

LODI PLANNING COMMISSION

Teleconference Meeting

Streaming Link: <https://www.facebook.com/CityofLodi/>

AGENDA – Regular Meeting

Date: JULY 8, 2020

Time: Regular Session @ 7:00 PM

SPECIAL TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20:

The Brown Act, Government Code Section 54953, contains special requirements that apply when members of a legislative body participate in a public meeting by telephone. Certain of these requirements have been suspended by Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020 to mitigate the spread of the coronavirus known as COVID-19. In particular, the Executive Order suspends that provision of the Brown Act that requires noticing, posting of agendas, and public access to each location where a member will be participating telephonically, as well as provisions that require physical presence of members of the legislative body or the public for purposes of a quorum or to hold a meeting. Executive Order N-29-20 allows an agency to conduct a teleconference meeting that provides members of the public telephonic or other electronic participation in place of making a physical location for the public to observe the meeting and provide public comment, consistent with other provisions of the Brown Act.

The following members of the City of Lodi Planning Commission are listed to permit them to appear telephonically at the Planning Commission Meeting on July 8, 2020: Commissioners William Cummins (Chair), Crystal Hicks (Vice Chair), Julieann Martin, Debbie Olson, and Mitchell Slater.

Public Comment:

As always, members of the public can send written comments to the Planning Commission prior to the meeting by emailing pccomments@lodi.gov. These emails will be provided to the members of the Planning Commission and will become part of the official record of the meeting.

Members of the public who wish to verbally address the Planning Commission during the meeting should email those comments to pccomments@lodi.gov. Comments must be received before the Chair announces that the time for public comment is closed. Staff will read three minutes of each email into the public record. **IMPORTANT:** identify the Agenda Item Number or description in the subject line of your email. Example: Public Comment for Agenda Item Number 4a Grocery Outlet.

Pursuant to the Americans with Disabilities Act (ADA) and Executive Order N-29-20, if you need special assistance to provide public comment in this meeting, please contact the Office of the Community Development Department at (209) 333-6711 or pccomments@lodi.gov at least 48 hours prior to the meeting in order for the City to make reasonable alternative arrangements for you to communicate your comments. If you need special assistance in this meeting for purposes other than providing public comment, please contact the Office of the Community Development Department at (209) 333-6711 or pccomments@lodi.gov at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.160 (b) (1)).

Viewing:

Members of the public may view and listen to the meeting at: <https://www.facebook.com/CityofLodi/>

For information regarding this agenda please contact:
Kari Chadwick @ (209) 333-6711
Community Development Secretary

1. ROLL CALL

2. MINUTES – None

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

If you wish to address the Commission, please refer to the Special Teleconference Notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

4. PUBLIC HEARINGS

a) Request for the Planning Commission approval of:

- A Tentative Tract Map to divide three parcels into 150 single family lots in the northwest quadrant of the Reynolds Ranch Planned Development (south of Harney Lane and west of South Stockton Street); and
- Recommendation to the City Council to approve a growth allocation for the proposed tentative tract.

(Applicant: Bennett Homes Inc.; File No: 2020-016 S GM; CEQA Determination: Impacts have been addressed by the Final Environmental Impact Report for the Reynolds Ranch Project (CEQA Section 15162))

NOTE: The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31

5. PLANNING MATTERS/FOLLOW-UP ITEMS

- a. Recommend to City Council to accept the 2019 Housing Element Annual Progress Report and direct staff to transmit to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research

6. ANNOUNCEMENTS AND CORRESPONDENCE

7. ACTIONS OF THE CITY COUNCIL

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

9. ACTIONS OF THE LODI ARTS COMMISSION

10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)

11. ADJOURNMENT

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

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

Right to Appeal:

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

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

Item 4a.



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: July 8, 2020

APPLICATION NO: Tentative Tract Map: PL2020-016

REQUEST: Request for:

- 1) Planning Commission approval of a Tentative Tract Map to divide three parcels into 150 single family lots in the northwest quadrant of the Reynolds Ranch Planned Development (south of Harney Lane and west of S Stockton Street).
- 2) Recommendation to the City Council to approve a growth allocation for the proposed tentative tract.

Applicant: Bennett Homes Inc., P.O. Box 1597, Lodi CA 95241;
CEQA Determination: Impacts have been addressed by the Final Environmental Impact Report for the Reynolds Ranch Project (CEQA Section 15162)

LOCATION: Southeast quadrant of Harney Lane and S Stockton Street
APN 058-130-21, -22 and -25

APPLICANT: Bennett Homes, Inc.
P.O. Box 1597
Lodi, CA 95241

PROPERTY OWNERS: David and Linda Seeman Revocable Trust (APN 058-130-21)
2299 Greenbriar Ct, Yuba City, CA 95993

Pucinelli Revocable Trust (APN 058-130-22)
2719 S Stockton St, Lodi, CA 95240

Gary and Joyce Tsutumi 2011 Trust (APN 058-130-25)
3725 E Armstrong Rd, Lodi, CA 95240

RECOMMENDATION

Staff recommends the Planning Commission approve a Tentative Subdivision Map to subdivide three parcels into 150 single family lots, subject to conditions of approval.

PROJECT SITE AND VICINITY DESCRIPTION

General Plan Designation: Medium Density and Low Density Residential
Zoning Designation: PD 39 (Reynolds Ranch)
Property Size: 28.2 acres

ADJACENT ZONING DESIGNATIONS AND LAND USES			
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
Project Site	Medium Density Residential Low Density Residential	PD 39* (Reynolds Ranch)	Vineyard
North	Industrial	M (Industrial)	Vacant and Light Industrial (north of Harney Lane)
South	Medium Density Residential	Low Density Residential	Single Family Homes
East	Low Density Residential Commercial	Low Density Residential	Reynolds Ranch Retail Center
West	Industrial	Low Density Residential	Vacant, Railroad

* - See additional detail below

General Plan and Zoning maps for the project site and vicinity are shown below.

Figure #: General Plan Land Use Map

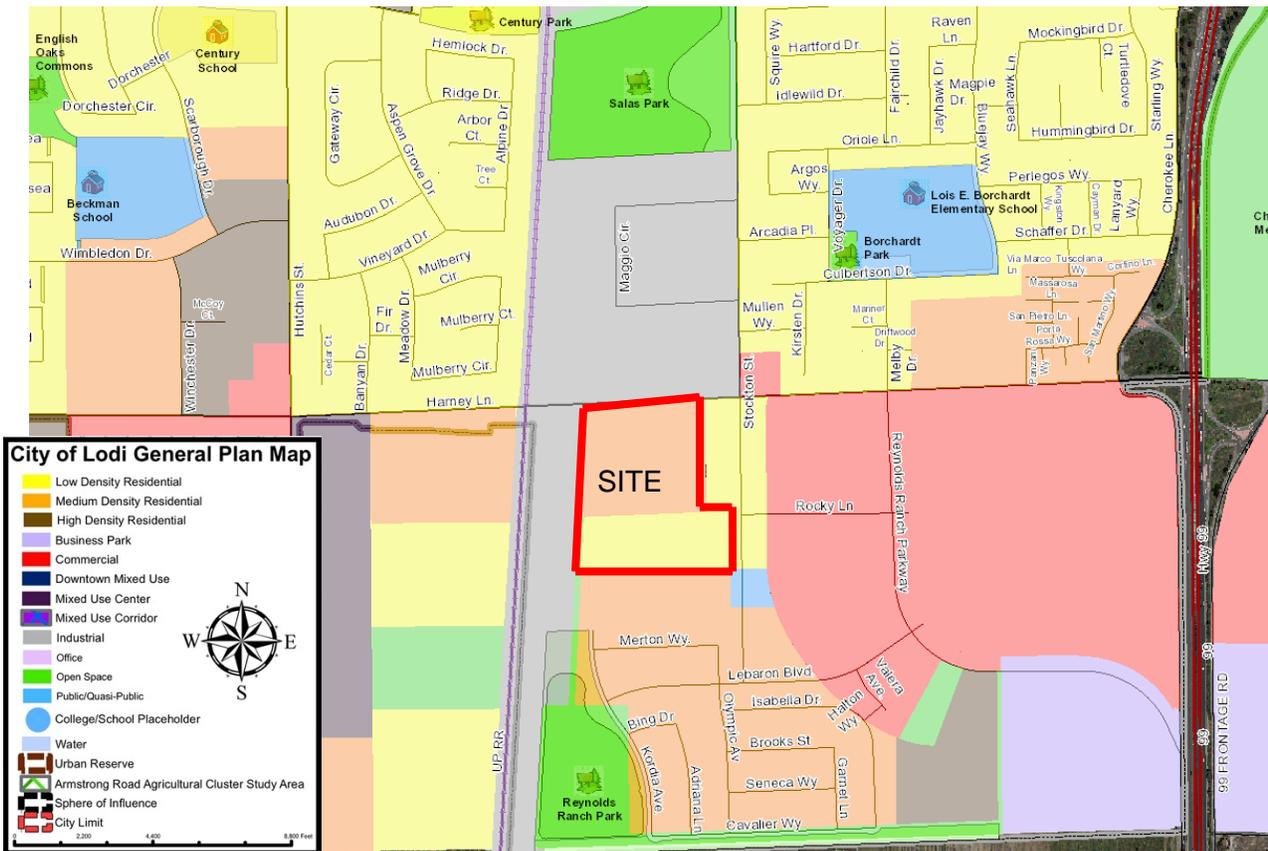


Figure #: Zoning Map

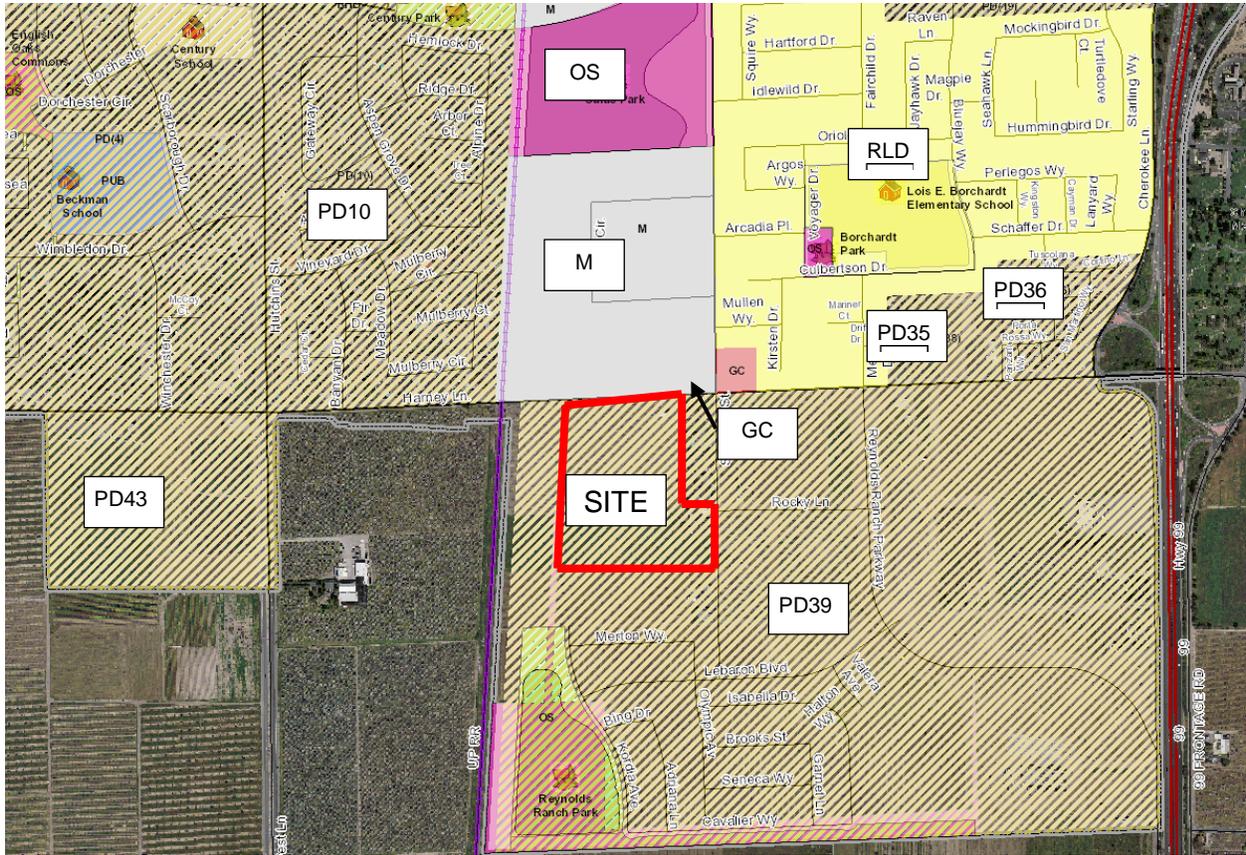


Figure #: PD 39 Land Use Diagram



BACKGROUND/EXISTING SETTING:

The proposed subdivision is located in the northeast portion of the Reynolds Ranch Planned Development (PD 39), a mixed-use residential/commercial/office project originally approved and annexed to the city in 2006.

