, herein). The combination of

public and private pedestrian improvements will link the center with other community amenities, including parks.

### **Urban Design and Cultural Resources**

Goal C: To maintain and enhance the aesthetic quality of major streets and public/civic areas.

By undergoing the SPARC approval process, the project is expected to enhance the aesthetic quality of both Lower Sacramento Road and Kettleman Lane. In addition to this goal, the SPARC will review and make requirements and recommendations on the project to ensure that the project complies with the intent of Goal "D" of this element. This goal lists several specific design criteria that must be met by projects and will further ensure that the aesthetic quality of the area is maintained and enhanced. The submitted conceptual elevations can be consistent with the quality of the neighboring shopping centers upon SPARC review.

**Mitigation 3.1-B. Less than significant impacts were identified and, therefore, no mitigation is required.**

**IMPACT 3.1-C. Consistency with Westside Facilities Master Plan: The project proposed is proposed to occur in an area designated for commercial use on the Westside Facilities Master Plan Conceptual Land Use/Circulation Plan. The proposed use and 0.24 FAR would be consistent with the NCC land uses of the Master Plan and, therefore, a less than significant impact would result. (Less Than Significant Impact).**

The project is proposed on a site designated, in the Westside Facilities Master Plan (Master Plan), as NCC. As discussed under Impact 4.1-A, the project would be consistent with the allowed uses of this commercial designation. The Master Plan designated 38 acres for commercial use on two sites. The larger of the sites is precisely where the project is proposed. The project proposes development of approximately 28.27 acres, or approximately 10 acres less than the overall allowed commercial development in the Master Plan area.

As discussed for Impact 4.1-1, the proposed project would develop approximately 297,403 s.f. of commercial use on an approximately 28.27-acre site. At 43,560 s.f. per acre, the project site equates to 1,231,441.2 s.f. in size. Based on these square footages, the project would be developed at a 0.24 FAR (297,403 s.f. divided by 1,231,441.2 s.f. site acres). The project FAR would fall below the maximum 0.40 FAR allowed under the NCC designation.

**Mitigation 3.1-C. Less than significant impacts were identified and, therefore, no mitigation is required.**

**IMPACT 3.1-D. Consistency with Zoning Ordinance: The proposed project would be consistent with the Commercial Shopping Zoning district. The project would be consistent with the design of the zoning district and permitted uses and maximum height. The project proposes 24% coverage of the site, less than the 25% maximum per lot maximum coverage. The project would be required to undergo SPARC review and would be required to additionally implement any conditions of approval through those review processes and, thereby, ensure consistency with**

**the C-S zoning district. Given the aforementioned considerations, a less-than-significant impact would result. (Less Than Significant Impact).**

As proposed, the project would obtain a rezoning in that portion of the site currently zoned Single Family Residential (R-2), to rezone the entire site to the Commercial Shopping (C-S) zoning district. Therefore, if approved, the entire project site would be zoned C-S. An evaluation of the proposed project with the key zoning district requirements of the District Design, Permitted Uses, Maximum Height, and Maximum Lot Coverage is provided below.

The review of more detailed site-specific zoning ordinance consistencies are beyond the scope of this EIR. The project would be required, however, to undergo Site Plan and Architectural Review Committee approval. The project would be required to implement any necessary conditions of approval to achieve site-specific zoning ordinance or other design requirements imposed during the Site Plan and Architectural Review processes.

### **Consistency with C-S Zoning District Design**

As described in the Environmental Setting, this zoning district is designed to allow for the development of commercial shopping facilities in areas outside of the central business district. The project site is outside of the central business district. The zoning district promotes commercial to be developed in “groupings” rather than in a strip commercial fashion, as is proposed with the project. Nearby residential areas are to be protected from adverse influences of commercial uses, and adverse effects on traffic due to the commercial uses are to be minimized. The proposed project would protect adjacent residential uses from noise, and light and glare and potentially other “adverse” effects through the installation of an eight-foot noise wall along the northern project site boundary. This wall is proposed specifically to buffer the commercial uses from existing residential uses. The project would be required to implement traffic measures and roadway improvements on Lower Sacramento Road and Highway 12, and participate in intersection improvements to reduce traffic congestion and minimize traffic impacts (refer to Section 4.2, Transportation and Traffic, of this EIR). This zoning district also encourages development to occur in accordance with a master plan. The project would develop in accordance with the Westside Facilities Master Plan (refer to discussion under Impact 3.1- B, herein). Consequently, the proposed project would be consistent with the design of the zoning district.

### **Consistency with C-S Zoning District Permitted Uses**

Permitted uses in the C-S zoning district specifically allow for the development of any retail business or commercial use, unless excluded in the C-2 zoning district. The “excluded uses” identified in the C-2 zoning district are outdoor auto repair facilities, light industrial and industrial uses, which are not proposed with the project. Since the proposed project is a commercial use, it would be allowed to develop in the C-S zoning district and would be consistent with Permitted Uses.

### **Consistency with Height Requirements**

The maximum height for uses in the C-S zoning district is two stories, or thirty-five (35) feet. The anchor uses of the project (i.e., Lowe’s and Winco Foods) are proposed to have a height of the bulk of the building at 29 feet. The building would have a parapet around the perimeter of the roof to conceal mechanical equipment. The parapet of the Lowe’s building would peak at 49 feet. Building height in

the City of Lodi Zoning Ordinance, Chapter 17.03, is defined as the vertical distance from the grade to the highest point of the coping of a flat roof. Chapter 17.57.040, Height Exceptions, of the zoning ordinance permits towers, spires, steeples, and similar architectural features to reach a maximum height of 150 feet. Consequently, the proposed project would be consistent with the maximum height allowed in the C-S zoning district.

### **Consistency with Lot Coverage**

In the C-S zoning district, uses are a maximum lot coverage of 25% of the lot area, exclusive of streets. The project proposes approximately 297,403 s.f. of commercial uses on an approximately 28.27-acre (1,231,441.2 s.f.) site. On an overall basis, the project would cover an estimated 24% of the entire site, which is less coverage on a parcel-by-parcel basis than is required by the Zoning Ordinance. A tentative map is proposed with the project to divide the site into 9 lots. The project would be required to undergo Site Plan and Architectural Review Committee review at which time individual parcel assessment of consistency with the lot coverage requirements of the Zoning Ordinance would be reviewed. Given the relatively “square” configuration of the site and of the individual parcels, it would be anticipated that the final site plan could be designed to achieve consistency with the maximum lot coverage of the C-S zoning district.

**Mitigation 3.1-D. No inconsistencies with the Zoning Ordinance were identified and, therefore, no mitigation is required.**

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