



**CITY OF LODI  
COUNCIL COMMUNICATION**

TM

**AGENDA TITLE:** Adopt Resolution to concur with Staff's authorization to modify LSA Associates contract to perform additional economic work for the Greenbelt General Plan Amendment in the amount of \$9,000.

**MEETING DATE:** January 17, 2007

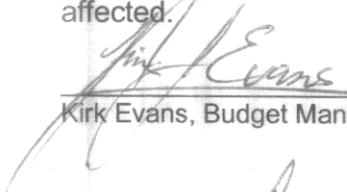
**PREPARED BY:** Randy Hatch, Community Development Director

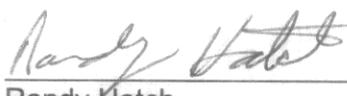
**RECOMMENDED ACTION:** Adopt Resolution to concur with Staff's authorization to modify LSA Associates contract to perform additional economic work for the Greenbelt General Plan Amendment in the amount of \$9,000.

**BACKGROUND INFORMATION:** On March 29, 2006 the City Council authorized the City Manager to enter into a contract for up to \$50,000 with LSA Associates to perform work for a Greenbelt General Plan Amendment (see attached Council Communication and LSA's Scope of Work). As part of that work, information was needed to answer questions regarding possible economic impacts to property owners of the proposed action. LSA Associates did not have the needed expertise to perform such economic evaluation and therefore; Strategic Economics was retained by LSA Associates as a sub-consultant. Work completed by Strategic Economics included estimating property value change and general economic impact resulting from changing the properties from county zoning AG-40 to AL-5. Work on the property value impact for parcels located outside city limits due to a general plan re-designation from Planned Residential Reserve to Agriculture/Greenbelt was also done. Strategic Economics also attended two public meetings and answered questions. The costs for the additional work beyond the authorized \$50,000 is up to \$9,000. All other terms of our contract with LSA Associates remain unchanged.

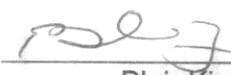
**FISCAL IMPACT:** \$9,000

**FUNDING AVAILABLE:** These funds would come from the Community Development budget which is fee based. There has been sufficient savings in the total department expenditures to accommodate this amount. The General Fund will not be affected.

  
Kirk Evans, Budget Manager

  
Randy Hatch  
Community Development Director

RH/adc/kjc  
Attachments: March 29, 2006 Council Communication  
LSA's Greenbelt Amendment Scope of Work

**APPROVED:**   
Blair King, City Manager



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Provide direction with regard to a request by Council Member Beckman regarding amending the general plan to include a greenbelt area

**MEETING DATE:** March 29, 2006

**PREPARED BY:** Randy Hatch, Community Development Director

---

**RECOMMENDED ACTION:** Provide direction to staff with regard to a request by Council Member Beckman regarding an amendment the General Plan to designate a greenbelt area

**BACKGROUND INFORMATION:** Since the mid 1980's the City has been exploring the concept of a greenbelt beyond the south boundaries of the City for both agriculture protection and as a community separator. Efforts since 1999 involve the formation of a Task Force involving the City of Lodi, Stockton and the County. Due to lack of inter-jurisdictional progress, the City established a separate Lodi Greenbelt Task Force in December 2003 and held at least 14 meetings. In fall 2004 a draft program to establish a greenbelt was presented.

Draft Program Summary:

- Minimum target area: runs between HWY-99 and I-5, ½ mile north and south of Armstrong Road
- Provide for a program that allows for a continuation of agricultural uses as currently provided in the County Zoning Ordinance. Additionally, allow the development of a limited amount of houses as follows:
  - One credit (unit) per 10 acres of ownership pro-rated to actual parcel size upon program adoption
  - One credit as above in 20 years
  - The use of a credit must take place within the target area
  - The maximum size of a parcel for a housing unit is ½ to 1 acre
  - Revise the Right-to-Farm Ordinance as recommended by the farming community
  - Provide for limited public improvements that promote the rural setting
  - Annex the entire target area and provide sewer and water service along Armstrong Road
  - Property Owner vote on the program

The Task Force met in November and December 2004 to discuss the draft program and try to reach consensus on a recommendation to City Council; however there was a group of affected property owners who were not supportive of the program and as a result, consensus on a recommendation was not reached. The Task Force requested that the property owners with concerns regarding the draft program develop a recommendation for a program that would be acceptable to them and the Task Force agreed to take a hiatus to allow the property owners time to develop their recommendation.

In October and November 2005 the Task Force met to re-group and review a draft exercise as to how the draft program could be implemented. The Task Force also inquired as to the status of the property

---

APPROVED: \_\_\_\_\_  
Blair King, City Manager

owner's alternative land plan. At the January 2006 meeting, a representative from the property owners indicated that progress had been made but the property owners didn't have a proposal to release. It should be noted that the inter-jurisdictional 2X2X2 Committee did meet in October 2005 to review the current status of greenbelt activities. No further meetings of that group were scheduled. Finally, in January 2006 the Council did ask staff to explore obtaining an economic analysis of land value and how the draft Task Force program could financially work. Final authorization to conduct such an economic analysis would come back to the Council for approval. Staff has preliminarily determined that such an economic analysis would cost approximately \$50,000.00. While useful the economic analysis would not move the greenbelt concept materially forward.