The project site is designated in PD 39 for medium density and low density development, as shown in Figure #, above.

To date, much of the Reynolds Ranch project has been developed, including:

- Blue Shield office complex
- Costco, Home Depot and related retail
- Sprouts Farmers Market and related retail
- Fairfield Inn and Suites (under construction)
- Single family homes
- Rubicon apartments
- Oakmont Senior Living
- Orchard Lane Park

A recent (2019) aerial photo of the Reynolds Ranch area is shown below.

Figure #: Reynolds Ranch Aerial Photo



Photos of the project site are provided below.

Figure #: Project Site Aerial Photo

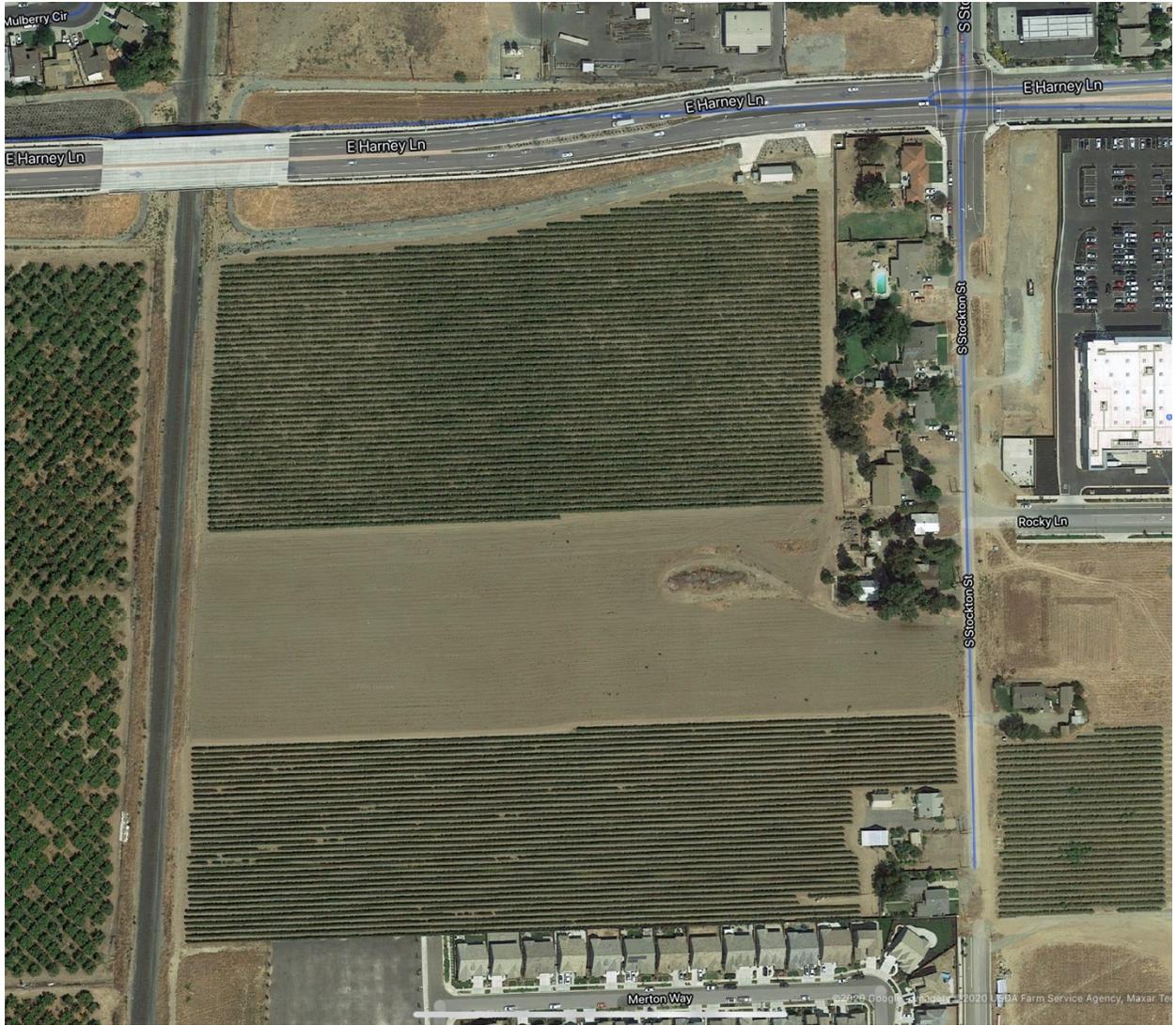


Figure #: Project Site Photos



View of the site looking northeast toward Harney Lane



View of the site looking east toward Stockton Street



Existing vineyards

As shown in the photos above, the project site is mostly vacant. Portions of the site are planted with vineyards.

West of the project site is an active rail line (shown below). Potential noise from this rail line is discussed in more detail in the Analysis section of this report.

Figure #: Existing Rail Line



Also located within the project site are several existing homes on the west side of Stockton Street. These homes, which would be removed prior to development of the proposed subdivision, are shown below.

Figure #: Photos of Existing Homes



Aerial view of existing homes (to be removed)



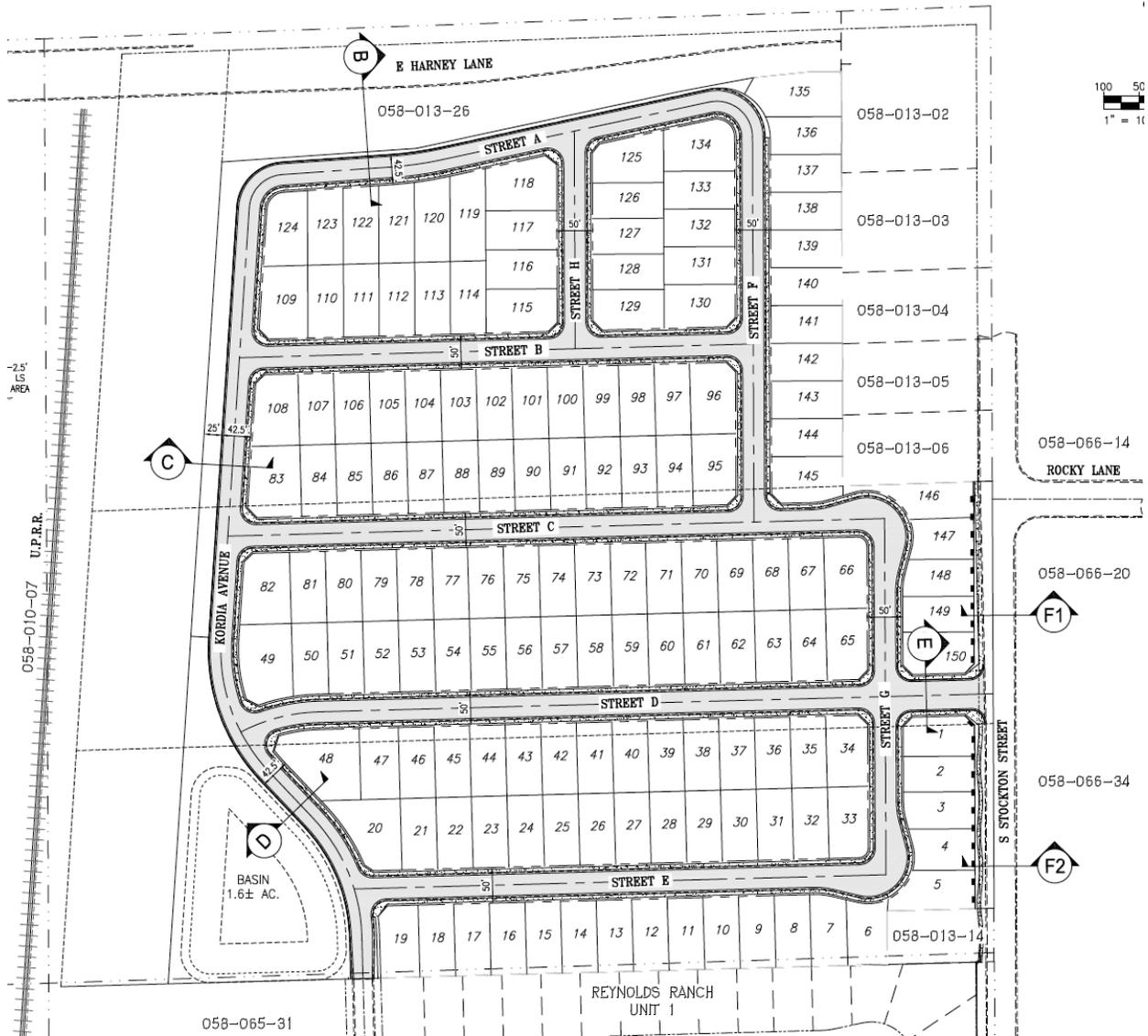
View of existing homes (to be removed) from Stockton Street

PROPOSED TENTATIVE TRACT MAP

The proposed subdivision is shown in Figure #, below. A more detailed version of the Tentative Tract Map is included in the attachments to this report.

The applicant is proposing a standard tentative subdivision map. The proposed subdivision is not a Vesting Map.

Figure #: Proposed Tentative Map



The proposed subdivision would create 150 lots for single family homes (similar to the existing subdivision to the south), plus lots for landscaping and an on-site flood basin.

Most of the proposed lots are 5,000 square feet in size (50x100 feet). (Some corner lots are shown with less than the required frontage but comply due to a different measurement method for corner lots.)

The average of all lots in the subdivision is 5,314 square feet. The largest lot #48, is 9,453 square feet in size. A summary of the sizes and dimensions of all lots in the subdivision is included in the attachments to this report.

All of the proposed lots meet the standards of the RLD zoning district, which is used by the Reynolds Ranch Planned Development.

<u>Dimension</u>	<u>Minimum</u>
Size	5,000 square feet
Frontage	50 feet
Depth	No standard

TENTATIVE TRACT MAP ANALYSIS

The properties are currently zoned Low Density Residence (LDR) and designated Low Density Residential (1-8 units per acre) in the General Plan. As proposed, the lots will exceed minimum lot size and width and comply with land use density standards.

General Plan Conformance

The subject property is currently designated Low Density Residential (2-8 DU/ acre) and Medium Density Residential (8-20 DU/acre) on the Land Use Map of the General Plan. The following General Plan Land Use and Community Design and Livability (CDL) goals and policies are applicable to the proposed subdivision:

The overall density of the project, excluding areas set aside for roadways and the flood detention basin¹, is 8.2 dwelling units per acre, which substantially complies with the density ranges of the Low Density Residential (2-8 DU/acre) and Medium Density Residential (8-20 DU/acre) General Plan land use categories.

The General Plan requires that residential developments be at least as dense as the minimum for each land use category:

LU-P3 Do not allow development at less than the minimum density prescribed by each residential land use category, without rebalancing the overall plan to comply with the “no net loss provisions of state housing law.”

As discussed above, the proposed project meets the density requirements for the Low- and Medium Density Residential land use categories, consistent with Policy LU-P3.

¹ Per the General Plan: “Residential density is expressed as housing units per net acre (excluding existing and proposed public streets and other rights of way).” [General Plan, page 2-7]

Zoning Compliance

All of the proposed lots meet the standards of the RLD zoning district, which is used by the Reynolds Ranch Planned Development to establish standards for lots.

<u>Dimension</u>	<u>Minimum</u>	<u>Complies?</u>
Size	5,000 square feet	Yes
Frontage	50 feet	Yes
Depth	No standard	N/A

Design

The Lodi Zoning Code provides basic guidelines for the design of residential subdivisions:

“The guidelines provided here are intended to assist project designers and property owners in understanding and implementing the city's goals for attaining high quality residential development. They are also intended to help preserve the traditional character of the city's older neighborhoods.”

These guidelines are intended to encourage well designed residential neighborhoods that people enjoy living in, which: reduce the visual dominance of the automobile; promote pedestrian activity; create variety and interest in the appearance of residential streets; provide community open space; and protect significant features of the natural environment. [Zoning Code 17.18.050.A]

The guidelines in the Zoning Code address two basic topics: 1) Street Layout and 2) Open Space and Natural Features. The suggested guidelines, and staff's analysis of each, are shown below.

Street Layout

- i. Pedestrian orientation. Subdivision design should emphasize pedestrian connectivity within each project, to adjacent neighborhoods, nearby schools and parks, and to transit stops within one-quarter-mile of planned residential areas. All streets and walkways should be designed to provide safe and pleasant conditions for pedestrians, including the disabled, and cyclists.*

Staff's Analysis: The proposed subdivision provides direct pedestrian access to the nearby retail area to the east and to the public park to the south. All of the streets in the subdivision have sidewalks on both sides (except the streets and the north and west edges of the tract, which are have homes and sidewalks only on one side).

