



CITY OF LODI

AGENCY/

COUNCIL COMMUNICATION

AGENDA TITLE: AGENCY to consider adoption of resolution certifying completion of the final Environmental Impact Report for the proposed Redevelopment Plan for Lodi Redevelopment Project No. 1; adopting a statement of findings, facts, and overriding considerations; and adopting a Mitigation Monitoring plan

AGENCY to consider adoption of resolution finding that the use of taxes allocated from Lodi Redevelopment Project No. 1 for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing outside the Project Area will be of benefit to the project

COUNCIL to consider adoption of resolution considering and making findings as to the final Environmental Impact Report for the proposed Redevelopment Plan for Lodi Redevelopment Project No. 1; adopting a statement of findings, facts, and overriding considerations; and adopting a Mitigation Monitoring Plan

COUNCIL to consider adoption of resolution finding that the use of taxes allocated from the Lodi Redevelopment Project for the purpose of increasing, improving, and preserving the community's supply of low- and moderate-income housing outside the project area will be of benefit to the project

COUNCIL to consider introduction of Ordinance adopting the proposed Redevelopment Plan

MEETING DATE: June 19, 2002

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Conduct the Joint Public Hearing concerning the actions related to the Lodi Redevelopment Project No. 1. Subsequent to the Public Hearing, adopt the two Agency resolutions and two City Council resolutions as well as the first reading of the draft ordinance adopting the Redevelopment Plan.

BACKGROUND INFORMATION: The actions before the Agency and City Council represent the culmination of several years' worth of work to identify and prepare a plan for Redevelopment Project Area No. 1. This plan encompasses some 1,200 acres of land generally bounded by Turner Road, the downtown core, the U.P. railroad right-of-way, Cherokee Lane and Highway 99.

The purpose of the joint public hearing is to a) certify the Final Environmental Impact Report (FEIR) on the plan and b) take final action on the plan by both the Redevelopment Agency and City Council.

Final Environmental Impact Report

As required by the California Environmental Quality Act (CEQA) an Environmental Impact Report was prepared by the firm of Wagstaff & Associates. The program EIR is intended to inform the Agency and Council about the

APPROVED: _____

H. Dixon Flynn -- City Manager

potential environmental consequences of the Plan approval. The document should serve as a decision making tool when reviewing all relevant materials concerning the proposal. The report identifies those required topic areas that are expected to have significant impact, identifies potential mitigation measures that could minimize the impact and identifies reasonable alternatives to the project.

This EIR shows 21 potential impacts related to the implementation of the plan. Those topic areas include Land Use & Visual Factors, Population Housing & Employment, Transportation & Parking, Infrastructure & Public Facilities, Drainage & Water Quality, Noise, Air Quality, Vegetation & Wildlife, and Cultural & Historic Resources. Of the potential impacts assessed, one area cannot be mitigated to a level that is considered less than significant. Impact 10-2, Long-Term Regional Emissions Increases is considered a significant unavoidable impact. In summary, because the Valley is considered a non-attainment area, any increase in the cumulative condition (all projects in total) result in air quality impacts that cannot be lessened with any measure proposed. As a result of this situation, the Agency and City Council must make a specific finding within the resolution certifying the Environmental Impact Report, which overrides the impact. Not to lessen the degree of seriousness regarding this issue, but virtually any activity that occurs within the San Joaquin Valley that contributes to air quality impacts, creates a significant unavoidable impact as well.

Use of 20% Housing set-aside outside of the Project Area

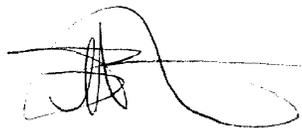
The California Redevelopment Law allows Redevelopment Agencies to use its housing set-aside funds outside of the project area. The resolutions before the Agency and City Council provide for the flexibility built into State Law. Final use of the funds is always at the Agency/Council discretion; therefore, staff feels comfortable exercising this option. From an implementation standpoint, this action would allow housing funds to be spent anywhere in the City.

Redevelopment Plan

The Redevelopment Plan before the City Council is identical to the Plan that the Redevelopment Agency adopted on May 15, 2002. This Plan as well as the supporting documents have been reviewed by the Planning Commission and the Project Area Committee. Both bodies have taken unanimous actions to recommend that the City Council adopt the Plan and support the Project Area goals.

The Plan and the Report on the Plan, contains all of the required documentation for consideration of the actions in front of the City Council. The two documents are incorporated by reference in the City Council Ordinance and are on file with the City Clerk, Library, and the Community Development Department.

FUNDING: None required



Konradt Bartlam
Community Development Director

Prepared by: Community Development Director

KB/lw

Attachments

***TO AVOID DUPLICATION OF LARGE
DOCUMENTS IN THE FORTIS SYSTEM,
ADDITIONAL BACKGROUND INFORMATION
REGARDING THIS ITEM IS LOCATED AS
FOLLOWS:***

Under Public Hearings for
6/19/02