

CITY COUNCIL MEETING
SEPTEMBER 17, 1986

10

VARIANCE FROM
EASTSIDE BUILDING
MORATORIUM
REQUESTED

CC-53(a)
CC-53(b)

Following receipt of a letter from Gary A. Kroll,
requesting a variance from the eastside building moratorium
and discussion, Council, on motion of Council Member
Snider, Reid second, referred the matter to the Planning
Commission.

PUBLIC HEARINGS

cc-18
cc-35
cc-53a

Notices thereof having been published according to law, affidavits of which publications are on file in the office of the City Clerk, Mayor Reid called for the following Public Hearings:

- 1) To consider the Planning Commission's recommendation that the City Council certify, as adequate, the Final Environmental Impact Report (EIR 86-1) for Johnson Ranch #2, a proposed 30.6 acre, 145 single-family lot project located south of the City limits near the future extension of Century Boulevard and west of Cherokee Lane.
- 2) To consider the Planning Commission's recommendation to prezone Johnson Ranch #2, a 30.6 acre, 145 single-family lot project located south of the City limits near the future extension of Century Boulevard and west of Cherokee Lane to R-2, Single-Family Residential.

The matter was introduced by City Manager Peterson. Detailed information regarding the matter and diagrams of the subject area were presented by Community Development Director Schroeder.

A presentation regarding the Final Environmental Impact Report (EIR 86-1) for Johnson Ranch #2 and mitigations were reviewed by Junior Planner Erin Corey.

Jr. Civil Engineer-Traffic, Paula Fernandez, addressed the Council regarding traffic questions concerning the project.

JOHNSON RANCH II

The following person spoke on behalf of the matter:

ORD. NO. 1391
INTRODUCED

- a) Russ Munson
1530 Edgewood Drive
Lodi, CA

Speaking in opposition and asking a number of questions regarding the subject matter was:

- a) Janet Pruss
2421 Diablo Drive

There being no other persons wishing to speak on the matter, Mayor Reid closed the public hearing.

Council Member Pinkerton asked to abstain on voting on the matter as he was not present for the entire hearing.

Following discussion, on motion of Council Member Hinchman, Snider second, Council certified the subject Environmental Impact Report as adequate. Council Member Pinkerton abstained from voting on the matter. On motion of Mayor Pro Tempore Olson, Reid second, Council, by the following vote, established the following findings of approval for Johnson Ranch II Subdivision:

A. 1) ENVIRONMENTAL IMPACT

The project will result in the loss of 30.6 acres of prime agricultural soil. If the project is approved, this loss cannot be mitigated. (pp. 2-3)

Finding

All the land in and around the City of Lodi is designated as prime agricultural soil.

The City does not have the option of building on "non-prime" agricultural soils in order to preserve the prime soils. Every development built in the City, large or small, utilizes some prime agricultural soil. The residential, commercial and industrial needs of the City necessitate some urbanization of agricultural land.

Overriding considerations

The area in question was designated for residential development for many years prior to Measure A. The area has been undergoing urbanization for the past several years, and there is residential development adjacent to the proposed project.

The City of Lodi has planned and constructed its utility system to serve the area with water, sewer and storm drainage in anticipation of the area developing. The existing infrastructure will allow development of the area without costly expenditures of public funds for the extension or construction of major new lines.

2) ENVIRONMENTAL IMPACT

Urbanization of the subject parcel will affect adjacent agricultural parcels. (pp. 2-3)

Finding

While some modification of current farming practices may be required, those modifications will not prevent the continued agricultural use of the adjacent parcels. The use of agricultural chemicals can continue although in some cases alternative methods of application or types of chemicals may be required. There will be a 20' buffer required along the south and west sides of the project. This will provide a separation between the parcels, and reduce problems of agriculturally related noise, dust and chemical spraying.

