



**CITY OF LODI
COUNCIL COMMUNICATION**

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AGENDA TITLE: Receive Progress Report on City of Lodi General Plan Update

MEETING DATE: January 17, 2007

PREPARED BY: Randy Hatch, Community Development Director

RECOMMENDED ACTION: Receive Progress Report on City of Lodi General Plan Update

BACKGROUND INFORMATION: Early in 2006, the City Council directed the Community Development Department to begin the process for updating the City of Lodi General Plan. The existing General Plan was adopted in 1991 and is was designed to accommodate the City's development through the year 2007. Although the City has not reached the level of development or population growth anticipated in the 1991

General Plan, the City feels that a comprehensive General Plan update should be undertaken in order to provide a clear blueprint for future development in Lodi. On May 17, 2006, the City Council entered into a contract with the consulting firm of Dyett and Bhatia for contract services related to the update of the General Plan.

Dyett and Bhatia has been working with their consulting team and with City staff to gather as much information as they can regarding the City of Lodi and the issues that will be addressed in the General Plan Update.

Working Papers

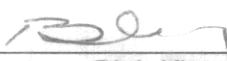
Three working papers, which aim to diagnose the major opportunities and challenges Lodi is facing, are underway. The outlines for these papers have been prepared (attached), and the consultants are currently conducting analysis on the various topics.

Greenbelt Conservation Working Paper #1

This paper focuses on the issues specific to the greater Lodi-Woodbridge area. Successful strategies that have worked elsewhere in the state in the context of wine production will be presented (such as conservation easements, transfer of development rights, and zoning techniques specific to agriculture/viticulture in Sonoma, Napa, South Livermore, and elsewhere in San Joaquin County). Also, this paper will examine the kinds of uses permitted in agricultural areas in these places.

The planning area for the General Plan has been outlined (see attached map). While this area may appear large, it is similar to the one used for Lodi's current General Plan. This effort will take into consideration the City's current effort in establishing a Greenbelt and the on-going work of the area property owners.

APPROVED:


Blair King, City Manager

Land Use, Transportation, and Environmental Resources Working Paper #2

This report will provide a descriptive profile of the City's existing conditions. This involves the compilation of baseline data for each General Plan element/section and evaluation of this data to identify their planning implications. The latter will contribute to the framework of critical issues and challenges impacting the City to be addressed by the updated General Plan. The data will be compiled, textually described, mapped, and analyzed. Maps, photographs, illustrations, tables, and charts will be extensively used to facilitate understanding of the data. The working paper will address land use, transportation, parks and open space, agricultural and soil resources, biological resources, cultural resources, energy and mineral resources, hydrology and water quality, air quality, natural hazards, hazardous materials, and noise.

Growth and Economic Development Strategy Working Paper #3

This working paper would present growth trends, likely demand for various land uses (including retail demand by segment), and opportunities, challenges, and possibilities for their arrangement in the Lodi of the future. This task would focus on the market conditions, including absorption rates for non-residential uses, and taxable sales performance of retail shopping establishments. The strategy would examine demand for neighborhood-oriented retail uses, and possibilities for dispersing them (while recognizing the need for a critical mass of uses in a given location) to enable neighborhood walkability. It will examine issues related to jobs/employment skills and housing match and the potential role tourism can play, and how land use policies can support that vision. Topics covered include population and demographics, existing business and employment characteristics and trends, retail and visitor services, existing economic development programs, and potential growth and development strategies.

First Newsletter and Citywide Survey

The newsletter will be sent out at the end of January/early February, along with the survey on planning issues and an invitation for the upcoming public workshop. Work on this is underway.

Planning Area

A rough study area has been determined for the General Plan Update. It roughly extends to Interstate 5 to the west, Woodbridge Road to the north, Alpine Road to the east, and Live Oak Road to the south.

Related Documents

A more detailed outline of the above subjects is included as attachments for your information.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.



Randy Hatch
Community Development Director

- Attachments:
1. Outline of Working Papers #1, #2 and #3.
 2. A proposed schedule for the General Plan Update and EIR.
 3. Proposed Planning Area Map.
 4. An outline of key upcoming dates.