- ii. Block Length. The length of block faces between intersecting streets should be as short as possible, ideally no more than four hundred feet, to provide pedestrian connectivity.*

Staff's Analysis: The longest block faces are 750-900 feet long, which exceeds the recommended length. However, these blocks are oriented in the direction in which most pedestrians will want to travel (east toward the nearby retail center). Direct pedestrian access is provided to the public park south of the project. Staff feels that the design provides sufficient pedestrian access.

- iii. *Street Width and Design Speed. Streets within neighborhoods should be no wider than needed to accommodate parking and two low-speed travel lanes. Streets in new subdivisions should be designed to accommodate traffic speeds of twenty-five miles per hour or less, with most streets in a subdivision designed for lower speeds.*

Staff's Analysis: The streets in the proposed subdivision comply with City of Lodi standards for local public streets.

- iv. *Parkway/Planting Strips. Sidewalks should be separated from curbs by parkway strips of at least five feet in width. The parkways should be planted with canopy trees at a twenty-foot interval, or as appropriate to the species of the selected street tree, to produce a continuously shaded sidewalk. The parkways should also be planted with ground covers and other plant materials that will withstand pedestrian traffic.*

Staff's Analysis: The

- v. *Access to Open Areas. Single-loaded streets (those with residential development on one side and open space on the other) should be used to provide public access to, and visibility of natural open spaces, public parks, and neighborhood schools, as well as a means for buffering homes from parks and schools.*

Staff's Analysis: None of the situations noted apply to this project.

Open Space

- i. *Natural amenities (such as views, mature trees, creeks, riparian corridors, and similar features) should be preserved and incorporated into proposed development to the greatest extent feasible.*

Staff's Analysis: None of the situations noted apply to this project.

- ii. *Development adjacent to parks or other public open spaces should be designed to provide maximum visibility of these areas.*

Staff's Analysis: None of the situations noted apply to this project.

Noise from Harney Lane and Nearby Rail Line

Two potential sources of noise—Harney Lane and an active rail line—are located near the project site. Potential impacts to homes created by noise from Harney Lane and the railway were identified in the environmental impact report (EIR) for the Reynolds Ranch Planned Development. Because the roadway and railway were identified to have the potential to create unacceptable levels of noise, the following mitigation measures were included in the Reynolds Ranch EIR:

Habitable second-story residential space, located within 245 feet of the Harney Lane centerline, must have upgraded structural protection including dual-paned windows and supplemental ventilation (air conditioning) to allow for window closure, in compliance with the City of Lodi Compatibility Standards. (Final EIR Mitigation Measure 3.8.3)

Outdoor recreational space within 145 feet of the Harney Lane centerline must be shielded by solid perimeter walls of 6-7 feet in height or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.4)

New residential development both north and south of Harney Lane shall require installation of 6-7 foot high sound walls or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.5)

Homes situated adjacent to the train tracks require either a setback distance of 430 feet or a 6 foot sound wall, landscape berming, or any combination of the two to mitigate train noise to 65 dB at the residential exterior and ground floor interior. This attenuation may be achieved by the design of the min storage facility. An interior noise analysis should be submitted in conjunction with building plan check, to verify that structural noise reduction will be achieved in a livable upstairs space, at the perimeter tier of homes by the specified structural components (windows, walls, doors, roof/ceiling assembly) shown on building plans. Disclosure of the presence of the tracks should be included in all real estate transfer documents to anyone buying or leasing a property within 500 feet of the train tracks. (Final EIR Mitigation Measure 3.8.6)

All of these mitigation measures would apply to the project, for the following reasons:

- Homes are within 245 feet of the Harney Lane centerline
- Rear yards of homes (outdoor recreational space) are within 145 feet the Harney Lane centerline
- The project proposes residential development south of Harney Lane
- Homes are proposed near the train tracks

All of these mitigation measures are included in the proposed conditions of approval.

TENTATIVE TRACT MAP FINDINGS

In order to approve the proposed tentative tract map, the proposed subdivision must be found consistent with the General Plan, Zoning Code, and the Subdivision Map Act².

The following are the required findings for approval of a subdivision, and staff's analysis for each. If any of the findings can be made, the map cannot be approved; staff's recommendation is that the map **can** be approved.

1. *The proposed subdivision including design and improvements is not consistent with the General Plan or any applicable Specific Plan.*

Staff's Analysis: The overall density of the project, excluding areas set aside for roadways and the flood detention basin, is 8.2 dwelling units per acre, which substantially complies with the density ranges of the Low Density Residential (2-8 DU/acre) and Medium Density Residential (8-20 DU/acre) General Plan land use

² Lodi Zoning Code Section 17.52.070

categories. The proposed map is consistent with the General Plan density requirements. The project is not located in a Specific Plan.

- 2. The site is not physically suitable for the type or proposed density of development.*

Staff's Analysis: No unusual topographic features are present onsite that would prohibit development of the proposed subdivision. The site is generally flat, with no regulated sensitive areas or other limiting topographic features. The subdivision would create lots with adequate land area to support 150 detached single-family lots that meet the size and width standards of the Zoning Code.

- 3. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or injure fish or wildlife or their habitat.*

Staff's Analysis: The project site is not located in a sensitive environment. The entire site has been cleared of native vegetation or planted with a vineyard. No wildlife habitat will be affected. To ensure that protected species are not affected, the proposed conditions of approval require pre-grading surveys for a variety of protected bird species. No fish habitat is present on-site.

- 4. The design of the subdivision or type of improvements is likely to cause serious public health or safety problems.*

Staff's Analysis: The proposed subdivision has been reviewed by the Public Works Department and meets all applicable design and improvement standards. The lots being created will comply with all applicable single-family sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards.

- 5. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may not be made if the Commission finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.*

Staff's Analysis: There are no public easements that currently encumber the properties to be subdivided, and all modifications made to the existing public improvements fronting the project site will be required to be reconstructed to current City standards.

- 6. The discharge of wastewater from the proposed subdivision into the community wastewater system would result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.*

Staff's Analysis: The site will be served by the City of Lodi wastewater system. No discharges of wastewater will occur that could result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

7. *Information available to the City indicates adverse soil or geological conditions and the subdivider has failed to provide sufficient information to the satisfaction of the Public Works Director or the Commission that the conditions can be corrected in the plan for the development.*

Staff's Analysis: No information has been found to indicate the project site is considered contaminated, or may contain contaminant particles. A condition of approval requires the completion of detailed studies of on-site soils to ensure that no contamination is present before grading permits are issued.

8. *The proposed subdivision is not consistent with all applicable provisions of this Title, any other applicable provision of the Municipal Code, and the Subdivision Map Act.*

Comment: The procedural requirements of the Map Act are being followed. The proposed lots will comply with the applicable engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density.

Based on the analysis above, staff recommends approval of the Tentative Parcel Map subject to the findings and conditions of approval contained in the staff report.

GROWTH ALLOCATION

Background and History of Growth Allocation

The following is provided for context and to update the Planning Commission on recent action by the City Council related to the Growth Allocation process.

In the late 1980s and early 1990s, there was widespread concern about growth in Lodi, sparked in part growth in San Joaquin County, which at the time was one of the fastest-growing regions in the United States. The City feared “[r]apid uncontrolled growth” that would be “... a direct cause of serious adverse environmental and economic effects.” [City of Lodi Ordinance No. 1521, 1991]

In response, the City Council adopted a “Growth Management Plan”³ to give the Council more control over the timing, location, and quality of future residential development.

The City’s growth allocation process was intended to,

“... provide a growth management system to regulate the character, location, amount and timing of future development so as to achieve the policies stated in the Lodi General Plan. It is further the purpose of this Chapter to provide for increased housing opportunities for all segments of society and to promote and protect the public health, safety and welfare by regulating the future use and development of land in the City of Lodi.” [Lodi Ordinance No. 1521]

The growth management system was intended to ensure that Lodi’s population did not grow more than 2% in any given year.

³ Some readers may be aware that the state Housing Crisis Act of 2019 has invalidated some growth control/management programs, and now makes it illegal for cities to enact new growth control/ management plans. Lodi’s plan, due to its adoption date in 1991, is exempt from these restrictions and can remain in force. If the City wished to enact a new growth control/management plan today, state law would prevent it from doing so.

Via a separate Resolution, the City Council in 1991 (City Council Resolution No. 91-170) established a “point system” to be used to review proposed residential projects. The point system measured each project’s performance in a variety of areas, including:

- Agriculture Land Conflicts
- On-Site Agricultural Land Mitigation
- General Location (with regard to “Priority Areas” to be established by the City Council)
- Relation to Public Services (water, sewer, drainage, etc.)
- Traffic
- Housing
- Schools
- Fire Protection

Finally, the City Council in 1991 also adopted Resolution No. 1991-171, which established the requirements for a “Development Plan” that was required by Ordinance No. 1521 to be submitted with proposed tentative parcel maps and tentative tract maps. The Development Plan was to include a schedule which estimated the time period over which the project would be developed, so that growth allocations could be apportioned over several years.

Resolution 1991-171 also established a once-a-year schedule for considering the allocation of growth by the City Council, which was to occur each year in November. If a project did not receive an allocation in November of any given year, it would have to wait until the following year to reapply.

In addition to these three foundational actions to establish and implement the Growth Management Program, the City Council took various actions to adjust the Program:

- Resolution No. 2006-141 (adopted July 19, 2006) made a one-year adjustment to the timing for submittal of Growth Allocation applications.
- Ordinance No. 1877 (adopted June 5, 2013) expired unused allocations and suspended the provisions of Resolution No. 91-171 from 2013 through December 31, 2019. This effectively eliminated the requirement for the submittal of a development plan. It also eliminated the once-a-year schedule for considering growth allocations.

The result of these latest actions was that projects could file for a growth allocation at any time, and the City Council could approve an allocation at any time during the year.

With the expiration of Ordinance No. 1877 at the end of 2019, the once-a-year allocation schedule returned, as did the requirement to submit a development plan. This had the effect of making it more difficult to submit tentative subdivision maps, since the next scheduled allocation of units would not occur until November 2020.

At staff’s recommendation, the City Council made the following changes to the growth management process, changing the requirements of Resolution No. 1991-171.

Section B. Development Schedule.

Previously, the municipal code required that a Growth Allocation be approved before a Tentative Map application can be accepted. The changes approved by the City Council now allow the Planning Commission to review Growth Allocations and Tentative Maps concurrently. The final decision on the Growth Allocation remains with the City Council.

Section C. Processing of Application for Growth Allocation.

This section was amended as follows:

- Applications can be accepted at any time with review to begin with application submittal.
- Growth Allocation applications can be submitted prior to or concurrent with a Tentative Map application.
- The Planning Commission makes recommendation on the requested Growth Allocation and the City Council takes final action.
- Establishes that if the City Council reduces a Growth Allocation supported by the Planning Commission, the associated Tentative Map must return to the Planning Commission for revision.
- Establishes that no Final Map may be recorded without prior City Council approval of a Growth Allocation.
- Removes discussion of CEQA review from Growth Allocation procedures. CEQA review will be completed as required consistent with the provisions of CEQA.

These changes—particularly allowing a tentative map to be submitted prior to receiving a Growth Allocation—allowed the filing of the Reynold Ranch tentative tract map.

Analysis

The following analysis examines several factors:

- Relationship of the project to the Priority Areas defined by the City Council
- Relationship of the project to the amount of growth allowed by the Growth Allocation process
- Growth Allocation Points System

Priority Areas

The Lodi General Plan includes a map (Figure 3-1, excerpted below) which identifies Phase I, II and III areas for growth.

Figure #: General Plan “Development Phases” Map (excerpt)



-  Phase I
-  Phase II
-  Phase III
-  Urban Reserve
-  Sphere of Influence (2008)
-  City Limits (2008)

While the project site is not specifically shown as being in a particular Development Phase, the City has historically defined Phase I as including “infill development,” a category which includes sites such as the proposed Reynolds Ranch tentative map, which is surrounded on all sides by existing development. From the General Plan:

“Phase I development includes: ...

2. Infill development and redevelopment downtown, along the city’s major corridors, and in the eastern industrial areas.” [General Plan Chapter 3, page 3-5]

Relationship to Projected Growth

When the City initiated the Growth Allocation process, a major component was to limit population growth in the city to 2 percent per year. From Ordinance 1521:

“The number of residential units approved by the City shall reflect a two percent (2%) yearly limitation on growth based on population, to be compounded annually. Calculations for residential building approval shall be based on a population figure of 50,900 as of September 1, 1989, and assuming an average number of persons per residential unit as determined annually by the State [of California] Department of Finance.”

- Applying a compounded two percent annual growth rate to the starting figure of 50,900, the allowable population of Lodi as of 2020 is 94,209. This compares to the City’s current population, per the California Department of Finance, of 67,930⁴ (26,279 below the allowed maximum).
- Applying a two percent growth rate to the City’s 2019 population of 67,430 (per the California Department of Finance), the allowable year-to-year increase would be 1,349 persons.

