

SPECIAL CITY COUNCIL MEETIN

OCTOBER 8, 1986

7:30 P.M.

11

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 impactation 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.

DECLARATION OF MAILING

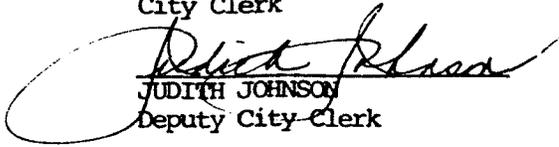
On September 24, 1986 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

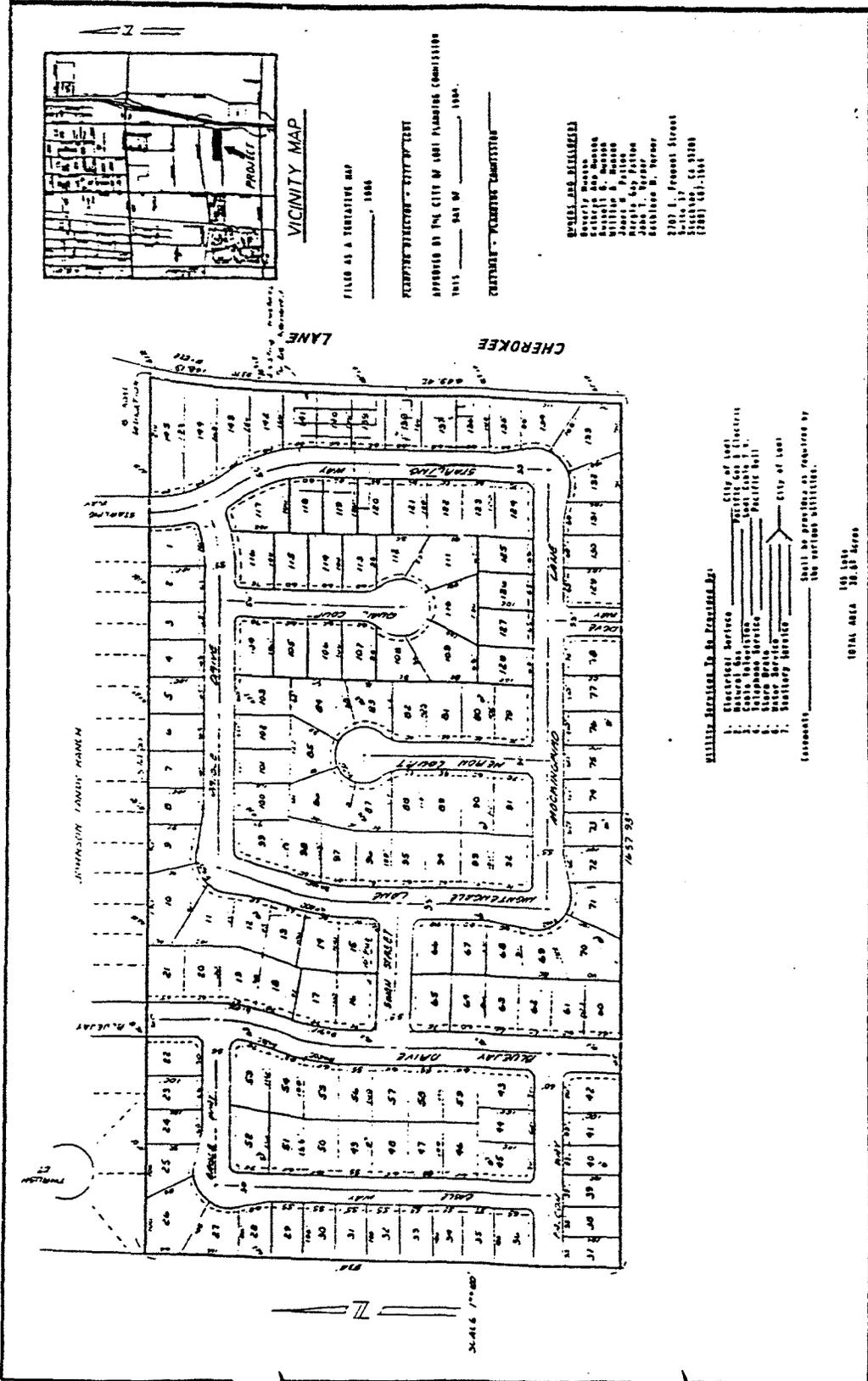
I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 24, 1986, at Lodi, California.

