

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, APRIL 5, 2022**

A. Call to Order / Roll Call

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, April 5, 2022, commencing at 7:01 a.m.

Present: Council Member Khan, Council Member Kuehne, Council Member Nakanishi, Mayor Pro Tempore Hothi, and Mayor Chandler

Absent: None

Also Present: City Manager Schwabauer, City Attorney Magdich, and Assistant City Clerk Farris

B. Topics

B-1 Receive Presentation and Provide Preliminary Comments Regarding Proposed Vineyard Valley Project (CD)

Community Development Director John Della Monica and Contract Planner Paul Junker provided a PowerPoint presentation regarding the Vineyard Valley project. Specific topics of discussion included project location, current General Plan designations, project status, required project approvals, project description, conceptual Site Plans, and project review process.

In response to Council Member Kuehne, City Manager Schwabauer stated that cottages are planned for the development, rather than duplexes, and noted where the cottages are shown on the map.

Council Member Kuehne stated he would prefer a street width of 36 feet but is otherwise pleased with the project.

Mayor Chandler stated that he supports conservation of agricultural land but this project is an efficient use of land.

In response to Mayor Chandler's question regarding street widths, Mr. Della Monica stated that the map provided is conceptual only; street widths will accommodate all Public Works specifications but the widths are fluid at this point.

In response to Mayor Chandler, City Manager Schwabauer stated that the private recreation area would be paid for by a Home Owners Association.

In response to Council Member Khan, City Manager Schwabauer stated that Harney Lane would be widened and stop lights added as traffic warranted.

In response to Mayor Pro Tempore Hothi, City Manager Schwabauer clarified that the path shown on the map is on the development's property, rather than the Woodbridge Irrigation District (WID) canal; WID is not willing to grant access due to liability issues. He further stated that there is a small collector park planned for one end of the trail and a park at the detention basin.

In further response to Mayor Pro Tempore Hothi, Mr. Della Monica stated Lodi Unified School District (LUSD) has been contacted about the project and is supportive. City Manager Schwabauer stated that while Larson School is impacted, LUSD as a whole is under-enrolled.

In response to Council Member Nakanishi, City Manager Schwabauer stated that WID is unwilling to take storm water into the canal due to turbidity and contamination concerns, so the water from the detention basin will drain to a pipeline into Pixley Slough.

In response to Council Member Nakanishi, Mr. Junker stated the applicant's goal is to begin building in less than two years, which will allow time for the Sphere of Influence and Municipal Services Review updates currently in progress, returning to Council later this year, and an Environmental Impact Report.

A member of the public (name inaudible) expressed her concerns with the loss of agricultural lands, trespassing by residents of the development onto adjacent agricultural property, impacts on the traffic flow on Armstrong Road, and the water supply for the new homes.

Liz Nicolini, a member of the public, expressed her concerns over the loss of agricultural lands.

Council Member Nakanishi stated that this is private property being developed and that Lodi was interested in establishing a Greenbelt Area in the past but the idea was not supported by the City of Stockton, San Joaquin County, or the farmers.

City Manager Schwabauer stated that the project is still in the planning process and that there will be opportunities for public input, both at Council meetings and through the Local Agency Formation Commission (LAFCO), which includes County representatives. He further stated that LAFCO will have the final say on whether or not the property will be annexed to the City. Mr. Schwabauer stated that water supply will be part of the environmental review but he did not anticipate that as an issue because Lodi has invested heavily in a sustainable water supply; Lodi has a purchase agreement for water with WID and currently uses only 50% of available groundwater.

In response to Council Member Nakanishi, City Manager Schwabauer stated that there is no right answer as to whether development benefits Lodi; Lodi can choose to remain as it is, but housing prices rise if new homes are not built.

C. Comments by Public on Non-Agenda Items THE TIME ALLOWED PER NON-AGENDA ITEM FOR COMMENTS MADE BY THE PUBLIC IS LIMITED TO FIVE MINUTES.

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:42 a.m.

ATTEST:

Pamela M. Farris
Assistant City Clerk