Assuming an average household size of 2.8 persons (per the Housing Element of the General Plan), the proposed tentative map would generate approximately 420 residents. Adding these residents to the existing population would allow the city to remain far below the maximum allowable population *and* a maximum year-to-year growth rate of two percent.

Growth Allocation Points System

Ordinance 1521 called for the establishment of a “points system/criteria schedule to be established by Council resolution.” The points system was to be used,

“If, in any year, the number of applications for residential units subject to this ordinance exceeds the number of building permits to be issued in that year by the City ...” [Ordinance 1521]

Because the City is not approaching the maximum number of applications for growth allocation (the Reynolds Ranch project is the only current application), the points system does not apply and is not analyzed.

Growth Allocation Analysis

Based on staff’s review of the applicable portions of the Growth Allocation process (as revised by the City Council in May 2020), staff recommends that the Planning Commission recommend allocation of 150 units of growth by the City Council.

⁴ State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2019 and 2020. Sacramento, California, May 2019

ENVIRONMENTAL ASSESSMENT

An environmental impact report (EIR) was prepared for the Reynolds Ranch Planned Development in 2006. In 2008, an addendum to the original EIR was prepared when the Planned Development was amended.

The California Environmental Quality Act (Section 15162) allows the use of a prior EIR so long as none of the following findings can be made. Staff's analysis follows each potential finding.

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Staff's Analysis: The proposed tentative subdivision map is consistent with the land use designations shown in the Reynolds Ranch Planned Development, and which was considered in the 2006 Final Environmental Impact Report and the 2008 Addendum. Because the land use and density of development proposed (single family homes at Low and Medium densities) are the same as the project examined in those documents, there is no evidence that any of the impacts identified would be substantially increased or made more severe.

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

Staff's Analysis: The setting in which the project is proposed—the southeastern portion of Lodi and the City in general—have not changed substantially since the certification of the 2006 Final EIR and the approval of 2008 Addendum. At that time, development north of Harney Lane had already taken place (see photos below from 2006 and 2018) while the Reynolds Ranch Planned Development was vacant.

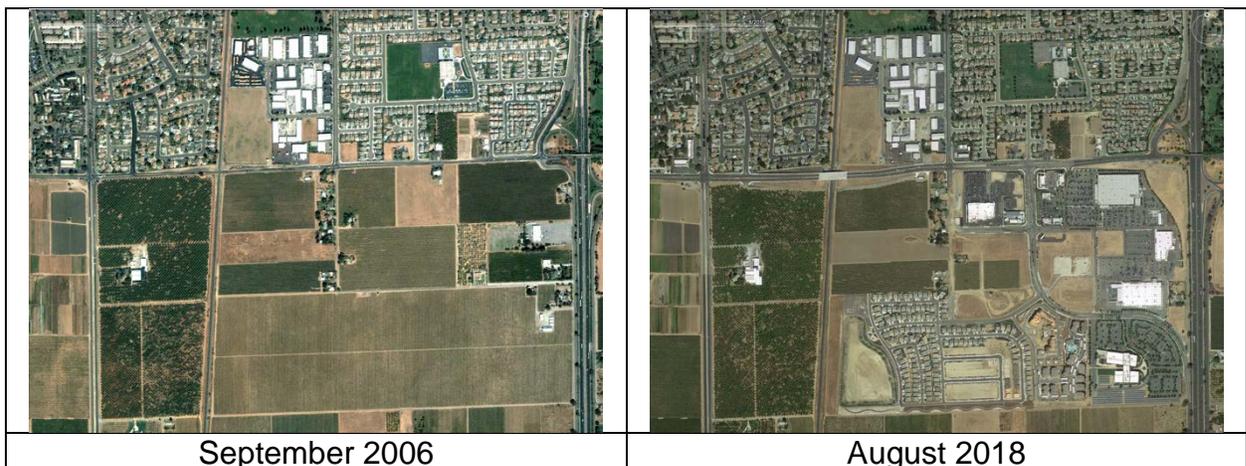


Image source: Google Earth

Development which has occurred since 2006 is consistent with the assumptions included in the Final EIR and Addendum, including development within the Reynolds

Ranch Specific Plan. No major changes in land use which would have resulted in changes in traffic, noise, or other impacts have taken place. Cumulative growth assumptions made in the 2006 Final EIR and 2008 Addendum remain valid.

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

Staff's Analysis: Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result that were not examined in the prior environmental analyses.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Staff's Analysis: Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result which are more severe than those examined in the prior environmental analyses.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

Staff's Analysis: None of the mitigation measures in the 2006 Final EIR have been found to be infeasible. All of the mitigation measures from the 2006 Final EIR which apply to the proposed project are included in the conditions of approval for the Reynolds Ranch tentative map.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Staff's Analysis: None of the mitigation measures included in the 2006 Final EIR have been determined to be infeasible or ineffective. Impacts have been consistent with those examined in the 2006 Final EIR and the 2008 Addendum, and the City has not needed to identify either new mitigation measures or project alternatives to reduce impacts further.

Based on the analyses above, none of the findings in CEQA section 15162 can be made, and the 2006 Final EIR and 2008 Addendum can be relied upon to be a complete and adequate environmental analysis for the proposed Reynolds Ranch tentative tract map.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, June 27, 2020. Sixty (60) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project.

RECOMMENDED MOTIONS:

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

“I move that the Planning Commission adopt a Resolution: 1) finding that the impacts of the proposed are fully addressed by the 2006 Final Environmental Impact Report for the Reynolds Ranch Planned Development and the 2008 Addendum to the 2006 Final Environmental Impact Report project per CEQA section 15162, 2) approving the Reynolds Ranch Tentative Parcel Map to subdivide three parcels into 150 lots for single family homes and two parcels for drainage and other purposes, subject to the conditions outlined in the draft resolution, and 3) recommending that the City Council approve a Growth Allocation for the tentative map.”

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the proposed tentative map
- Approved the proposed tentative map with revised conditions of approval
- Deny the proposed tentative map
- Direct staff and/or the applicant to provide additional information and/or changes in the project and continue the item to a future meeting.

Respectfully Submitted,

Concur,

Eric Norris
Contract Planner

John Della Monica
Community Development Director

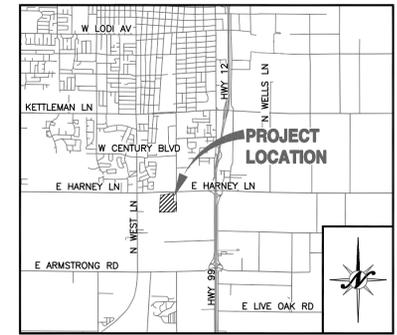
ATTACHMENTS:

- A. Tentative Map
- B. Lot Summary
- C. Public Comments
- D. Draft Resolution
- E. Conditions of Approval

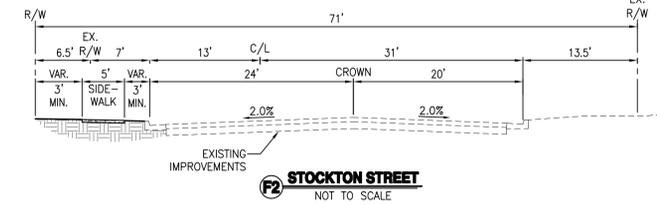
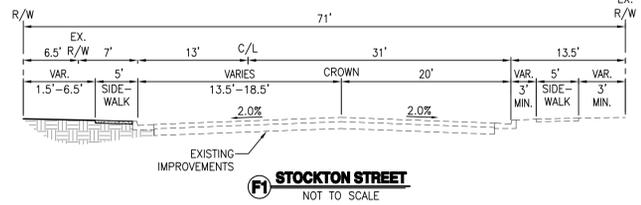
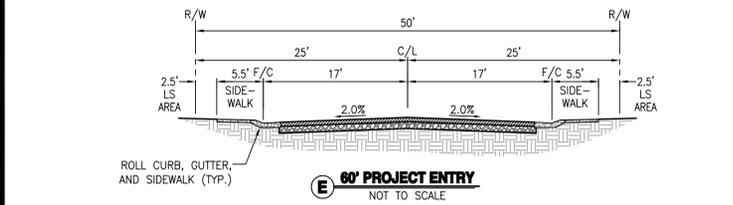
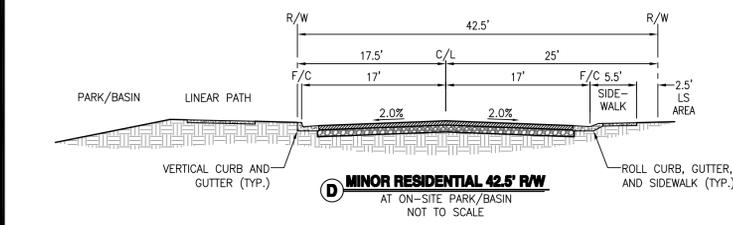
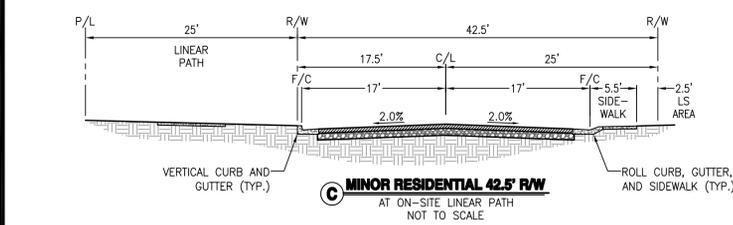
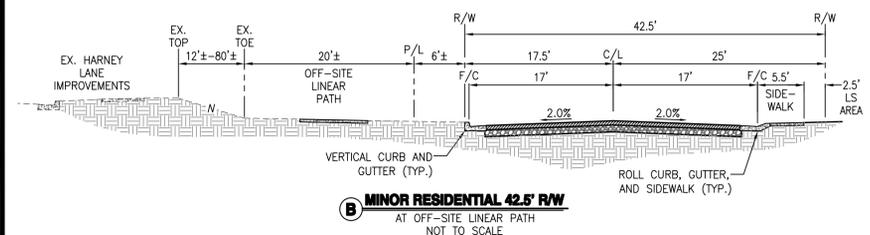
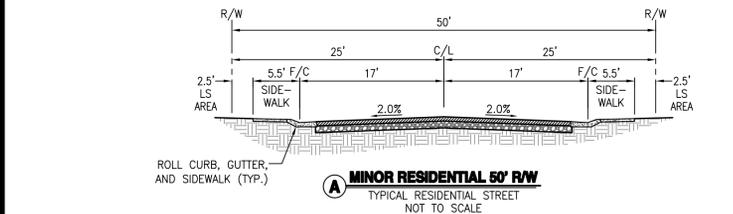
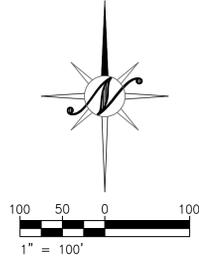
REYNOLDS RANCH RESIDENTIAL SUBDIVISION

TENTATIVE SUBDIVISION MAP

LODI, CALIFORNIA



VICINITY MAP
NOT TO SCALE



SHEET INDEX

1. TM1.1	COVER AND CROSS SECTIONS SHEET
2. TM2.1	DIMENSION AND TOPOGRAPHIC PLAN
3. TM2.2	GRADING AND DRAINAGE PLAN
3. TM2.3	UTILITY PLAN

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF LODI 221 W. PINE STREET LODI, CA 95240 T: (209) 333-6700 CONTACT: PLANNING DEPARTMENT
B. APPLICANT:	BENNETT HOMES, INC. 1209 W TOKAY STREET #8 LODI, CA 95242 T: (209) 334-6385 CONTACT: DENNIS BENNETT
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12TH STREET MODesto, CA 95354 T: (209) 524-3525 CONTACT: TONY DE MELO, P.E.
D. ASSESSOR'S PARCEL NUMBERS:	058-130-21, 22, and 25
E. CURRENT SITE USE:	AGRICULTURAL
F. PROPOSED SITE USE:	SINGLE FAMILY HOMES
G. EXISTING GP DESIGNATION:	MDR & LDR (MEDIUM & LOW DENSITY RESIDENTIAL)
H. PROPOSED GP DESIGNATION:	NO CHANGE
I. EXISTING ZONING:	PLANNED DEVELOPMENT
J. PROPOSED ZONING:	NO CHANGE
K. TOTAL PROJECT SIZE:	28.2± ACRES
L. TOTAL NUMBER OF LOTS:	150
M. GROSS DENSITY:	5.4 UPA
N. CONTOURS:	1.0-FOOT INTERVALS
O. RETURNS:	PER CITY OF LODI STANDARDS
P. UTILITIES:	WATER SYSTEM - CITY OF LODI SANITARY SEWER - CITY OF LODI STORM DRAINAGE - CITY OF LODI GAS - PG&E ELECTRIC - LODI ELECTRIC UTILITY TELEPHONE - AT&T SCHOOL DISTRICT - LODI UNIFIED SCHOOL DISTRICT

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF LODI STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO ON-SITE STORM DRAINAGE RETENTION SYSTEM WHICH WILL DISCHARGE TO THE CITY OF LODI STORM DRAINAGE SYSTEM. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF LODI STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF LODI STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1., AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF LODI REQUIREMENTS.
- ALL LOT SETBACK REQUIREMENTS ARE TO BE IN ACCORDANCE WITH CITY OF LODI REQUIREMENTS.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LODI MUNICIPAL CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT

CITY ENGINEER _____ DATE _____

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF LODI, AND IS DESCRIBED AS FOLLOWS: A PROTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.