**POSSIBLE ACTION:** Staff has developed an option to move the greenbelt concept forward. The City could consider an amendment to the City's General Plan Diagram now which could designate the land ½ mile north of Armstrong Road from Planned Residential Reserve to Greenbelt/Agriculture. At the same time, the City could expand our General Plan area ½ mile south of Armstrong Road within the same east and west limits and designate this area for Greenbelt/Agriculture. This would be consistent with the area as proposed by the Greenbelt Task Force in their Draft Program and would show commitment by the City for the Greenbelt.

This action could be taken by the City with no request or concurrence by the property owners. The City, under State law, has the power to designate lands outside of City limits to a general plan designation which further the needs of the City and its goals and policies. The City could follow this general plan designation with a request to LAFCO for inclusion of this area within the Lodi Sphere of Influence. Again, no approval by the property owners is required, only possible annexation requires an affirmative vote of the property owners or registered voters.

Such an amendment to the General Plan would be subject to CEQA and an environmental document would need to be prepared. Such a document would be relatively simple since the general plan action (and potential Sphere of Influence inclusion) would not change any current rights or legal entitlement of the property. The current zoning for agriculture would be retained.

**FISCAL IMPACT:** The costs of a consultant to prepare the General Plan Amendment and CEQA document (Initial Study and Negative Declaration) would be approximately \$12,000.00. The cost to prepare an application to LAFCO for a Sphere of Influence Amendment is more variable and could range from approximately \$30,000.00 to \$55,000.00.

The costs for staff to prepare the General Plan Amendment would be less in dollar terms, maybe \$2,000.00 for the General Plan Amendment and an estimated additional \$5,000.00 for LAFCO application fees and required mapping costs for the Sphere of Influence Amendment.

**FUNDING AVAILABLE:** There is no funding source currently in the Community Development Department budget to cover the projected costs for either a consultant or for direct costs if staff prepared. While possible, having staff perform the work would affect our current workload and would result in noticeable delays to normal current planning work, include general customer service at the planning counter and on the telephone.

---

Ruby Paiste, Interim Finance Director



---

Randy Hatch  
Community Development Director

**MEMORANDUM**

DATE: February 1, 2006

TO: Blain King, City Manager  
City of Lodi

FROM: Lynette Dias, AICP,  
Principal, LSA Associates

SUBJECT: Greenbelt GPA and Associated Tasks

Per your request, the following provides a brief, bulleted outline of the process, estimated time, and estimated cost it would take for LSA to complete a General Plan Amendment (GPA) to establish a southern greenbelt area in the City’s General Plan, the associated CEQA review, and PC and CC hearing preparation and attendance. The number of approximate hours and cost to complete each task is provided below. All costs assume a \$130 hour rate, which is an average of Senior Planner Jennifer Craven’s rate (i.e., \$100/hr) and my hourly rate (i.e., \$160/hr).

We have also outlined the tasks associated with amending the City’s Sphere of Influence (SOI). However, our estimates for the SOI work are even rougher than that for the GPA, and we would need to prepare a detailed scope of work to provide a more accurate estimate of these costs.

<u>Task – General Plan Amendment</u>	<u>Hours</u>	<u>Cost</u>
• Draft GPA Changes (Map and Text):	12 hours	\$1,560
• Prepare Initial Study/Mitigated Negative Declaration on GPA:	30 hours	\$3,900
• PC Hearing Preparation (including staff report) and Attendance (1 meeting)	24 hours	\$3,120
• CC Hearing Preparation (including staff report) and Attendance (1 meeting)	20 hours	\$2,600
<b>GPA Total</b>	<b>82 hours</b>	<b>\$11,180</b>

<u>Task – Amendment to Sphere of Influence (SOI)</u>	<u>Cost</u>
○ Coordination/collaboration with County (Govt. Code §56425.b)	\$3,000–5,000
○ Coordination with LAFCo (Govt. Code §56425)	\$5,000–7,000
○ Municipal Services Review Preparation (Govt. Code §56430)♦	\$10,000–25,000
<b>SOI Total</b>	<b>\$18,000–37,000</b>

♦ Preparation MSR assumes no technical engineering studies, public services financing plan, or fiscal impact analysis would be required.

RESOLUTION NO. 2007-10

A RESOLUTION OF THE LODI CITY COUNCIL  
APPROVING CONTRACT MODIFICATION WITH LSA  
ASSOCIATES FOR ADDITIONAL ECONOMIC WORK  
FOR THE GREENBELT GENERAL PLAN AMENDMENT

=====

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve contract modification with LSA Associates for additional economic work for the Greenbelt General Plan Amendment in the amount of \$9,000; and

BE IT FURTHER RESOLVED that all other terms of the contract with LSA Associates remain unchanged.

Dated: January 17, 2007

=====

I hereby certify that Resolution No. 2007-10 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 17, 2007, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Katzakian, and Mayor Johnson  
NOES: COUNCIL MEMBERS – None  
ABSENT: COUNCIL MEMBERS – Hansen and Mounce  
ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL  
City Clerk