3) ENVIRONMENTAL IMPACT

The project will generate approximately 1450 vehicle trips per day when fully developed. (pp. 3-5)

Finding

Additional traffic can be mitigated by proper design and construction of the street system. Century Blvd. will be the only access to the project until the areas south and west are developed. The ultimate street network includes the extension of Century Blvd. from Lower Sacramento Road to Cherokee Lane. A traffic signal will mitigate the increased traffic at Cherokee Lane and Century Blvd. under the ultimate traffic condition. The intersection will be near capacity, but the lane configuration can be modified to provide additional capacity.

4) ENVIRONMENTAL IMPACT

The project will produce some additional air pollution both from vehicle emissions and construction activity. (pp. 8-9)

Finding

Based on air quality projections, the amount of vehicle-generated air pollution will not significantly affect the region. The construction generated pollution, primarily dust, will be temporary, lasting only during the period of construction. Much of the dust problem can be eliminated by watering down the site during the dry construction months.

5) ENVIRONMENTAL IMPACT

Residential units adjacent to Cherokee Lane will be subject to noise levels that exceed recommended levels for residential units.

Finding

The developer will be required to comply with Title 25 of the State Administrative Code. The code specifies the amount of noise reduction that will need to be achieved. A sound wall will be required if noise levels cannot be reduced below 60 dB. Significant reductions in noise levels can be achieved by the careful design and construction of the residential units.

6) ENVIRONMENTAL IMPACT

The project will generate 145 additional students. This will affect the Lodi Unified School District and its ability to provide adequate classroom space. (pp. 11-12)

Finding

The developer has agreed to pay an impaction fee to the School District. The District considers the payment of these fees as sufficient mitigation for the impact of the additional students.

B. ALTERNATIVES TO THE PROJECT

The EIR discussed two alternatives to the proposed project. The following are findings on these two alternatives.

Alternative 1

This alternative is a "no project" alternative which would mean that no development would be constructed on the property. (pg. 19)

Finding

This alternative would eliminate the environmental impacts resulting from the proposed project. This alternative

would, however, affect the future supply of housing in the City of Lodi.

Although there appears to be an adequate supply of subdivision lots, this supply is continually being reduced by ongoing building and sales activity. Unless new subdivisions like Johnson Ranch II are approved, the City would eventually run out of subdivision lots. Subdivisions often take 18-24 months from the time of approval to when the first houses become available. Johnson Ranch II will provide housing units a year or two from now just at the time some existing subdivisions are being built out.

Alternative 2

This alternative would utilize an "infill" property as an alternative to the proposed project. (pp. 19-20)

Finding

The City of Lodi has consistently encouraged the utilization of "infill" parcels of land available in the City of Lodi. There are no parcels of land available in the City of Lodi. There are no parcels that could accommodate the Johnson Ranch II project. Most of the "infill" properties are small in size, ranging from single-family lots to one or two acres. All the large parcels are under development or have an approved project on them. Additionally, most of these parcels, if they were available, would be very expensive. The price would probably make affordable housing impossible.

C. GROWTH-INDUCING IMPACT

The project will not have a significant growth-inducing impact on the City. However, the development will elongate the panhandle that lies in the County and is surrounded on three sides by the City of Lodi. It is conceivable that as this panhandle is elongated by development southward, there will be additional pressure for development inside the panhandle. (pg. 18)

Finding

The area in the panhandle is affected by Measure A, which will require approval by the voters of Lodi before any development can take place. Measure A has placed a significant growth limit on the City of Lodi. Whether or not there will be further annexations and development in the project area will be up to the voters. If they choose not to approve any future annexations, there may be very little growth of the City in future years.

Ayes: Council Members - Olson, Snider & Reid (Mayor)

Noes: Council Members - Hinchman

Absent: Council Members - None

Abstain: Council Members - Pinkerton

Further, on motion of Mayor Reid, Snider second, Council introduced Ordinance No. 1391 rezoning Johnson Ranch #2, a 30.6 acre, 145 single-family lot project located south of the city limits near the future extension of Century Boulevard and west of Cherokee Lane to R-2, Single family Residential with all lots occupied with single-family dwellings.

Council Member Pinkerton abstained from voting on the matter.