REVISIONS	DATE	DESCRIPTIONS

COVER SHEET
 TENTATIVE SUBDIVISION MAP
 REYNOLDS RANCH SUBDIVISION
 CALIFORNIA
 LODI



JOB #:	#20-2521
DATE:	03/10/2020
SCALE:	AS SHOWN
DRAWN:	PMH/KM
DESIGN:	PMH/KM
CHK'D:	TFD

SHEET NUMBER

TM 1.1

**Reynolds Ranch Tentative Tract Map
Lot Summary**

ATTACHMENT B

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
1	42'	100'	5,417		
2	50'	100'	5,000		
3	52'	93'	5,106		
4	58'	93'	5,077		
5	54'	123'	6,642		
6	59'	92'	5,000		
7	51'	101'	5,004		
8	50'	101'	5,050		
9	50'	101'	5,050		
10	50'	101'	5,050		
11	50'	101'	5,050		
12	50'	101'	5,050		
13	50'	101'	5,050		
14	50'	101'	5,050		
15	50'	101'	5,050		
16	50'	101'	5,050		
17	50'	101'	5,050		
18	50'	101'	5,050		
19	43'	101'	5,496		
20	40'	100'	7,497		
21	50'	100'	5,000		
22	50'	100'	5,000		
23	50'	100'	5,000		
24	50'	100'	5,000		
25	50'	100'	5,000		
26	50'	100'	5,000		
27	50'	100'	5,000		
28	50'	100'	5,000		
29	50'	100'	5,000		
30	50'	100'	5,000		
31	50'	100'	5,000		
32	50'	100'	5,000		
33	42'	100'	5,545		
34	46'	100'	5,719		
35	50'	100'	5,000		
36	50'	100'	5,000		

**Reynolds Ranch Tentative Tract Map
Lot Summary**

ATTACHMENT B

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
37	50'	100'	5,000		
38	50'	100'	5,000		
39	50'	100'	5,000		
40	50'	100'	5,000		
41	50'	100'	5,000		
42	50'	100'	5,000		
43	50'	100'	5,000		
44	50'	100'	5,000		
45	50'	100'	5,000		
46	50'	100'	5,000		
47	50'	100'	5,000		
48	50'	100'	5,000		
49	56'	100'	9,543		
50	51'	102'	7,823		
51	50'	102'	5,026		
52	50'	100'	5,000		
53	50'	100'	5,000		
54	50'	100'	5,000		
55	50'	100'	5,000		
56	50'	100'	5,000		
57	50'	100'	5,000		
58	50'	100'	5,000		
59	50'	100'	5,000		
60	50'	100'	5,000		
61	50'	100'	5,000		
62	50'	100'	5,000		
63	50'	100'	5,000		
64	50'	100'	5,000		
65	44'	100'	5,670		
66	48'	100'	5,940		
67	50'	100'	5,000		
68	50'	100'	5,000		
69	50'	100'	5,000		
70	50'	100'	5,000		
71	50'	100'	5,000		
72	50'	100'	5,000		
73	50'	100'	5,000		

**Reynolds Ranch Tentative Tract Map
Lot Summary**

ATTACHMENT B

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
74	50'	100'	5,000		
75	50'	100'	5,000		
76	50'	100'	5,000		
77	50'	100'	5,000		
78	50'	100'	5,000		
79	50'	100'	5,000		
80	50'	100'	5,000		
81	50'	100'	5,000		
82	51'	100'	6,713		
83	63'	100'	7,146		
84	50'	100'	5,000		
85	50'	100'	5,000		
86	50'	100'	5,000		
87	50'	100'	5,000		
88	50'	100'	5,000		
89	50'	100'	5,000		
90	50'	100'	5,000		
91	50'	100'	5,000		
92	50'	100'	5,000		
93	50'	100'	5,000		
94	50'	100'	4,997		
95	47'	100'	6,049		
96	51'	100'	6,266		
97	50'	100'	5,000		
98	50'	100'	5,000		
99	50'	100'	5,000		
100	50'	100'	5,000		
101	50'	100'	5,000		
102	50'	100'	5,000		
103	50'	100'	5,000		
104	50'	100'	5,000		
105	50'	100'	5,000		
106	50'	100'	5,000		
107	50'	100'	5,000		
108	47'	100'	6,253		
109	55'	102'	6,643		
110	50'	102'	5,101		

**Reynolds Ranch Tentative Tract Map
Lot Summary**

ATTACHMENT B

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
111	50'	102'	5,101		
112	50'	102'	5,101		
113	50'	102'	5,101		
114	50'	102'	5,101		
115	47'	100'	5,999		
116	55'	100'	5,500		
117	55'	100'	5,500		
118	64'	100'	6,861		
119	51'	120'	6,223		
120	50'	120'	5,780		
121	50'	112'	5,524		
122	50'	109'	5,408		
123	50'	107'	5,301		
124	34'	105'	6,019		
125	42'	100'	6,256		
126	50'	100'	5,000		
127	50'	100'	5,000		
128	50'	100'	5,000		
129	44'	100'	5,503		
130	47'	100'	5,964		
131	53'	100'	5,300		
132	53'	100'	5,300		
133	53'	100'	5,300		
134	48'	100'	6,632		
135	44'	106'	7,436		
136	53'	106'	5,361		
137	53'	100'	5,300		
138	53'	100'	5,300		
139	53'	100'	5,300		
140	53'	100'	5,300		
141	53'	100'	5,300		
142	53'	100'	5,300		
143	53'	100'	5,300		
144	53'	100'	5,300		
145	53'	100'	6,259		
146	50'	90'	5,970		
147	56'	91'	5,005		

**Reynolds Ranch Tentative Tract Map
Lot Summary**

ATTACHMENT B

Reynolds Ranch Tentative Map					
Lot #	Width	Depth	Area (')		Red=Irregular shaped or corner lots.
148	52'	100'	5,050		
149	50'	100'	5,000		
150	46'	100'	5,693		
		Average:	5,314		

Kari Chadwick

From: Kevin <spdmotor1@yahoo.com>
Sent: Wednesday, July 01, 2020 1:41 PM
To: Planning Commission Comments
Subject: Reynolds Ranch additional homes

Hello, I am writing in regards to the proposed additional 150 homes in the Reynolds Ranch area adjacent to the Orchard Lane development.

First question/comment I have is, will these be low income or HUD homes? And if so this would be a huge disappointment for most of the Orchard Lane owners. We have invested a lot to own homes in this area and to do that would be a huge problem for myself and other homeowners here. We purchased homes here under the belief that we would be the only community built in the area.

I'd would also like to mention the impact these homes would have on traffic congestion. This also brings up the issue of schools. There are not enough schools to support what is already built here and adding more homes would imply the school issues even more. If I could cast a vote on these homes that would count, I would vote No! Thank you for your consideration in this matter.

Kevin Hachler
Sent from my iPhone

RESOLUTION NO. P.C. 20-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
APPROVING THE REQUEST OF BENNETT HOMES, INC., FOR A TENTATIVE TRACT
MAP TO SUBDIVIDE THREE PARCELS (APN 058-130-21, -22, AND -25) COMPRISING
28.2 ACRES INTO 150 RESIDENTIAL LOTS AND TWO PARCELS FOR LANDSCAPING
AND DRAINAGE**

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 Tract Map, in accordance with the Lodi Municipal Code, Section 17.74; and

WHEREAS, the project proponent is Bennett Homes, Inc., P.O. Box 1597, Lodi, CA 95241; and

WHEREAS, the project parcels are owned by:

David and Linda Seeman Revocable Trust, 2299 Greenbriar Ct, Yuba City, CA 95993 (APN 058-130-21)

Pucinelli Revocable Trust, 2719 S Stockton St, Lodi, CA 95240 (APN 058-130-22)

Gary and Joyce Tsutumi 2011 Trust, 3725 E Armstrong Rd, Lodi, CA 95240 (APN 058-130-25); and

WHEREAS, the project is located at the southwest quadrant of E Harney Lane and S Stockton Street (APN 058-130-21, -22, and -25); and

WHEREAS, the property has a General Plan designation of Low Density Residential and Medium Density Residential and is zoned PD39 (Reynolds Ranch Planned Development), which designates the site for Low and Medium density residential development; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and

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

Environmental Analysis

1. The impacts of the proposed tentative map were examined in the 2006 Final Environmental Impact Report for the Reynolds Ranch Planned Development and the 2008 Addendum to the Final Environmental Impact Report and none of the findings in CEQA section 15162 which would require the preparation of a new or updated environmental analysis can be made, as follows:
 - a. The proposed tentative subdivision map is consistent with the land use designations shown in the Reynolds Ranch Planned Development, and which was considered in the 2006 Final Environmental Impact Report and the 2008 Addendum. Because the land use and density of development proposed (single family homes at Low and Medium densities) are the same as the project examined in those documents, there is no evidence that any of the impacts

identified would be substantially increased or made more severe. The finding in CEQA Section 15162(a)(1) can not be made.

- b. Development which has occurred since 2006 is consistent with the assumptions included in the Final EIR and Addendum, including development within the Reynolds Ranch Specific Plan. No major changes in land use which would have resulted in changes in traffic, noise, or other impacts have taken place. Cumulative growth assumptions made in the 2006 Final EIR and 2008 Addendum remain valid. The finding in CEQA Section 15161(a)(2) can not be made.
- c. Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result that were not examined in the prior environmental analyses. The finding in CEQA Section 15162(a)(3)(A) can not be made.
- d. Because the project is consistent with the Reynolds Ranch Planned Development (low- and medium-density residential) is consistent with the project examined in the 2006 Final EIR and 2008 Addendum, it is not expected that any impacts would result which are more severe than those examined in the prior environmental analyses. The finding in CEQA Section 15162(a)(3)(B) can not be made.
- e. None of the mitigation measures in the 2006 Final EIR have been found to be infeasible. All of the mitigation measures from the 2006 Final EIR which apply to the proposed project are included in the conditions of approval for the Reynolds Ranch tentative map. The finding in CEQA Section 15162(a)(3)(C) can not be made.
- f. None of the mitigation measures included in the 2006 Final EIR have been determined to be infeasible or ineffective. Impacts have been consistent with those examined in the 2006 Final EIR and the 2008 Addendum, and the City has not needed to identify either new mitigation measures or project alternatives to reduce impacts further. The finding in CEQA Section 15162(a)(3)(D) can not be made.

Tentative Map

- 2. The site is designated by the General Plan for Low Density Residential and Medium Density Residential, reserved primarily for single-family residences and compatible uses. The density range allowed in the Low Density Residential General Plan designation is one 2 to 8 dwelling units per net acre. The density range allowed in the Medium Density Residential General Plan designation is 8 to 20 dwelling units per net acre. The proposed map is consistent with the General Plan in that creation of 150 lots for single-family homes is within the overall maximum density for the site permitted by the combination of the Low Density and Medium Density land use designations.
- 3. No unusual topographic features are present onsite that would prohibit development of the proposed subdivision. The site is generally flat, with no regulated sensitive areas or other limiting topographic features. The subdivision would create lots with

adequate land area to support 150 detached single-family lots that meet the size and width standards of the Zoning Code.

4. The project site is not located in a sensitive environment. The entire site has been cleared of native vegetation or planted with a vineyard. No wildlife habitat will be affected. To ensure that protected species are not affected, the proposed conditions of approval require pre-grading surveys for a variety of protected bird species. No fish habitat is present on-site.
5. The proposed subdivision has been reviewed by the Public Works Department and meets all applicable design and improvement standards. The lots being created will comply with all applicable single-family sanitary sewer service and stormwater runoff treatment requirements, as well as other similar environmental and life safety regulations and standards.
6. There are no public easements that currently encumber the properties to be subdivided, and all modifications made to the existing public improvements fronting the project site will be required to be reconstructed to current City standards.
7. The site will be served by the City of Lodi wastewater system. No discharges of wastewater will occur that could result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
8. No information has been found to indicate the project site is considered contaminated, or may contain contaminant particles. A condition of approval requires the completion of detailed studies of on-site soils to ensure that no contamination is present before grading permits are issued.
9. The procedural requirements of the Map Act are being followed. The proposed lots will comply with the applicable engineering and zoning standards pertaining to grading, drainage, utility connections, lot size and density.