ALICE M. REIMCHE
City Clerk


JUDITH JOHNSON
Deputy City Clerk

Approved
12/12/52



THOMPSON-HYSELL ENGINEERS
3115 WILSON LANE, MONTROSE, CALIFORNIA

JOHNSON RANCH - UNIT NO. 2
A DIVISION OF A PORTION OF THE S 1/4 OF SECTION 41, T24N, R22E, W3S 2E, COUNTY OF LOS ANGELES COUNTY, CALIFORNIA

PROJECT INFORMATION

OWNER AND DEVELOPER: _____

ENGINEER: _____

DATE: _____

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY MANGER

FROM: COMMUNITY DEVELOPMENT DIRECTOR

DATE: SEPTEMBER 9, 1986

SUBJECT: PLANNING COMMISSION ACTIONS - SEPTEMBER 8, 1986

FOR ACTION OF THE CITY COUNCIL

1. Recommended that the City Council certify as adequate, the Final Environmental Impact Report (EIR 66-1) 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. Recommended that the City Council rezone 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

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Stone Bros. and Associates for a Use Permit for the expansion of the Lakewood Mall Shopping Center located on North Ham Lane between West Elm Street and West Lockeford Street, in an area zoned C-2, Commercial Shopping.

In a related matter the Planning Commission certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this project.

NOTICE OF PUBLIC HEARING
REGARDING THE CERTIFYING AS ADEQUATE THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR JOHNSON RANCH NO. 2

NOTICE IS HEREBY GIVEN that on Wednesday, October 8, 1986 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing 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 No. 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.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to, the Public Hearing.

By Order of the Lodi City Council:


Alice M. Reinche
City Clerk

Dated: September 17, 1986

Approved as to form:


Ronald M. Stein
City Attorney

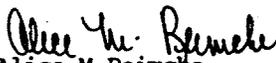
NOTICE OF PUBLIC HEARING
THE PLANNING COMMISSION'S RECOMMENDATION
TO PREZONE JOHNSON RANCH NO. 2

NOTICE IS HEREBY GIVEN that on Wednesday, October 8, 1986 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the Planning Commission's recommendation to prezone Johnson Ranch No. 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.

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By Order of the Lodi City Council:


Alice M. Reimche
City Clerk

Dated: September 17, 1986

Approved as to form:


Ronald M. Stein
City Attorney

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
County of San Joaquin.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953, Case Number 65990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Sept. 26,

86

all in the year 19.....

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 26th day of
Sept. 86

Jan Bottelone
Signature

This space for the County Clerk's Filing Stamp

RECEIVED
1986 SEP 30 AM 8:37
ALICE M. REINICHE
CITY CLERK
CITY OF LODI

Proof of Publication of

FINAL EIR FOR JOHNSON RANCH NO. 2

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Street, at or prior to, the Public Hearing.
By Order of the Lodi City Council:
s: ALICE M. REINICHE
City Clerk
Dated: September 17, 1986
Approved as to form:
s: RONALD M. STEIN
City Attorney
Sept. 26, 1986 -6947

CITY COUNCIL

FRED M. REID, Mayor
EVELYN M. OLSON
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634

THOMAS A. PETERSON
City Manager

RECEIVED

1986 SEP -9 PM 2:50

ALICE M. REIMCHE
City Clerk

RONALD W. STEIN
City Attorney

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

September 9, 1986

Mr. Russell G. Munson
420 West Pine Street, Suite 1
Lodi, CA 95240

Dear Russ:

RE: Final EIR and Rezoning - JOHNSON RANCH NO. 2

At its meeting of Monday, September 8, 1986 the Lodi City Planning Commission took the following actions:

1. Recommended 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; and
2. Recommended that the City Council prezone the area encompassed by Johnson Ranch #2 to R-2, Single-Family Residential.

Sincerely,


 JAMES B. SCHROEDER
 Community Development Director

cc: City Clerk

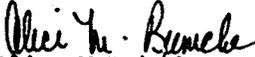
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By Order of the Lodi City Council:


Alice M. Reinche
City Clerk

Dated: September 17, 1986

Approved as to form:


Ronald M. Stein
City Attorney

Notice sent under declaration of mailing to same persons listed on Exhibit "B" for Public Hearing regarding FJR

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of San Joaquin.

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily, except Sundays and holidays, in the City of Lodi, California, County of San Joaquin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953, Case Number 65990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Sept. 26,

all in the year 19..... 86

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 26th day of Sept. 86

[Handwritten Signature]
Signature

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RECEIVED

1986 SEP 30 AM 8:37

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By Order of the Lodi City Council:

s: ALICE M. REIMCHE
City Clerk

Dated: September 17, 1986

Approved as to form:
s: RONALD M. STERN
City Attorney
Sept. 26, 1986

—6946