LODI GENERAL PLAN UPDATE

Opportunities and Challenges Assessment

Working Paper #1: Greenbelt Strategies

DRAFT OUTLINE

December 6, 2006

1. INTRODUCTION AND PURPOSE

- 1.1 Purpose of the General Plan Update
- 1.2 Background: Overview of Greenbelt Issue in Lodi
- 1.3 Preliminary Planning Area
- 1.4 Report Organization
- 1.5 Next Steps

2. GREENBELT RATIONALE

- 2.1 Economics: preserve the vineyard uses that are part of Lodi's economic base (agriculture and tourism)
- 2.2 Visual: establish a permanent open space separator on the south to assure a distinct physical/visual boundary between Lodi and Stockton
- 2.3 Community Character/Identity: establish an image for Lodi that conveys its character as a self-contained community with an identity tied to agriculture

3. PHYSICAL CONSIDERATIONS

- 3.1 Conditions that affect the economic viability of continued agricultural use
 - Soils and drainage
 - Slopes
 - Water availability
 - Parcel size/contiguity of similar agricultural uses
 - Land resource values: price commanded by agricultural vs. urban uses
 - Potential for service by urban infrastructure (roads, water, sewer, other)
- 3.2 Conditions that affect the value of the land as a visual separator
 - Location relative to the existing urban boundary
 - Parcel size

- Proximity to major transportation routes (view from the road)
- Amount, character, and location of existing (and proposed) development in the separator

4. REGULATORY CONSIDERATIONS

4.1 County policies

- General Plan
- Zoning
- Other (LAFCo policies?)

4.2 City policies

- General Plan
- Zoning
- Right-to-Farm ordinance
- Other (?)

5. STRATEGIES FOR CREATING AND PRESERVING A GREENBELT

5.1 Strategies adopted in other places

- Sonoma County
- (others: to be assembled; SLO, Livemore, etc.)

5.2 Strategies identified in the literature

- Land trusts
- Conservation easements
- Land donations
- Bargain sales
- Zoning for large minimum parcel sizes

5.3 Strategies proposed for Lodi to date (from the Right-to-Farm ordinance and current proposal for the southern greenbelt)

6. RECOMMENDATIONS FOR LODI

6.1 Location

6.2 Strategies

6.3 Planning Area

LODI GENERAL PLAN UPDATE

Opportunities and Challenges Assessment

Working Paper #2: Land Use, Transportation, Environmental Resources, and Infrastructure Assessment

DRAFT OUTLINE

December 6, 2006

Each section of the report will include:

- Background data and information;
- Analysis of the information for its pertinence to the General Plan Update; and
- Policy implications of the analysis and resulting issues.

1. INTRODUCTION AND PURPOSE [D&B]

- 1.1 Purpose of the General Plan Update
- 1.2 Regional Location and Planning Boundaries
- 1.3 Key Objectives and Community Issues
- 1.4 Report Organization
- 1.5 Next Steps

2. LAND USE [D&B]

- 2.1 Current Land Use Pattern
 - Current Land Use Pattern
 - Magnitude and Distribution of Uses
- 2.2 Development Trends and Major Development Projects
 - Residential
 - Nonresidential
- 2.3 Densities and Intensities
- 2.4 Existing Plans
 - Lodi plans (including area plans and specific plans)
 - Key adjacent plans
 - Stockton
 - Woodbridge Community
- 2.5 Planning Issues and Implications

Working Paper #2: Land Use, Transportation, Environmental Resources, and Infrastructure

DRAFT OUTLINE
December 6, 2006

3. TRANSPORTATION SYSTEMS AND CIRCULATION [F&P]

Each section will have its own Planning Issues and Implications

3.1 Automobiles and Traffic Circulation

3.2 Truck Circulation

3.3 Public Transit/Commuter Rail

3.4 Pedestrian and Bicycle Movement

4. PARKS AND OPEN SPACE [D&B]

4.1 Existing Facilities and Planned Improvements

4.2 Standards

4.3 Deficiencies and Planned Improvements/Match with Community Needs

4.4 Planning Issues and Implications

5. AGRICULTURAL AND SOIL RESOURCES [ESA]

5.1 FARMLAND

Including Prime Farmland, Farmland of Statewide Importance, Williamson Act lands

5.2 SOILS

6. ENVIRONMENTAL RESOURCES AND CHALLENGES [ESA]

6.1 Biological Resources (and related Waterways)

6.2 Cultural Resources

Archaeological Resources

Historic Resources

6.3 Energy and Mineral Resources

6.4 Hydrology and Water Quality

6.5 Flooding

6.6 Air Quality

6.7 Hazardous and Toxic Materials

6.8 Geology, Soils, and Seismicity

6.9 Noise

6.10 Planning Issues and Implications

7. PUBLIC FACILITIES [D&B or ESA?]

7.1 Schools

Working Paper #2: Land Use, Transportation, Environmental Resources, and Infrastructure

DRAFT OUTLINE
December 6, 2006

- 7.2 Libraries
- 7.3 Planning Issues and Implications
- 8. INFRASTRUCTURE [WYA]
 - 8.1 Water
 - 8.2 Sanitary Sewer
 - 8.3 Reclaimed Water
 - 8.4 Stormwater Drainage
 - 8.5 Planning Issues and Implications

LODI GENERAL PLAN UPDATE

Opportunities and Challenges Assessment

Working Paper #3: Growth and Economic Development Strategy

This working paper would present growth trends, likely demand for various land uses (including retail demand by segment), and opportunities, challenges, and possibilities for their arrangement in the Lodi of the future. This task would focus on the market conditions, including absorption rates for non-residential uses, and taxable sales performance of retail shopping establishments. The strategy would examine demand for neighborhood-oriented retail uses, and possibilities for dispersing them (while recognizing the need for a critical mass of uses in a given location) to enable neighborhood walkability. It will examine issues related to jobs/employment skills and housing match, and the potential role tourism can play, and how land use policies can support that vision.

DRAFT OUTLINE

January 3, 2007

- 1 Introduction and Purpose
- 2 Population and Demographics
 - 2.1 Population growth
 - Past trends (based on census and DOF data)
 - Projections (from SJCOG); extended five years to 2030 (reflecting Lodi's two percent growth rate limitation)
 - 2.2 Population characteristics (likely to be drawn primarily from the US Census)
 - Age
 - Race/ethnicity
 - Educational attainment
- 3 Housing and households (likely to be drawn primarily from the US Census)
 - 3.1 Housing stock
 - Composition (single family, multi-family, mobile home)
 - Number of bedrooms
 - Age
 - Tenure
 - Occupancy rate
 - Current housing prices
 - 3.2 Households
 - Household size
 - Household composition

Household income

4 Economic Characteristics

4.1 Business Characteristics (primarily from Economic Census, Chamber of Commerce, and California Employment Development Department)

Major Businesses, by industry sector

Sizes of businesses

Geographic clusters

Recent business locations/relocations

Sectors of particular growth/decline at present

Relative strengths and weaknesses of Lodi

4.2 Employment Characteristics (from 2000 Census, California EDD, and SJCOG)

Labor force: number of workers, unemployment rate

Number of jobs in Lodi

Types of jobs (occupation and industry, as available)

Typical wages for Lodi jobs (from EDD sources)

Journey to Work (work location of employed Lodi residents and residence location of Lodi workers, based on 2000 US Census)

Jobs/housing balance (jobs per employed resident)

4.3 Retail sales

Citywide trends in sales by store category (total and per capita)

Distribution of sales within the City (depends on City's ability to provide data by geographic subarea)

Downtown

Corridors (Kettleman, Cherokee, Lodi)

Scattered strip commercial locations and neighborhood centers

Historical sales per capita

Retail gaps (based on location quotient approach)

Additional retail space supported by future households and businesses

Regional retail geography

Locations outside of Lodi that compete for purchases by City residents

Retail sectors in which Lodi attracts purchases from people who live outside the City

5 Existing Economic Development Programs (based on consultation with Community Development staff)

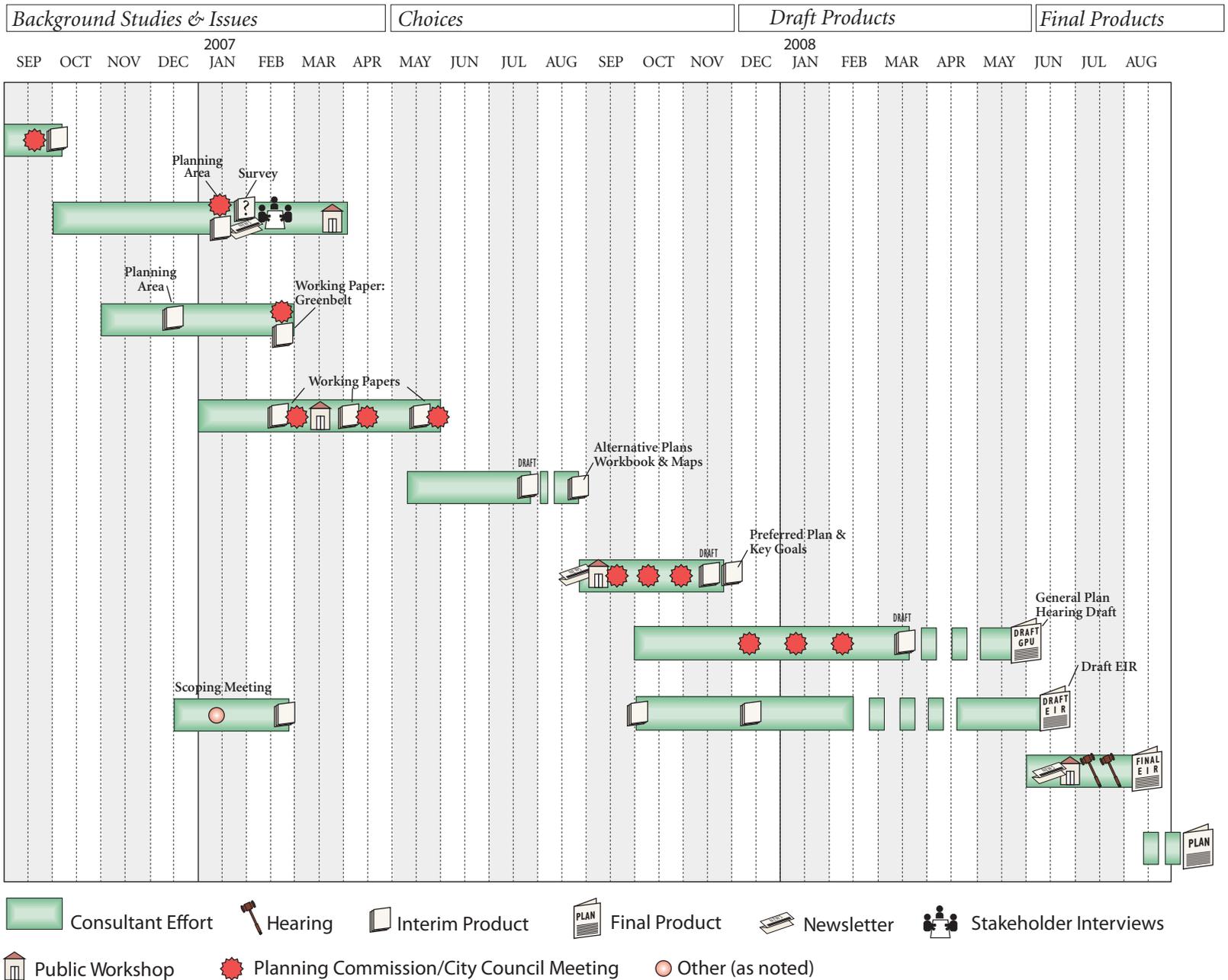
5.1 Programs to improve jobs/housing balance

5.2 Programs to diversify the local economy

- 6 Tourism Potential
- 7 General Plan Implications
 - 7.1 Population and Housing Growth
 - Projected population and household growth (compared to two percent limit; may conform)
 - Household incomes and housing prices
 - 7.2 Employment Growth
 - Workers and jobs match (implications for types of jobs that should be sought)
 - 7.3 Projected demand for residential and nonresidential development in the General Plan
 - Housing (units and types)
 - Hotel/motels/hospitality services (including restaurants)
 - Retail (by type, and potentially location)
 - Office/Medical
 - Industrial
 - Others?
 - 7.4 Candidate economic development programs not currently in use by the City

- 8 Policy choices for growth and development
 - 8.1 Types of jobs and businesses to be pursued
 - 8.2 Types of housing development to be permitted/encouraged (focus on density; frame this discussion in light of household incomes, sizes, and types)
 - 8.3 Locations for retail development (downtown vs. other)
 - 8.4 Locations for non-retail nonresidential development (downtown vs. other)

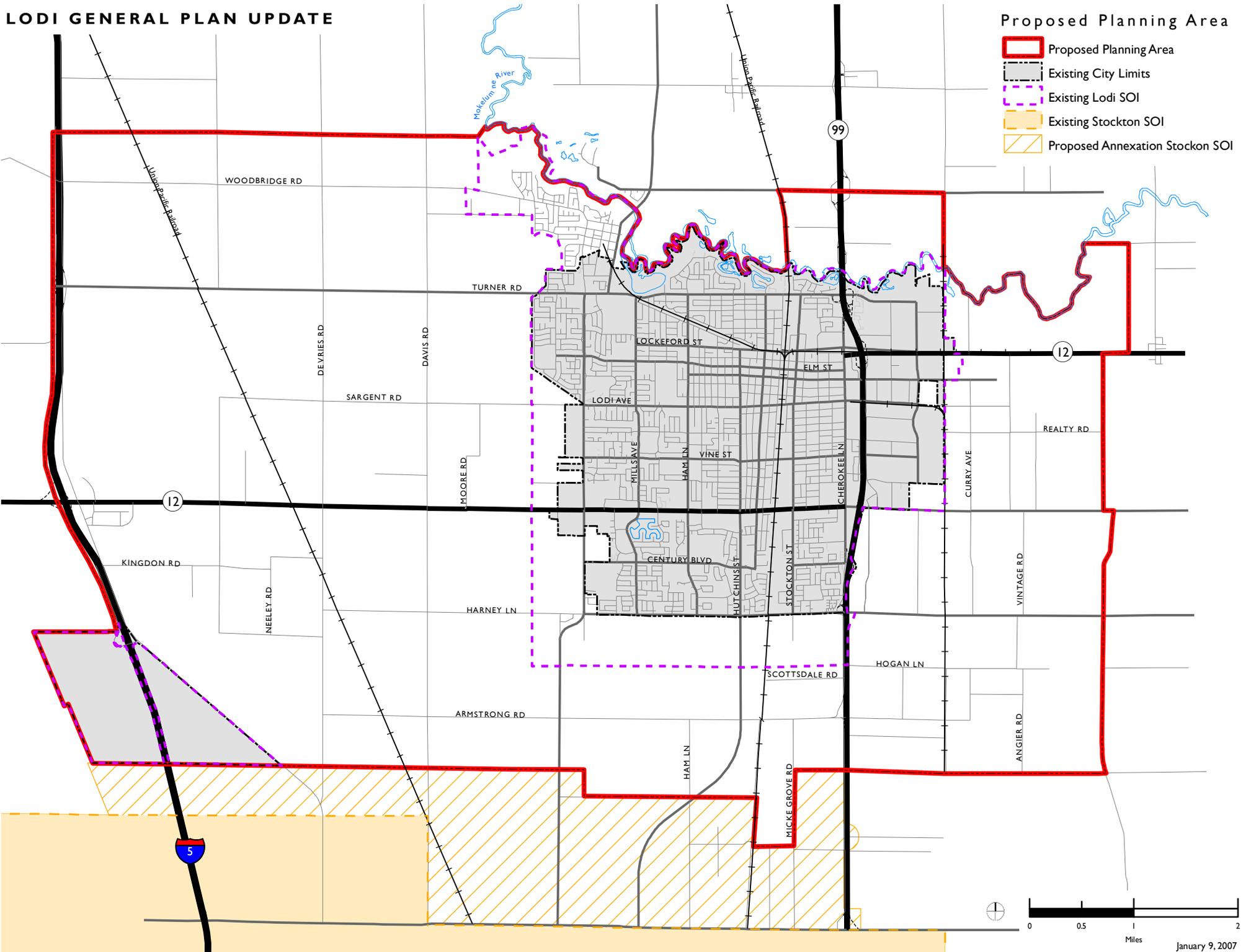
Proposed Schedule for the City of Lodi General Plan Update and EIR



LODI GENERAL PLAN UPDATE

Proposed Planning Area

- Proposed Planning Area
- Existing City Limits
- Existing Lodi SOI
- Existing Stockton SOI
- Proposed Annexation Stockton SOI



KEY DATES

- Planning Commission Meeting on Planning Area January 24, 2006
- Survey / Newsletter #1 January End
- Stakeholders Meetings
 - Invitation January End
 - Meetings Mid February
- Public Workshop #1 March End