Growth Management

10. The proposed map is consistent with the Growth Allocation process, and qualifies for a growth allocation, as follows:
 - a. The proposed project is an “infill project” and therefore considered to be within a Priority 1 area for development; and
 - b. Assuming an average household size of 2.8 persons (per the Housing Element of the General Plan), the proposed tentative map would generate approximately 420 residents. Adding these residents to the existing population would allow the city to remain far below the maximum allowable population and a maximum year-to-year growth rate of two percent; and
 - c. Because the City is not approaching the maximum number of applications for growth allocation (the Reynolds Ranch project is the only current application), the points system does not apply.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED by the Planning Commission of the City of Lodi that:

1. The environmental impacts of the proposed project are fully considered in the 2006 Final EIR for the Reynolds Ranch Planned Development and the 2008 Addendum to the Final EIR, and all applicable mitigation measures from the Final EIR have been applied via conditions of approval.
2. The proposed Tentative Tract Map is hereby approved, subject to the attached conditions of approval, which are hereby incorporated in this resolution by reference.
3. The Planning Commission hereby recommends that the City Council approve a Growth Allocation for the proposed Reynolds Ranch tentative tract map.

I certify that Resolution No. 20-____ was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on July 8, 2020 by the following vote:

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

ATTEST _____

Secretary, Planning Commission

CONDITIONS OF APPROVAL

Project No. PL2020-016 S – Reynolds Ranch Residential Subdivision to subdivide an approximately 28.2-acre site into 150 single family lots. The site is located south of E Harney Lane and west of S Stockton Street in the Reynolds Ranch Planned Development (PD 39).

Assessor’s Parcel Numbers: 058-130-21, -22, and -25

Planning Commission Approval Date: July 8, 2020

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Conditions Prior to Final Map				
1.	<p>The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City.</p> <hr/> <p>Applicant Signature _____ Date _____</p> <hr/> <p>Print Name _____</p>	<p>Must be completed to finalize project approval</p>	<p>Planning Department</p>	
2.	<p>The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and</p>	<p>Ongoing</p>	<p>Planning Department</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under CEQA, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.</p>			
<p>3. This map shall expire 24 months after its effective date, unless the lifetime of the map is extended as provided in Zoning Code 17.52.130. The effective date of this map shall be date on which a growth allocation is approved by the City Council.</p>	Ongoing	Public Works and Planning Departments	
<p>4. Approval of a Final Subdivision Map shall be contingent upon the approval of a growth allocation for the project by the City Council.</p>	Ongoing	Public Works and Planning Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
5. Prior to recordation of the final maps for homes adjacent to existing agricultural operations, the applicant shall submit a detailed wall and fencing plan for review and approval by the Community Development Department. (Final EIR Mitigation Measure 3.7.1)			
Conditions Prior to Development or Building Permit Issuance			
6. No permits (building permit, grading permit, etc.) shall be issued prior to recordation of a Final Map.	Prior to Permit Issuance	Public Works Department	
7. Prior to issuance of a building permit, the applicant shall pay an Agricultural Land Mitigation fee to the City of Lodi. Said fee is to be determined by the pending adoption of an ordinance of the City establishing a fee mitigation program to offset the loss of agricultural land to future development. In the event said ordinance is not effective at the time building permits are requested, the applicant shall pay a fee to the Central Valley Land Trust (Central Valley Program) or other equivalent entity to offset the loss of the Prime Farmland. The City Council, acting within its legislative capacity and as a matter of policy, shall determine the sufficiency of fees paid to mitigate the loss of Prime Farmland. (Final EIR Mitigation Measure 3.7.2)	Prior to Permit Issuance	Building and Planning Departments	
8. Clearing, grubbing, and/or removal of vegetation shall not occur during the bird-nesting season (from February 1 - September 31) unless a biologist with qualifications that meet the satisfaction of the City of Lodi conducts a preconstruction survey for nesting special-status birds including Swainson's hawk, western burrowing owl, white-tailed kite, California horned lark, and loggerhead shrike. If discovered, all active nests shall be avoided and provided with a buffer zone of 300 feet (500 feet for all raptor nests) or a buffer zone that otherwise meets the satisfaction of the California Department of Fish	Prior to Clearing, Grubbing, or Removal of Vegetation	Public Works and Planning Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>and Game. Once buffer zones are established, work shall not commence/resume within the buffer until the biologist confirms that all fledglings have left the nest. In addition to the preconstruction survey, the biologist shall conduct weekly nesting surveys of the construction site during the clearing, grubbing, and/or removal of vegetation phase, and any discovered active nest of a special-status bird shall be afforded the protection identified above. Clearing, grubbing, and/or removal of vegetation conducted outside the bird-nesting season (from October 1 - January 31) will not require nesting bird surveys. (Final EIR Mitigation Measure 3.2.2)</p>			
<p>9. Development on the subject site shall participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMHCPC). This includes payment of Open Space Conversion fees in accordance with the fee schedule in-place at the time construction commences and implementation of the Plan’s “Measures to Minimize Impacts” pursuant to Section 5.2 of the SJMHCP. (Final EIR Mitigation Measure 3.2.2)</p>	<p>Prior to Clearing, Grubbing, or Removal of Vegetation</p>	<p>Public Works and Planning Departments</p>	
<p>10. The City of Lodi shall not issue permits for construction activities on the project site unless the portion of the site involved in the requested permit has been deemed clear of recognized environmental conditions in writing by a California State Registered Environmental Assessor with HAZWOPER 40-hour OSHA Certification. Portions of the site require further hazardous material investigations to make a determination of the presence of recognized environmental conditions. Such investigations shall be conducted in accordance with the most recent American Society for Testing and Materials (ASTM) standards, such as the ASTM’s “Standard Guide for Environmental Site Assessments: Phase I [or II] Environmental Site Assessment Process”. In total, the updated hazardous material investigations of the site shall</p>	<p>Prior to Permit Issuances</p>	<p>Public Works and Planning Departments</p>	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>minimally evaluate the areas previously inaccessible to hazardous material investigators, the southern-most barn on the eastern portion of APN 058-110-41, the contents of the vault in the shed on the southern portion of APN 058-110-04, the function of the “water” basin and its previous discharges must be determined, the exact location of the 10 inch Kinder Morgan refined product pipeline, the areas adjacent to the Union Pacific Railroad right-of-way, and the onsite residential structures and buildings which were previously inaccessible. (Final EIR Mitigation Measure 3.5.1)</p>			
<p>11. A Phase II Environmental Site Assessment (ESA) shall be completed prior to the approval of individual development plans within the project area. Said Phase II ESA report shall include subsurface investigations and recommended remedial actions, if required, at specific locations as recommended in the Phase I Environmental Site Assessment prepared by Kleinfelder, Inc., or any subsequent updated report. The following additional requirements shall apply:</p> <ul style="list-style-type: none"> a. Soil sampling and analysis for pesticides shall only be conducted in those areas of the site that are still agricultural; and b. If levels of organochloride pesticides are found to be in excess of applicable residential or commercial Preliminary Remediation Goals/Maximum Contaminant Limits (PRGs/MCLs) then an evaluation shall be required to determine the depth and extent of these elevated concentrations. (Final EIR Mitigation Measure 3.5.2) 	<p>Prior to Approval of Development Plans</p>	<p>Planning Department</p>	
<p>12. Habitable second-story residential space, located within 245 feet of the Harney Lane centerline, must have upgraded structural protection including dual-paned windows and supplemental ventilation (air conditioning) to allow for window closure, in compliance with the City of Lodi Compatibility Standards. (Final EIR Mitigation Measure</p>	<p>Prior to Building Permit Issuance</p>	<p>Building and Planning Departments</p>	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	3.8.3)			
13.	Outdoor recreational space within 145 feet of the Harney Lane centerline must be shielded by solid perimeter walls of 6-7 feet in height or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.4)	Prior to Building Permit Issuance	Building and Planning Departments	
14.	New residential development both north and south of Harney Lane shall require installation of 6-7 foot high sound walls or landscape berming, or any combination of the two to achieve the desired noise attenuation. (Final EIR Mitigation Measure 3.8.5)	Prior to Building Permit Issuance	Building and Planning Departments	
15.	Homes situated adjacent to the train tracks require either a setback distance of 430 feet or a 6 foot sound wall, landscape berming, or any combination of the two to mitigate train noise to 65 dB at the residential exterior and ground floor interior. This attenuation may be achieved by the design of the min storage facility. An interior noise analysis should be submitted in conjunction with building plan check, to verify that structural noise reduction will be achieved in a livable upstairs space, at the perimeter tier of homes by the specified structural components (windows, walls, doors, roof/ceiling assembly) shown on building plans. Disclosure of the presence of the tracks should be included in all real estate transfer documents to anyone buying or leasing a property within 500 feet of the train tracks. (Final EIR Mitigation Measure 3.8.6)	Prior to Building Permit Issuance	Building and Planning Departments	
16.	A detention basin pump system will be required to empty the detention basin. The planned proximity of homes to the basin would likely require substantial shielding if such pumps were to operate at night. To the satisfaction of the City of Lodi, noise levels at residences in proximity to any required basin pump system shall be attenuated to meet the City's noise standards. Said attenuation can be	Prior to Building Permit Issuance	Building and Planning Departments	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	achieved through enclosing the pump system or using upgraded sound rating building materials in nearby residences. (Final EIR Mitigation Measure 3.8.7)			
17.	Proponents of development onsite shall submit a construction Traffic Control Plan to the Public Works Department for review and approval prior to commencing construction on the project and any related off-site improvements. (Final EIR Mitigation Measure 3.10.4)	Prior to Building Permit Issuance	Public Works Department	
18.	To the satisfaction of the City of Lodi Public Works Department, the development shall be assessed its fair share of the cost of developing additional water sources, including but not limited to participation in acquiring additional water rights, development and construction of surface water treatment or recharge the groundwater system, construction of water transmission facilities, and other related water infrastructure. (Final EIR Mitigation Measure 3.11.4)	Prior to Building Permit Issuance	Public Works and Planning Departments	
Conditions To Be Implemented During Development/Construction				
19.	If buried Native American archaeological resources are discovered during the project activities, work shall stop immediately in the vicinity of the discovery, until a qualified archaeologist that meets the satisfaction of the City of Lodi determines the significance of the discovery and develops plans to preserve the significance of any discovered CRHR eligible resources. Such archaeological resource preservation plans shall be implemented to the satisfaction of the City of Lodi. (Final EIR Mitigation Measure 3.3.4)	During Grading	Public Works and Planning Departments	
20.	Should paleontological resources be encountered during construction excavation, the project proponent shall halt excavation in the vicinity of the discovery and contact a qualified vertebrate paleontologist to evaluate the significance of the find and make recommendations for	During Grading and Excavation	Public Works and Planning Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
collection and preservation of discovered paleontological resources in a written report to the City of Lodi. Said recommendations shall be implemented to the satisfaction of the City of Lodi. (Final EIR Mitigation Measure 3.3.5)			
21. If subsurface structures are encountered during site development or excavation onsite, care should be exercised in determining whether or not the subsurface structures contain asbestos. If they contain asbestos, it shall be removed, handled, transported, and disposed of in accordance with local, state, and federal laws and regulations. (Final EIR Mitigation Measure 3.5.3)	During Grading and Excavation	Public Works and Planning Departments	
22. The wells onsite should not be used as a water supply for any of the proposed land uses unless the water from said wells is tested and found to meet state and federal drinking water standards as confirmed by the City’s water department. (Final EIR Mitigation Measure 3.5.4)	During Grading and Excavation	Public Works and Planning Departments	
23. An asbestos and lead paint assessment shall be conducted for structures constructed prior to 1980, if they are to be renovated or demolished prior to future development on the project site. The following requirements apply: a. A Certified Cal-OSHA Asbestos Consultant shall conduct said surveys. If asbestos is detected, all removal shall be completed by a licensed asbestos abatement contractor; and b. Any lead paint that is detected and which is in poor condition shall be removed prior to building demolition. (Final EIR Mitigation Measure 3.5.5)	Prior to Demolition of Structures	Building and Planning Departments	
24. All locations of underground storage tanks (USTs) on the project site, where past releases are known or are suspected, shall be subject to further investigation and analysis to confirm or deny evidence of past	Prior to Grading and Excavation	Public Works and Planning Departments	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
releases. Said investigations shall be conducted in accordance with Environmental Protection Agency (EPA) and per Leaking Underground Storage Tank (LUST) guidelines. (Final EIR Mitigation Measure 3.5.6)			
25. Miscellaneous debris located throughout the project site, and described in the Phase I ESA, shall be removed prior to development activities. Any petroleum products and/or hazardous materials encountered should be disposed of or recycled in accordance with local, state, and federal regulations. (Final EIR Mitigation Measure 3.5.8)	Prior to Grading and Excavation	Public Works and Planning Departments	
26. Various sized buckets and drums containing petroleum products were noted at several locations on the project site in the Phase I ESA. All such drums and buckets shall be removed from the project site in accordance with local, state, and federal regulations. In addition, soil sampling shall be conducted at those bucket and drum locations where staining was noted. (Final EIR Mitigation Measure 3.5.9)	Prior to Grading and Excavation	Public Works and Planning Departments	
27. To the satisfaction of the City of Lodi Public Works Department, all drainage facilities shall be constructed in conformance with the standards and specifications of the City of Lodi. (Final EIR Mitigation Measure 3.6.3)	Ongoing During Development	Public Works Department	
28. To the satisfaction of the City of Lodi Public Works Department, the project proponents shall participate in a financing mechanism to fund the required drainage infrastructure to serve the demands of the project. (Final EIR Mitigation Measure 3.6.6)	Prior to Grading	Public Works Department	
Ongoing Conditions			
29. The applicant shall inform and notify prospective buyers in writing, prior to purchase, about existing and on-going agricultural activities in	During Home	Planning Department	

