

FINDINGS AND
MITIGATING
MEASURES FOR
HAM LANE IMPROVE-
MENT PROJECT
LODI AVENUE TO
ELM STREET

APPEAL FOR S.J.
RECORD TO RECORD
SPECIFIC PLANS

Following introduction of the matter by Staff, Council, on motion of Council Member Reid, Hinchman second, adopted the following findings and mitigating measure for 1985 Ham Lane Improvement Project, Lodi Avenue to Elm Street.

FINDINGS AND MITIGATING MEASURES
FOR

1985 Ham Lane Improvements Project
Lodi Avenue to Elm Street

1. The Ham Lane Improvement Project for the 1985 Capital Improvements Program shall consist of Alternate B-1 which is widening to the ultimate width on the west side only (40 ft. west of the centerline).
2. The present Master Plan for Ham Lane - 80 ft. total ultimate width, centered on the centerline - is retained for future development. This shall be re-recorded so that it will not be overlooked by Title Companies preparing title reports on future sales on the east side of Ham Lane.
3. The City of Lodi finds that the significant impacts of the proposed project - loss of trees and landscaping, construction noise and change in neighborhood character are mitigated to a moderate level by the measures described in Item 5 below and the adoption of Alternate B-1.
4. The City of Lodi finds that the significant impact - noise - cannot be mitigated to a less significant level with, or without the project or any of the alternatives, and that the need to provide for orderly traffic flow in the City overrides this impact.
5. The following mitigation measures shall be included in the project in order to reduce the environmental impact of the project:
 - a. Trees within the undeveloped portion of the street right-of-way shall be retained wherever practical, and to that end, that the sidewalk width be reduced from five feet to four feet in the vicinity of such trees.
 - b. Trees shall be offered at no cost to property owners and residents from the City's tree planting program. Such trees shall be provided at no cost to the owner/resident for their planting. Tree location and planting information shall be provided.
 - c. Construction specifications shall include requirements for noise abatement including limiting equipment usage to the hours of 7:30 a.m. to 5:30 p.m.
 - d. With the property owner's consent, automatic garage door openers shall be provided where the distance between the new back of sidewalk and garage door is less than 20 feet.
 - e. As part of the project, fences, sprinklers, signs and miscellaneous private improvements lying within the limits of construction will be relocated at no expense to the property owner.

Following additional discussion, City Clerk Rejmche was directed to correspond with various County officials appealing the current policy of the County Recorder of not recording Specific Plans.