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
<p>the immediate area in the form of a disclosure statement. The notifications shall disclose that the residence is located in an agricultural area subject to ground and aerial applications of chemical and early morning or nighttime farm operations which may create noise, dust, et cetera. The language and format of such notification shall be reviewed and approved by the City Community Development Department prior to recordation of final maps. Each disclosure statement shall be acknowledged with the signature of each prospective owner. Additionally, each prospective owner shall also be notified of the City of Lodi and the County of San Joaquin Right-to-Farm Ordinance. (Final EIR Mitigation Measure 3.7.1)</p>	Sales		
<p>30. Buyer notification of the presence of possible agricultural activity noise shall be made as part of any property transfer documents. (Final EIR Mitigation Measure 3.8.8)</p>	Ongoing During Sale of Homes	Planning Department	
<p>31. All construction shall require a permit and shall be limited to the hours of 7 a.m. to 10 p.m. Staging areas shall be located away from existing residences, and all equipment shall use properly operating mufflers. (Final EIR Mitigation Measure 3.8.1)</p>	During Construction	Building and Planning Departments	
<p>32. The project contractor shall place all stationary construction equipment so that emitted noise is directed way from sensitive receptors nearest the project site. (Final EIR Mitigation Measure 3.8.2)</p>	During Construction	Building and Planning Departments	

Item 5a.



CITY OF LODI PLANNING COMMISSION

Staff Report

MEETING DATE: July 8, 2020

APPLICATION NO: 2019 Housing Element Annual Progress Report

SUMMARY

The purpose of the 2019 Housing Element Annual Progress Report (2019 APR) is to track and monitor progress in addressing the City's housing needs, goals, and policies on an annual basis. The 2019 APR summarizes the City's activities in the last calendar year related to implementation of the current General Plan Housing Element, which was adopted by the City Council in April 2016.

California Government Code Section 65400 requires the City to file an annual report addressing the status of the Housing Element, progress made toward implementing its goals and policies, and progress in meeting its share of the Regional Housing Needs Allocation (RHNA). The report must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research.

HCD has specific reporting requirements for housing elements, which consist of a series of tables. The tables summarize the City's progress during the given year in producing various types of housing units and implementing programs contained in the Housing Element.

HCD requires reporting on the number of entitlement applications for housing units submitted and approved, and the number of building permits issued, during the year (Tables A, A2, and B), including the type of units (single-family, multiple-family, etc.) and the level of affordability (very low, low, moderate, and above moderate income). Table D of the annual report tracks the City's implementation of policies and programs in the Housing Element.

The City's Housing Element Annual Progress Report for the 2019 calendar year is attached to this report for consideration. The 2019 APR consists of eight tables that contain details on permit reports, building permits issued, and housing element program status updates (Table D).

The 2019 APR demonstrates that the City issued 125 building permits in 2019 for the construction of 490 units, all of which were affordable to households with above moderate household incomes. The City has met the RHNA for above moderate income units and has a remaining need of 1,045 units affordable to very low-, low-, and moderate-income households. The City is currently applying for multiple state grants to fund the creation of affordable housing for very low- and low-income households.

RECOMMENDED DIRECTION

Provide comments on the 2019 Housing Element Annual Progress Report, recommend to City Council to accept the report and direct staff to transmit the report to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research.

Respectfully Submitted,

Concur,

Patrice Clemons
Community Development Block Grant Specialist

John R. Della Monica Jr.
Community Development Director

ATTACHMENTS:

1. 2019 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Lodi
Reporting Calendar Year	2019
Contact Information	
First Name	John
Last Name	Della Monica
Title	Community Development Director
Email	jdellamonica@lodi.gov
Phone	2093336800
Mailing Address	
Street Address	221 W. Pine Street
City	Lodi
Zipcode	95240

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 2_27_20

Jurisdiction	Lodi
Reporting Year	2019 #REF!

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	497			52							52	445
	Non-Deed Restricted												
Low	Deed Restricted	331			27							27	304
	Non-Deed Restricted												
Moderate	Deed Restricted	333										37	296
	Non-Deed Restricted				37								
Above Moderate		770			211	170	490					871	
Total RHNA		1931											
Total Units				290	207	490						987	1045

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Lodi	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

<p>Program 1.1: Revise Development Code</p>	<p>The City will revise Title 17 of the Lodi Municipal Code (Development Code) to reduce barriers to, and provide incentives for, the construction and conservation of a variety of housing types:</p> <ul style="list-style-type: none"> •Amend the Development Code to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing for farmworkers or other employees that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted (Section 17021.6). •Work with the San Joaquin County Housing Authority in developing procedures and guidelines for establishing income eligibility for the "reserved" units and for maintaining the "reserved" units as affordable units for at least 30 years. The City shall seek Housing Authority administration of the reserved units. •Amend the Development Code to allow for "group residential," which includes single-room occupancy units in the Medium Density Residential and High Density Residential zoning districts. 	<p>Develop procedures and guidelines for establishing income eligibility for "reserved" units within two years from adoption of Housing Element. Complete Development Code amendments within one year of adoption of this element.</p>	<p>The City does not have any agricultural land within city limits. Employee housing is not precluded but also is not specifically called out in the Development Code. The City planned to review its Development Code during 2019 to address Health and Safety Code Sections 17021.5 and 17021.6; however, staff turnover did not allow the City to address this in 2019.</p> <p>The City has not yet developed procedures and guidelines for establishing income eligibility for the "reserved" units.</p> <p>The City amended the Development Code in 2013 to allow for "group residential," which includes single-room occupancy units in the Medium Density Residential and High Density Residential zoning districts.</p> <p>The City is undertaking efforts in 2020 to amend its Zoning Code to allow residential care facilities in the Office zoning district to expand opportunities for special needs housing. The City will also amend provisions of the Mixed Use Corridor district to related to validate and protect existing single family homes.</p>
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<p>1.2 Revise Growth Management Allocation Ordinance</p>	<p>Expedite the residential development approval process for affordable housing.</p>	<p>1 year, Revise Growth Management Allocation Ordinance within a year of adoption of this Housing Element and evaluate implementation by the end of the planning period.</p>	<p>The City is in the process of modifying its Growth Management Allocation Ordinance to exempt housing units affordable to extremely low-, very low-, and low-income households with long-term affordability restrictions. The City plans to make these modifications by the end of 2020.</p> <p>The City is studying impediments to development that might result from the Growth Management Ordinance and will adopt amendments to the implementation practices of the Growth Management Ordinance to facilitate approval of new residential development.</p> <p>The City understands and acknowledges that state law would preclude affordable housing from being restricted by the Growth Management Allocation Ordinance.</p>
<p>1.3 Personal Security Standards</p>	<p>Reduce the susceptibility of residential properties and neighborhoods to criminal activity and increase residents' perception of personal safety.</p>	<p>As projects are submitted</p>	<p>The City continues to implement project design as part of the development process.</p>
<p>1.4 Land Inventory</p>	<p>Increase the potential for infill development, thereby reducing the need to prematurely annex land and convert agricultural land to urban use.</p>	<p>Maintain a current land vacant residentially zoned land, as projects are approved.</p>	<p>The City will continue to keep the most recent Housing Element with the related housing land inventory map online so that the public and developers can access this inventory from the City's website. (https://www.lodi.gov/DocumentCenter/View/40/2015-to-2023-Housing-Element-PDF?bidId=)</p>

<p>1.5 Pursue State and Federal Funds in Support of Housing Construction</p>	<p>20 extremely low-, 50 very low-, and 50 low-income housing units.</p>	<p>For Action a., annual meetings, 2015–2023; for Action b., quarterly each year, depending on funding deadlines for specific state and federal programs, 2015–2023; for Action c. semi-annual review and assessment of funding opportunities based on (1) funding cycles and eligible activities for various state and federal programs, (2) projects and programs proposed to the City for state or federal funding, and (3) City staff capacity to prepare funding requests.</p>	<p>a. The City receives CDBG funding which can be used to assist with housing construction. As part of the annual funding cycle, each year the City reaches out to various organizations and agencies to solicit applications for affordable housing development projects or related housing support services. The City also conducts consultations with these groups as part of its annual community needs assessment and Annual Action Plan, including the 2019-2020 Annual Action Plan.</p> <p>Additionally, City staff attends monthly Lodi Committee on Homelessness (LCOH) meetings to stay engaged and supportive of local and regional efforts to house and serve homeless and low-income households. Members of the committee include homeless service/housing providers. This committee continually looks for funding and opportunities to partner with agencies. As a result of such efforts, the City applied and received a \$1.25 million grant under the Homeless Emergency Aid Program (HEAP) for providing permanent housing for recently homeless person and families. Funds will pay for construction of approximately five tiny homes, and off-site support services will be available to those living in the homes. The grant's success is due to the support of the LCOH and three local homeless social service providers, in addition, to a partnership with the local Housing Authority of the County of San Joaquin (Housing Authority) that will provide construction, management, operations and maintenance of the tiny homes. Find more details about LCOH activities here: http://www.lodi.gov/940/Homelessness</p> <p>b. The City assisted Eden Housing with efforts to secure funding for the development of an 80-unit, affordable senior housing project on Tienda Drive. This project was finished in 2018.</p> <p>The City also continues to meet with the San Joaquin County Housing Authority to discuss potential affordable housing projects, opportunities to partner on those projects, and invites it to apply for CDBG grant funds and to participate in the process of applying for CDBG funds in connection with the City.</p> <p>c. The Housing Authority can apply for funding on an annual basis for CDBG funds, but has not applied in recent years. Additionally, the City and Housing Authority decided to partner on a 2019 HOME grant application for rehabilitation of multi-family affordable</p>
<p>1.6 Encourage Efficient Use of Land for Residential Development</p>	<p>Preserve agricultural land and reduce the amount of land needed to meet future urban growth needs.</p>	<p>Require fee payment as mitigation, ongoing (2015–2023); enforce Urban Reserve designation and contiguity requirements when this Housing Element is adopted.</p>	<p>The City is working to adopt a Right-to-Farm Ordinance by the end of the Housing Element planning period and has a program in the General Plan requiring 1:1 mitigation to protect and conserve agricultural lands.</p> <p>The impacts resulting from conversion of agricultural land conversion to urban uses are mitigated through the City's participation in the San Joaquin County Multi Species Conservation Plan.</p>

1.7 Provide Rental Assistance	Increase rental property owner awareness of, and participation in, rental assistance programs.	Distribution of Housing Choice Voucher Program information, current and ongoing, 2015–2023; create website link to Housing Authority website within two years of adoption of this Housing Element, maintain link thereafter, 2015–2023.	Due to staff turnover and a redesign of the City's website, the activities in the program were deferred. The City expects to fulfill this program, before the end of 2020.
1.8 Focus on Neighborhood Improvement Initiatives	Improve the City's ability to focus on the implementation of housing and neighborhood improvement programs.	Current and ongoing, 2015–2023	<p>Due to budget constraints and decline in City revenue, the City decided to remove the Neighborhood Services Manager (NSM) position and to hire a part-time CDBG program consultant instead. The implementation of housing and neighborhood improvement programs is now completed through the combined efforts of the Community Development Director, City Manager's Office, consultants, Lodi Committee on Homelessness, Lodi Improvement Committee, City staff, and other volunteers.</p> <ul style="list-style-type: none"> • The City allocated CDBG and City dollars to fund the Asset-Based Community Development (ABCD): Love Your Block program which supports capacity building and resident leadership in low-income neighborhoods, as well, a mini-grant program for resident driven community improvement projects. The City just completed its 3rd program cycle and plans to begin 4rd program cycle in 2020. • The City's Lodi Improvement Committee is commissioned with the purpose of maintaining and improving the quality of life and appearance of Lodi for all residents. The Committee form annual goals and works towards those ends including: community safety programs, community garden, immigration services; property improvement program, and more. • The LCOH continues to advocate for a low-bar, housing first, emergency shelter in Lodi. Please see agenda minutes for discussions: http://www.lodi.gov/940/Homelessness • The City attempted to establish a neighborhood revitalization area but decided to not pursue because existing CDBG programs were adequately addressing community needs.

<p>1.9 Annex Land to Accommodate Future Housing Needs as Necessary</p>	<p>Increase the City's residential development capacity to accommodate its share of the region's future housing construction needs.</p>	<p>Pursue discussions with property owners about annexation, as appropriate according to housing needs, but no later than the end of the planning period in 2023.</p>	<p>The City is currently in discussions with property owners regarding potential annexations and will begin the process of updating its Sphere of Influence and Municipal Services Review in 2020 to allow consideration of annexations.</p>
<p>1.(10)</p>	<p>24 homebuyers: 4 very low-, 10 low-, and 10 moderate-income housing units.</p>	<p>Current and ongoing, 2015–2023; provide website link within one year of adoption of this Housing Element and continue to provide information at the public counter; Neighborhood Services Manager to meet with local realtors within one year of adoption of this Housing Element.</p>	<p>The first-time homebuyer program was cancelled due to unfavorable market conditions. City is in process of implementing a housing rehab program and continues to support graffiti abatement through CDBG funds. The City discusses other affordable housing development opportunities with local social service providers and agencies. As a result, the City discussed potential opportunities with Salvation Army and Lodi House. Additionally, the City discussed partnership with the Housing Authority on a HOME grant application for rehabilitation of a multi-family apartment; however, the application has been postponed until 2020 due to project schedule.</p>
<p>1.11 Promote the City's Multifamily Housing Development Standards</p>	<p>Increase awareness of the City's multifamily development standards.</p>	<p>Current and ongoing (2015–2023); information is currently available on the City's website and at the public permit counter. The City also encourages preapplication meetings. These practices will continue indefinitely. A notice of the City's multifamily development standards will be distributed to industry organizations within six months of the adoption of this Housing Element.</p>	<p>The City continues to provide information regarding the multifamily development standards, both on the City's website and at the public permit counter.</p> <p>The City worked with Eden Housing on the development of an 80-unit, affordable senior housing project as well as on Rubicon at Reynolds Ranch, a 156-unit apartment project, Revel at Reynolds Ranch, a 142-unit market-rate senior project, and a few other medium-density projects. The City is very active in developing housing other than conventional single-family homes.</p> <p>The City's multifamily development standards were distributed to the Building Industry Association.</p>

1.12 Subdividing Large Sites for Lower-Income Households	Facilitate parcel sizes that that are developable for multifamily affordable housing and consistent with recommendations/requirements of state, federal, and local financing programs.	Determine appropriate incentives within one year of adoption. Provide incentive throughout planning period, as projects are submitted to the Planning Division.	The City has not had any developer interest on large sites but would provide assistance if a project came forward.
2.1 Evaluate Applications for the Demolition of Residential Structures	Maintain or replace existing affordable housing.	Complete review within six months of adoption of this Housing Element; implement new review procedures within one year of adoption of this Housing Element; ongoing thereafter, based on proposals.	As part of the City's policies and procedures, the proponent must apply for a permit; the City reviews what is being demolished.
2.2 Assist the Eastside Area with Housing Rehabilitation and Code Enforcement	Improvement of 750 units (including private investment to correct code violations) over the planning period of this Housing Element: 250 extremely low /very low, 250 low, and 250 moderateincome.	Current and ongoing, 2015–2023.	<p>The City combines the efforts of code enforcement and housing rehabilitation assistance to focus on the CDBG target area, which includes the eastside neighborhoods.</p> <p>The City has one full-time staff person working on graffiti abatement.</p> <p>The City's housing rehabilitation program provides small grants of \$10,000 for minor rehabilitation. While this program will be promoted in the CDBG target area, the eastside neighborhoods are included in this CDBG target area.</p>
2.3 Implement Property Maintenance and Management Standards	Eliminate substandard building and property conditions.	Code enforcement on both complaint and proactive basis; current and ongoing, 2015–2023.	<p>The City continues to implement standards for private property maintenance. In addition, the City's Graffiti Abatement program continues to help reduce blight by cleaning up tagged properties in targeted low-income areas. The City's program cleans up these sites within a day or two, or on the same day in some instances, which benefits not only the property but prevents secondary tags. The program runs year-round. Graffiti abatement has helped preserve neighborhood property values and maintain housing stock in the city. During program year 2018-19, the City removed 1,510 instances of graffiti in the CDBG target area (low/mod census tract.) In the first half of the 2019-2020 program year, the City removed 893 instances of graffiti in the CDBG target area.</p>

2.4 Conduct a Housing Condition Survey	Document housing conditions and establish priorities for future code enforcement, housing rehabilitation assistance, and neighborhood improvement efforts.	Complete survey and report to City Council before the start of the next planning period.	The City has not conducted a housing conditions survey but does use its code enforcement officers to monitor and track housing conditions. In addition, housing conditions are documented in the City's 2015 Analysis of Impediments to Fair Housing Choice. The City has had difficulty with this program due to staff turnover and the addition of a new Community Development Director in February 2019.
2.5 Preserve Affordable Rental Housing	To preserve affordable rental housing units.	Implement this program as necessary.	The City does not currently have any affordable units at risk of converting to market rate.
2.6 Target the Eastside Area for Use of Funds for Public Improvements	Preserve and improve the Eastside area.	Annual CDBG allocation, maintain zoning, 2015–2023.	<p>The City continues to use its annual CDBG allocation for several public improvement projects:</p> <p>Alley Improvement Project – This project improves alleyways that suffer from damaged pavement and poor drainage by removing existing pavement, installing proper drainage systems, and repaving each alleyway. The 2017 and 2018 alley projects were completed. The 2020 project is underway.</p> <p>Blakely Swim Complex/Shade Structure – This project improved the swimming complex at the park which is also the location of Lodi Boys and Girls Club. This project was completed in 2019.</p> <p>Blakely Restroom Project - This project will construct a bathroom at Blakely Park. Construction will be completed in 2020.</p>
3.1 Collect Development Impact Fees and Enforce Improvement Requirements	Reduce impact fees for multi-family projects based on actual project densities.	Annually review fees.	<p>The City continues to collect a unified development impact fee to pay for off-site public facilities and services needed for residential development, and requires that residential developers continue to provide on-site infrastructure to serve their projects.</p> <p>The City reviews its fee structure annually.</p>
3.2 Ensure Adequate Public Services for Residential Development	Provide public facilities and services meeting minimum City standards.	Annually during housing allocation process, 2015–2023.	The City will continue to use its Growth Management Allocation Ordinance to ensure that the pace of development is consistent with the City's and other public facility and service providers' abilities to provide public facilities and services and maintain minimum facility and service standards for the entire community.
3.3 Use of CDBG Funds	The City will continue to use CDBG funds to upgrade public facilities and services in older neighborhoods.	(See Program 1.8 for implementation.)	The City continues to use CDBG funds to upgrade public facilities and services in older neighborhoods. Refer to Program 2.6.

3.4 Provide Park and Recreation Facilities	see General Plan Policy P-P20	see General Plan Policy P-P20	<p>General Plan Policy P-P20 requires the City to address park dedication and new development impact fees as part of the Zoning Ordinance and Subdivision Regulations Update, to ensure compliance with the General Plan park and open space standard of 8 park acres per 1,000 residents.</p> <p>The City Council adopted the Lodi Impact Mitigation Fee Program dated on August 2012. The Program requires developers to pay a fee per unit based on density that would be used for the development of park facilities to meet the General Plan standard.</p>
3.5 Support Transit Facilities and Transit-Oriented Development	Increase housing opportunities near transit facilities and encourage forms of travel other than private vehicles. All income groups will be targeted for TOD housing. However, extremely low-and very low-income households that may rely on transit as their primary transportation mode should be prioritized.	For Action a., annually, prior to the adoption of a City budget, 2015–2023; for Action b., within one year of adoption of this Housing Element, designate infill opportunities and identify and adopt zoning amendments that are needed and appropriate to develop in infill opportunity zones within two years of adoption of this Housing Element; for Action c., within two years of adoption of this Housing Element, conduct one or more community meetings ; for Action d., ongoing.	<p>a. Rubicon at Reynolds Ranch, a 156-unit apartment project, is a transit-oriented development which was completed in 2018.</p> <p>b. The City designated infill opportunities and identified and adopted zoning amendments to develop within infill opportunity zones in 2013. The City’s mixed-use zones are very flexible.</p> <p>c. As part of the 2013 update to the City’s Development Code, several community meetings were held to explain the benefits and implications of infill zone designation for development opportunities. General discussion is also ongoing with the development community. The City endorses mixed-use development.</p> <p>d. The City is implementing the Transit-Oriented Development Design Guidelines to guide development in the Downtown area.</p>

<p>4.1 Promote Fair Housing Services</p>	<p>Provide information on fair housing law to the public and support landlord/tenant mediation services.</p>	<p>Current and ongoing, 2015–2023; annual community event for display of fair housing information within one year of adoption of this Housing Element; fair housing links will be provided on the City’s website within two years of adoption of this Housing Element.</p>	<p>The City completed its Analysis of Impediments to Fair Housing Choice in 2015, which was accepted by US Department of Housing’s Office of Fair Housing and Equal Opportunity.</p> <p>San Joaquin Fair Housing (SJFH) provided fair housing assistance, including education, counseling, and mediation services to the residents of San Joaquin County. SJFH assisted 489 Lodi households in the 2018-2019 program year and hosted four resident fairs in Stockton, Tracy, and Thornton. The program goals are to ensure fair housing, and to teach and advocate tenant and landlord rights and responsibilities regarding providing and maintaining adequate and safe housing. SJFH helped mediate conflicts between tenants and landlords and provided educational opportunities. By educating both tenants and landlords, the program works to assist in the process of mitigating housing discrimination in Lodi and promoting fair housing opportunities regardless of a person’s disability, religion, race/ethnicity, color, country of origin or ancestry, age, sex, gender identification/expression, familial status, source of income, marital status, or sexual orientation. In the first half of the 2019-2020 program year, SJFH assisted 180 Lodi households.</p>
<p>4.2 Regulate Condominium Conversion</p>	<p>Minimize the impact of displacement of very low-, low-, and moderate income households and assure safety of converted units.</p>	<p>Ongoing, 2015 – 2013 and as conversions come forward.</p>	<p>The City continues to regulate the conversion of rental housing to condominiums, although no conversions have occurred.</p>
<p>4.3 Pursue Regional Solutions to Homeless Needs</p>	<p>Provide regional solutions to homelessness through assistance to nonprofit organizations and the County who work on solutions to end homelessness in the region.</p>	<p>Current and ongoing, 2015–2023; annual review of applications by nonprofit organizations for use of City’s share of CDBG funds.</p>	<p>In an effort to continue to support regional solutions to homelessness through its collaboration with the Salvation Army, the City has formed a committee on homelessness, which is citywide and regional. This committee meets on a monthly basis to address both local and regional homeless issues. The City and committee helped form a new homeless liaison position at the County. The new homeless liaison began in 2018. For more details of the LCOH efforts, see the webpage: http://www.lodi.gov/940/Homelessness.</p>

<p>4.4 Educate the Public About Affordable Housing</p>	<p>Provide information to the community about the benefits of affordable housing.</p>	<p>Continue to provide a newsletter and conduct at least two workshops during the Housing Element planning period.</p>	<p>The City's Annual Action Plan and the City's Housing Element both provide information on the City's efforts to promote affordable housing. Both of these documents are available on the City's website.</p> <p>Annual Action Plan https://www.lodi.gov/DocumentCenter/View/154/Annual-Action-Plan-PDF?bidId=</p> <p>Housing Element https://www.lodi.gov/DocumentCenter/View/40/2010-to-2016-Housing-Element-PDF?bidId=</p> <p>Additionally, the Lodi Improvement Committee holds workshops with residents annually for the development of the City's Annual Action Plan.</p>
<p>4.5 Incentivize Affordable Housing Development</p>	<p>Facilitate the development of affordable housing opportunities in the city.</p>	<p>Investigate possible incentives for facilitating the development of affordable housing and present findings to the City Council within one year of the adoption of this Housing Element. The Development Code and Growth Management Allocation Ordinance update will be completed within one year of the adoption of this Housing Element.</p>	<p>The City has a reduced fee schedule for high-density housing, and impact fees could be reduced further for projects affordable to lower-income households. In addition, City staff promotes infill higher-density projects which by design have a greater affordability</p> <p>Additionally, on June 3, 2020, the City Council authorized the City Manager to draft a 2020 Permanent Local Housing Allocation (PLHA) grant application. Funds from this grant would be used to facilitate the increase the supply of affordable housing in the City.</p>
<p>4.6 Facilitate the Development of Project-Based Section 8 Units</p>	<p>Facilitate the development of affordable and senior housing opportunities in the city.</p>	<p>Hold a meeting and work with local nonprofits to secure project-based Section 8 funding within a year and a half of adoption of this Housing Element.</p>	<p>The City works with nonprofit developers to secure project-based Section 8 funding but did not apply because there was not an available project. The City continues to work with the Housing Authority to find projects.</p>

Jurisdiction	Lodi	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Lodi	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		490
Total Units		490

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	46
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas