

39

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY COUNCIL DATE: OCTOBER 1, 1986
FROM: COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: FINDINGS OF APPROVAL FOR PARKVIEW TERRACE SUBDIVISION
ENVIRONMENTAL IMPACT REPORT - EIR 86-3

A. 1. ENVIRONMENTAL IMPACT

The project will result in the loss of 20.88 acres of prime agricultural soil if the project is approved. This loss cannot be mitigated. (pp. 3-4)

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 necessitates 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 urbanized for many years and there are residential developments 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. (pg. 4)

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 is a 137' right of way on Lower Sacramento Road which will serve as a buffer

between the agricultural use on the west and the project site.

3) ENVIRONMENTAL IMPACT

The project will generate approximately 1750 vehicle trips per day when fully developed.

Finding

The project will be adequately served by proper street design and widening. Lower Sacramento Road frontage will be abandoned.

4) ENVIRONMENTAL IMPACT

The project will produce some additional air pollution both from vehicle emissions and construction activity. (pp. 14-17)

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

The project is located adjacent to Lower Sacramento Road and Lodi Avenue which have traffic generated noise levels that may require noise reduction measures for residential units.

Finding

Because noise levels exceed recommended levels for residential units, a noise analysis will be required for any residential structure along Lower Sacramento Road or Lodi Avenue.

B. ALTERNATIVES TO THE PROJECT

The EIR discussed several alternatives to the proposed project. The following are findings on three alternatives.

Alternative 1

This alternative is a "no project" alternative which would mean that no development would be constructed on the property. (pp. 25-26)

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, particularly senior citizen housing.

Alternative 2

This alternative would utilize an "infill" property as an alternative to the proposed project. (pg. 24)

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 Parkview Terrace 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.

Alternative 3

Deletes senior citizen project for a single-family residential project. This would result in a lower density project and would reduce all impacts except those on the Lodi Unified School District. This alternative would add 104 students to the school district.

This alternative could also affect the supply of senior citizen housing in Lodi. Lodi has a high proportion of senior citizens compared to the rest of San Joaquin County, and studies show that the senior population is growing by 25% per year. Although at the present there seems to be an adequate supply of senior housing at various rents. This growth rate, if it continues, could exhaust the supply quickly. The proposed project is also unique in the fact the units will be for sale, not for rent, which might appeal to senior who want to live more independently and have more money.

C. GROWTH-INDUCING IMPACT

The project will not have a significant growth-inducing impact on the City.

Finding

The project is surrounded on three sides by the City of Lodi with this parcel approved for annexation, all land east of Lower Sacramento Road from north of Turner Road to Kettleman Lane would be in the City Limits.

This area 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

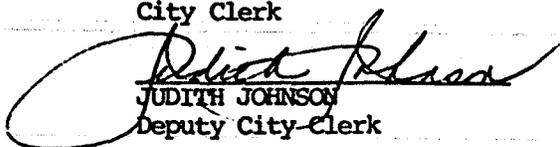

JUDITH JOHNSON
Deputy City Clerk

Exhibit "A"

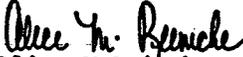
NOTICE OF PUBLIC HEARING
REGARDING THE CERTIFYING AS ADEQUATE THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR PARKVIEW TERRACE

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 86-3) for Parkview Terrace, a 20 acre, 155 unit proposed adult community at the northeast corner of West Lodi Avenue and Lower Sacramento Road.

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:

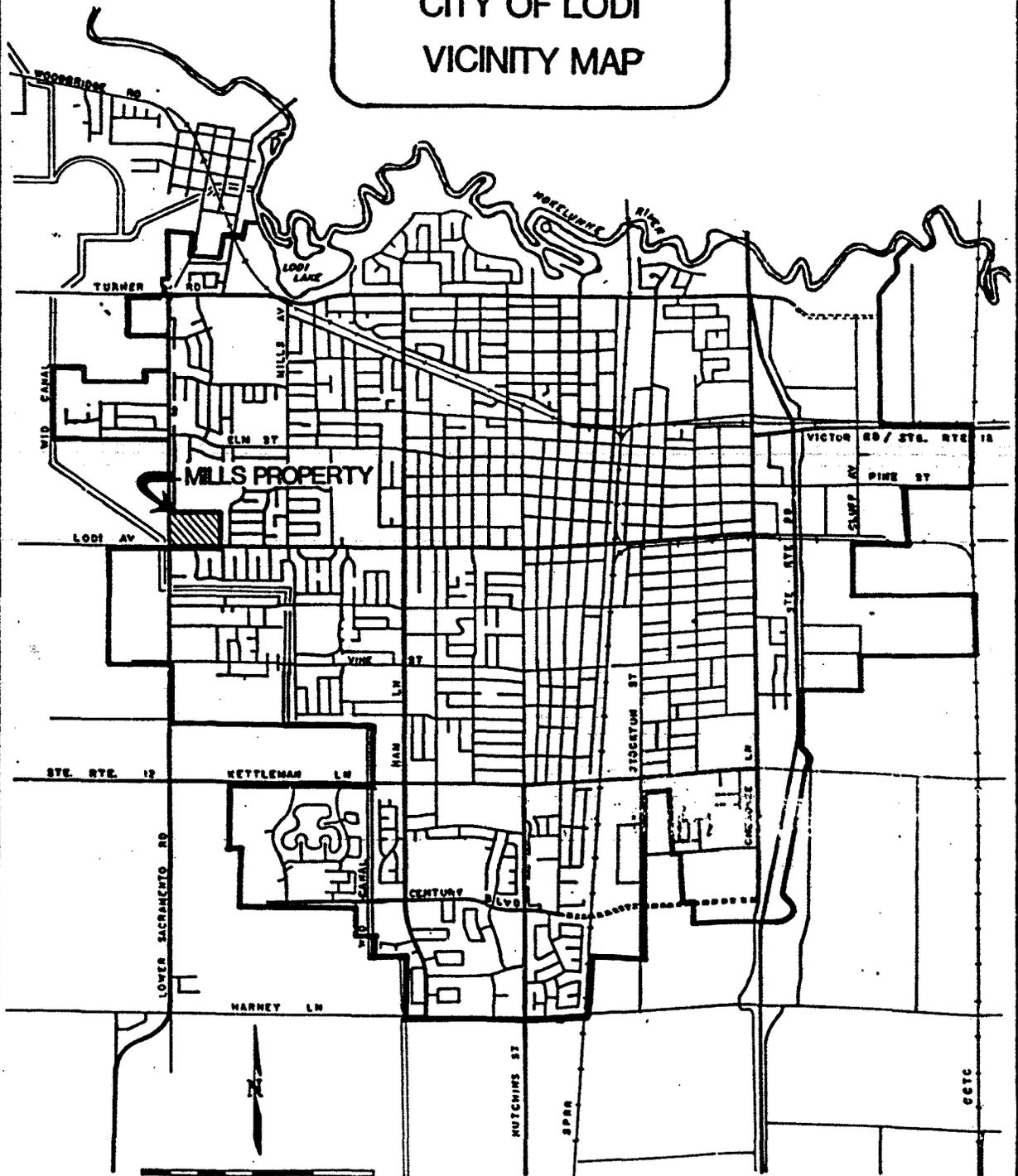

Alice M. Reinche
City Clerk

Dated: September 17, 1986

Approved as to form:


Ronald M. Stein
City Attorney

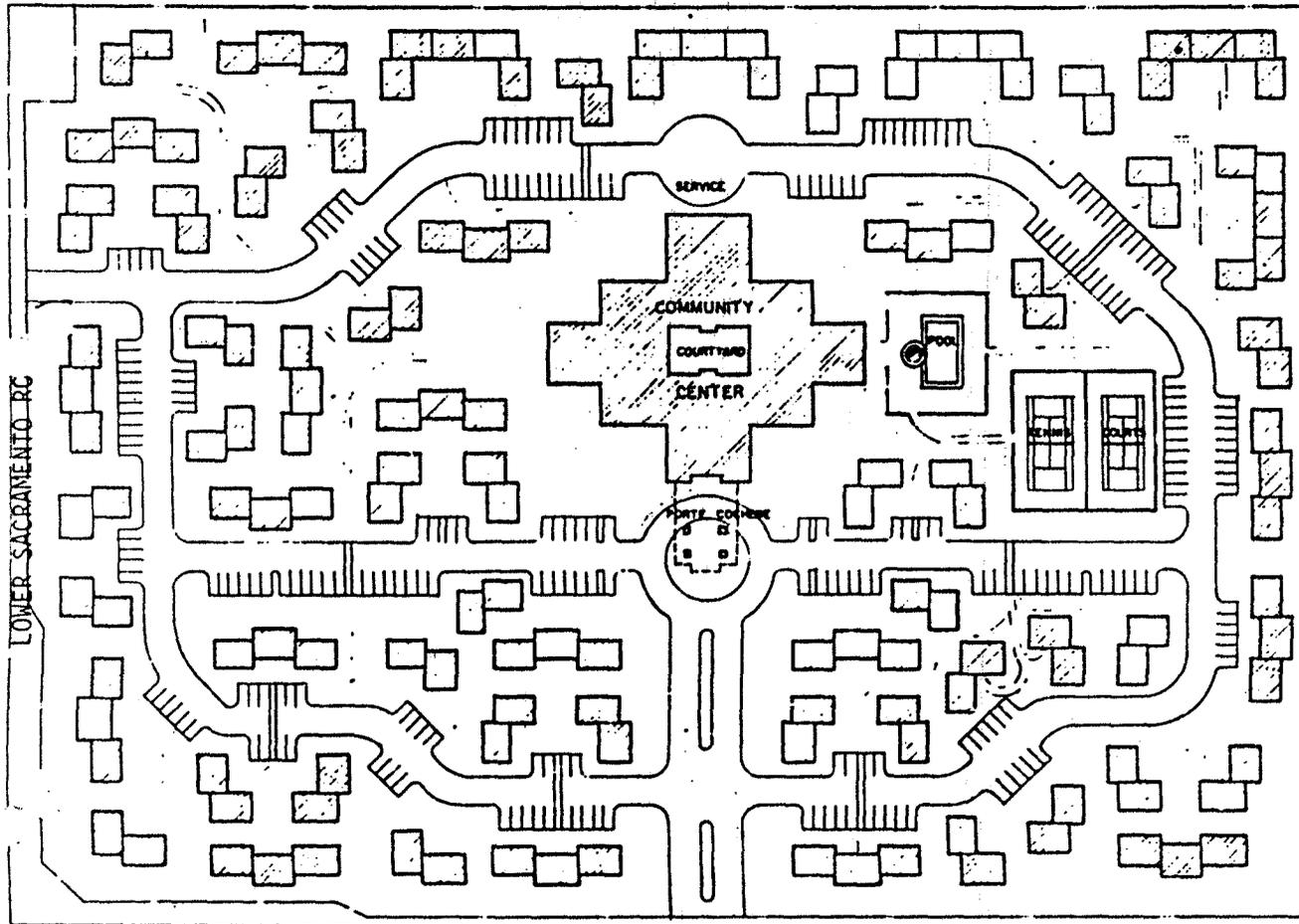
MILLS PROPERTY
CITY OF LODI
VICINITY MAP



1" = 3200'

0 1/4 1/2
SCALE IN MILES (1" = 3/8 MILE)

CSTC



LOWER SACRAMENTO RC

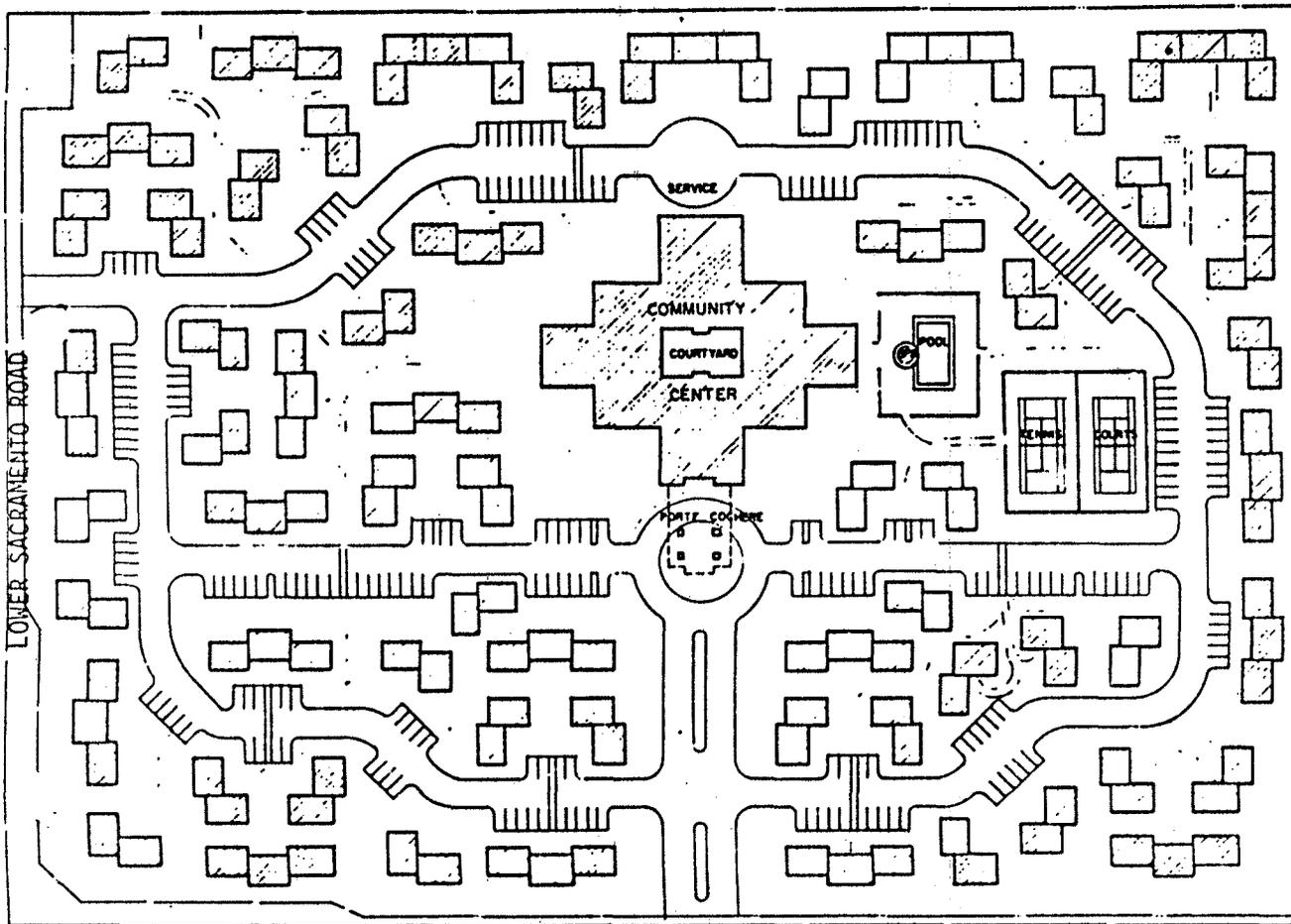
WEST LODI AVENUE

SITE TABULATION	
SITE AREA	20.88
DENSITY (UNITS PER ACRE)	7.42
UNIT TABULATION	
DUPLEX UNITS	76 U
TRIPLEX UNITS	54 U
FIVEPLEX UNITS	25 U
TOTAL UNITS	155
PARKING TABULATION	
REQUIRED (1 1/2 CARS PER UNIT)	233 C
CARPORTS PROVIDED	254



SITE PLAN
SCALE: 1" = 50' - 0"

PARKVIEW TERRACE
WENTLAND ASSOCIATES
2401 WEST LODI AVENUE, Lodi, CALIFORNIA
edward shorler morio, a.s.c. architect
128 W. Alameda Street, Stockton, California



LOWER SACRAMENTO ROAD

WEST LODI AVENUE

SITE TABULATION	
SITE AREA	2088
DENSITY (UNITS PER ACRE)	7.42
UNIT TABULATION	
DUPLEX UNITS	76
TRIPLEX UNITS	54
FIVEPLEX UNITS	28
TOTAL UNITS	155
PARKING TABULATION	
REQUIRED (1-1/2 CARS PER UNIT)	233
CARPORTS PROVIDED	254



SITE PLAN
 SCALE - 1" = 50' - 0"
PARKVIEW TERRACE
 WENTLAND ASSOCIATES
 2401 WEST LODI AVENUE, LODI, CALIFORNIA
 EDWARD SHERMAN WENTLAND, A.S.C. ARCHITECT
 168 W. STEWART STREET, STOCKTON, CALIFORNIA

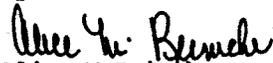
NOTICE OF PUBLIC HEARING
TO CONSIDER PREZONING PARKVIEW TERRACE

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 request of the property owners to prezone Parkview Terrace, a 20 acre, 155 unit adult community at the northeast corner of West Lodi Avenue and Lower Sacramento Road to P-D, Planned Development, to accommodate a cluster home development with recreation amenities.

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.

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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

MAILING LIST FOR: PARKVIEW TERRACE						FILE #
fiche	grid	AP#	OWNERS NAME	MAILING ADDRESS	CITY, STATE	ZIP
010	L7	029-030-29	FRANK D. MILLS	P O BOX 316	LODI CA	95241
010	M7	029-030-32	LEON & G L PERLEGOS	13845 N HWY 99	LODI CA	95240
010	M7	029-030-33	ROBERT BATCH	P O BOX 375	LODI CA	95241
259	J3	029-030-28	HARRY & D SACKETT	P O BOX 26	LODI CA	95241
010	K7	029-030-27	1ST SO. BAPTIST CHURCH OF LODI	2301 W. LODI AVE.	LODI CA	95240
010	M7	029-030-30	CITY OF LODI			
010	M7	029-030-30	ST. PETERS LUTHERAN CHURCH	2400 OXFORD WAY	LODI CA	95240
011	P2	029-130-01	TIMOTHY & J HUDER	2224 CAPELL DR	LODI CA	95240
011	D3	029-130-10	OMER & EDNA MARTIN	2225 W WALNUT ST	LODI CA	95240
207	H4	029-130-11	DOUGLAS & ELDA McLAUGHLIN	2224 W. WALNUT ST	LODI CA	95240
011	G3	029-130-20	REUBEN & THELMA SUESS	2225 JACKSON ST	LODI CA	95240
011	G3	029-130-21	FREDRICK R & C MAYERS	2224 JACKSON ST	LODI CA	95240
259	P3	029-130-29	TRACY A & S L BALOUGH	2225 W LODI AVE	LODI CA	95240
011	B2	029-123-20	RONALD & C ENSLEY	2225 CAPELL DR	LODI CA	95240
011	B2	029-123-21	ALICE BERGLUND	112 S. ALLEN DR.	LODI CA	95240
226	B5	027-240-01	LEWIS - EHLERS PROPERTIES	348 S. LOWER SACRAMENTO A	LODI CA	95240
226	B5	027-240-02	" "	" "	" "	" "
226	K5	027-240-03	" "	" "	" "	" "
226	C5	027-240-04	" "	" "	" "	" "
226	C5	027-240-05	" "	" "	" "	" "
226	D5	027-240-06	" "	" "	" "	" "
226	D5	027-240-07	" "	" "	" "	" "
226	D5	027-240-08	" "	" "	" "	" "
009	E14	027-090-23	ROBERT & ITSUYE ITO	2396 CABILLO CIRCLE	LODI CA	95240
009	B14	027-090-22	MARTHA MEIER	2388 CABILLO CIRCLE	LODI CA	95240
009	K13	027-090-03	CHRIS & LA VETA KESZLER	816 W. LODI AVE	LODI CA	95240
009	L13	027-090-05	JOSEPH & M THOMPSON	2375 CABILLO CIRCLE	LODI CA	95240
009	K13	027-090-02	GEORGE & K SCHEIDEMAN	2330 W. LODI AVE	LODI CA	95240
226	M4	027-090-04	PAUL & JENNIFER HELKEN LAIBLE	311 S. LAYIDA DR	LODI CA	95240
009	K13	027-090-01	JACK & M MORGAN	2320 W. LODI AVE	LODI CA	95240
009	B16	027-120-01	ROBERT & B BLAIR	2310 W LODI AVE	LODI CA	95240
009	B16	027-120-02	BEN & G OSBURN	300 LA VIDA	LODI CA	95240
009	F16	027-132-01	LAURENCE & B TYRRELL	300 KRISTMONT ST	LODI CA	95240
009	F16	027-132-02	ROBERT & E DUBOSE	2230 W. LODI AVE	LODI CA	95240
009	E16	027-132-03	EDDIE & DORIS MATTHEWS	2220 W. LODI AVE	LODI CA	95240
		027-132-04				
		027-132-05				
		027-132-06				
		027-132-09				

Exhibit "g"

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 28th, 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. 19..... 86

[Handwritten Signature]
Signature

This space for the County Clerk's Filing Stamp

RECEIVED

1986 SEP 30 AM 6 07

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

Proof of Publication of

FINAL EIR FOR PARKVIEW TERRACE

**NOTICE OF PUBLIC HEARING
REGARDING THE CERTIFYING AS ADEQUATE
THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR PARKVIEW TERRACE**
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 86-3) for Parkview Terrace, a 20 acre, 155 unit proposed adult community at the northeast corner of West Lodi Avenue and Lower Sacramento Road. 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:
s: ALICE M. REIMCHE
City Clerk
Dated: September 17, 1986
Approved as to form:
s: RONALD M. STEIN
City Attorney
Sept. 26, 1986 -6942

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

ALICE M. REIMCHE
City Clerk

1986 SEP 25 PM 3:51
RONALD M. STEIN
City Attorney

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

September 25, 1986

Mr. Charles Wentland
c/o Wentland and Associates
521 South Ham Lane, Suite A
Lodi, CA 95240

Dear Chuck:

Re: Parkview Terrace

At its meeting of Monday, September 22, 1986, the Lodi City Planning Commission took the following actions concerning Parkview Terrace, a 20 acre, 155 unit adult community proposed for the northeast corner of West Lodi Avenue and Lower Sacramento Road:

1. Recommended that the City Council certify as adequate, the Final Environmental Impact Report for the project; and
2. Recommended that the City Council prezone the area encompassed by the project P-D, Planned Development District to accommodate a cluster home development for adults with recreational amenities.

The City Council has scheduled public hearings on these recommendations at a Special Meeting on Wednesday, October 8, 1986, at 7:30 p.m.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk

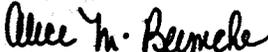
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By Order of the Lodi City Council:


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 EIR

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, this26th day of

Sept.

19..... 86

[Handwritten Signature]
Signature

This space is for the County Clerk's Filing Stamp

RECEIVED

1986 SEP 30 AM 8:37

ALICE M. REINCHE
CITY CLERK
CITY OF LODI

Proof of Publication of

TO CONSIDER PREZONING

PARKVIEW TERRACE

**NOTICE OF PUBLIC HEARING
TO CONSIDER PREZONING
PARKVIEW TERRACE**

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 request of the property owners to rezone Parkview Terrace, a 20 acre, 135 unit adult community at the northeast corner of West Lodi Avenue and Lower Sacramento Road to P-D, Planned Development, to accommodate a cluster home development with recreation amenities.

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By Order of the Lodi City Council:

s: ALICE M. REINCHE

City Clerk

Dated: September 17, 1986

Approved as to form:

s: RONALD M. STERN

City Attorney

Sept. 26, 1986

—6943

**ENVIRONMENTAL
IMPACT REPORT
FINAL**



PARKVIEW TERRACE

86-1

FINAL ENVIRONMENTAL IMPACT REPORT

FOR

PARKVIEW TERRACE

EIR 86-3

APPLICANT

Charles Wentland
Wentland & Associates
521 South Ham Lane, Suite A
Lodi, CA 95240

PREPARED BY

City of Lodi,
Community Development Department
221 West Pine Street
Lodi, CA 95240

Air Quality Text
Prepared by:
Jones & Stokes & Associates
2321 P Street
Sacramento, CA 95816

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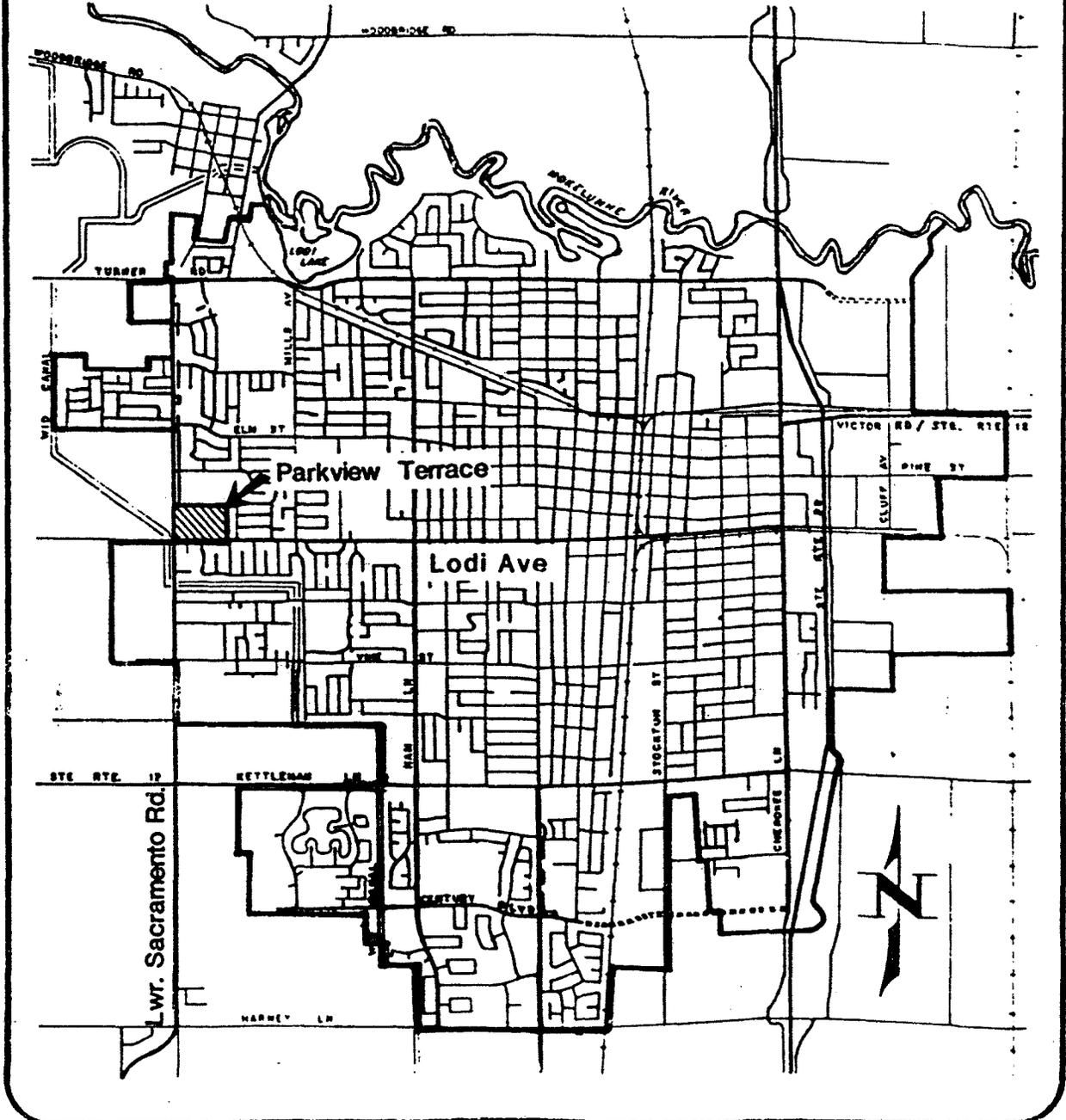
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PARKVIEW TERRACE VICINITY MAP

EIR 86-3

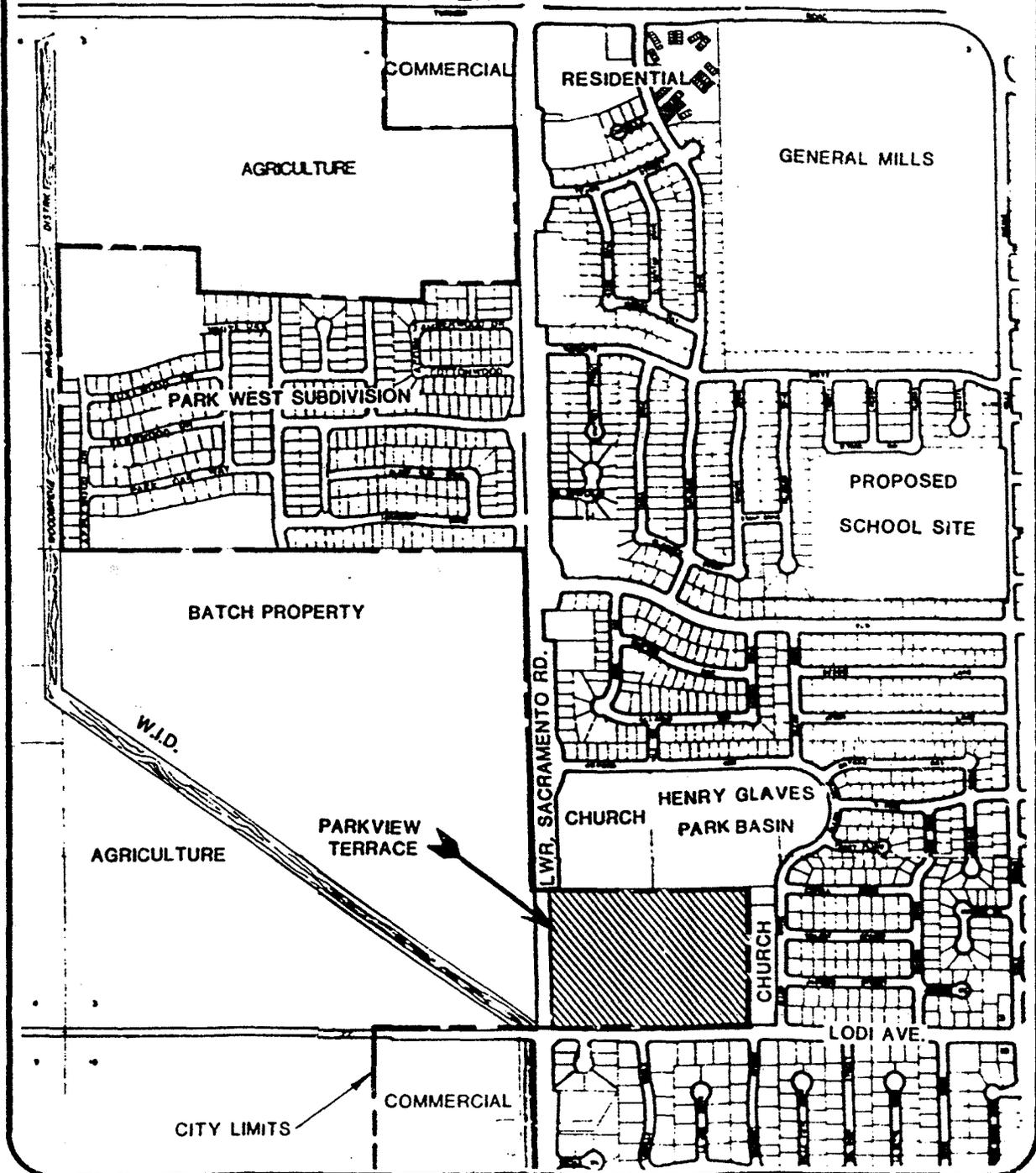
EXHIBIT 1

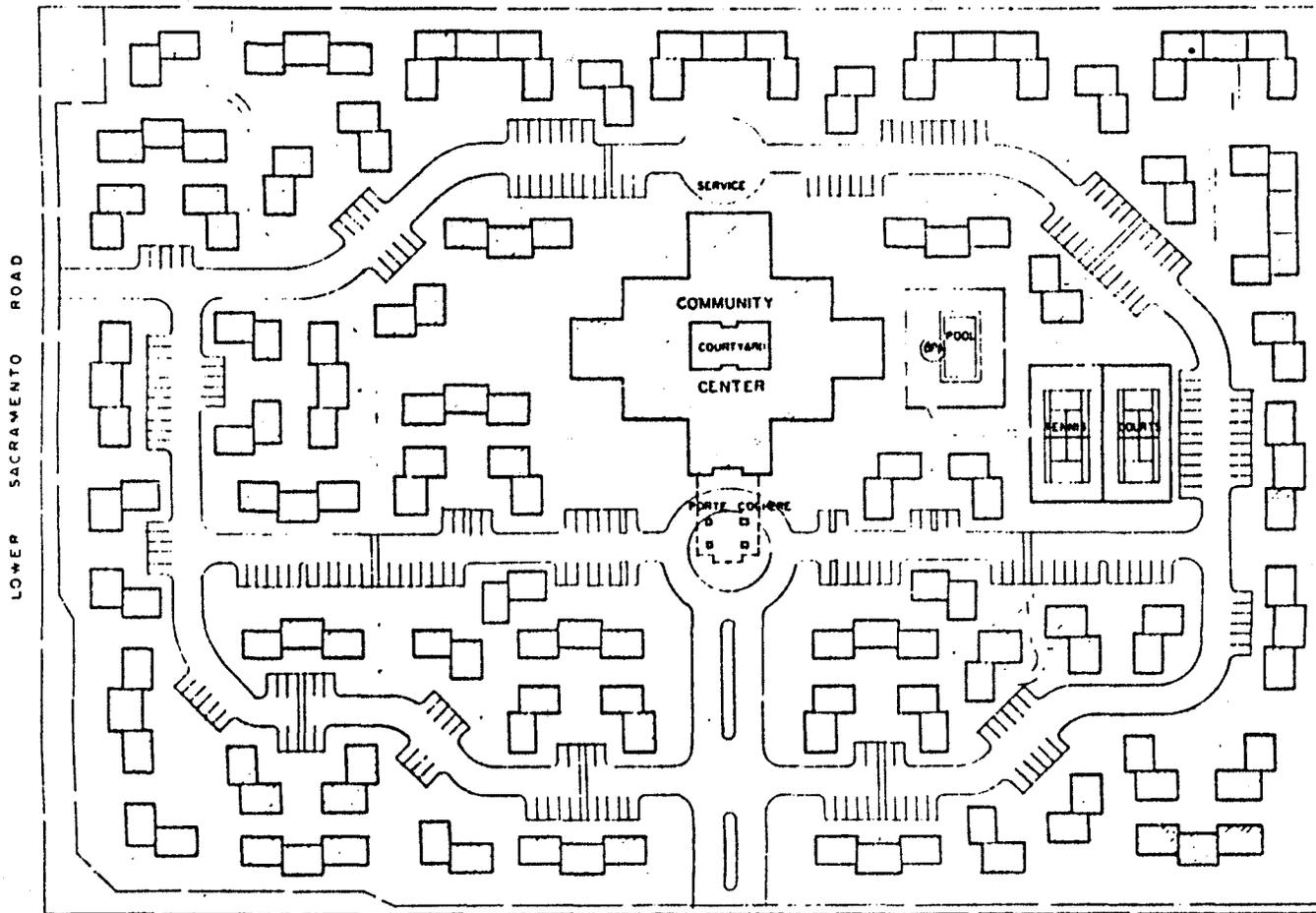


PARKVIEW TERRACE LAND USE MAP

EIR 86-3

EXHIBIT 2





SITE TABULATION

SITE AREA 2088
 DENSITY (UNITS PER ACRE) 7.42

UNIT TABULATION

DUPLEX UNITS 76 UNITS
 TRIPLEX UNITS 54 UNITS
 FIVEPLEX UNITS 28 UNITS
 TOTAL UNITS 155

PARKING TABULATION

REQUIRED (1-1/2 CARS PER UNIT) 233 CARS
 CARPORTS PROVIDED 254

WEST LODI AVENUE

EXHIBIT 3
PARKVIEW TERRACE
SITE PLAN

EXHIBIT 4
MEASURE A

ORDINANCE NO. 1237

AN ORDINANCE AMENDING THE LAND USE ELEMENT OF THE CITY GENERAL PLAN AS ADOPTED OCTOBER 5, 1955 REMOVING FROM THE LAND USE ELEMENT ANY AREA NOT WITHIN THE CORPORATE LIMITS OF THE CITY ON THE DATE OF THE ADOPTION OF THE ORDINANCE AND WILL REQUIRE A VOTE OF THE PEOPLE TO AGAIN INCLUDE THIS AREA IN THE LAND USE ELEMENT

The people of the City of Lodi do ordain as follows:

1. It shall be the policy of the City of Lodi to protect land in the Green Belt area in order to preserve and protect agricultural land, preserve the scenic value of the area, protect wildlife habitat and natural resources and to protect the small city character of Lodi.
2. The Green Belt area shall be designated as the area between the outer limits of the incorporated city and the outer limits of the adopted sphere of influence at the adoption of this ordinance.
3. To affect the policy of the City of Lodi to protect land in the Green Belt area, non-agricultural development in the City of Lodi which lies adjacent to the Green Belt area shall be permitted only after a finding by the City Council that such non-agricultural development will not interfere with the continued productive use of agricultural land in the Green Belt area or that an adequate buffer or mitigation zone exists to assure continued productive use of agricultural land in the Green Belt area.
4. At the time of adoption of this ordinance, the Green Belt area shall be removed from the existing Land Use Element of the General Plan of the City of Lodi.
5. Before land in the Green Belt area can be annexed by the City of Lodi, an amendment to the City's Land Use Element of the General Plan must be made and approved by a majority of the people voting in a city-wide election.
6. Before any annexation proposal can be approved, the City Council must make the finding that the proposed annexation is contiguous to existing city boundaries and the projected demand from the proposed development in the area to be annexed will not exceed the service capacity of existing municipal utilities and ser-

vices, the school district, and existing roadways.

7. Water, sewer, and electrical facilities shall not be expanded or extended until the City Council makes the finding that a proposed expansion or extension is consistent with the goals, policies and land use designations of the General Plan and this ordinance.

8. The City of Lodi may hold elections in consolidation with other scheduled elections in the City for the purpose of allowing voters to voice their opinions on amendments to the City's Land Use Element of the General Plan.

9. If any portion of this ordinance is hereafter determined to be invalid, all remaining portions of this ordinance shall remain in force and effect and to this extent the provisions of this ordinance are severable.

Section 2. - This ordinance was brought to a vote of the voters at a Special Initiative Election held in the City of Lodi on August 25, 1981 and as a majority of the voters voted in its favor, the ordinance is a valid and binding ordinance of the City of Lodi.

Section 3. - This ordinance shall be considered as adopted upon the date that the vote is declared by the legislative body (Tuesday, September 1, 1981) and shall be in effect 10 days after that date.

Section 4. - All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

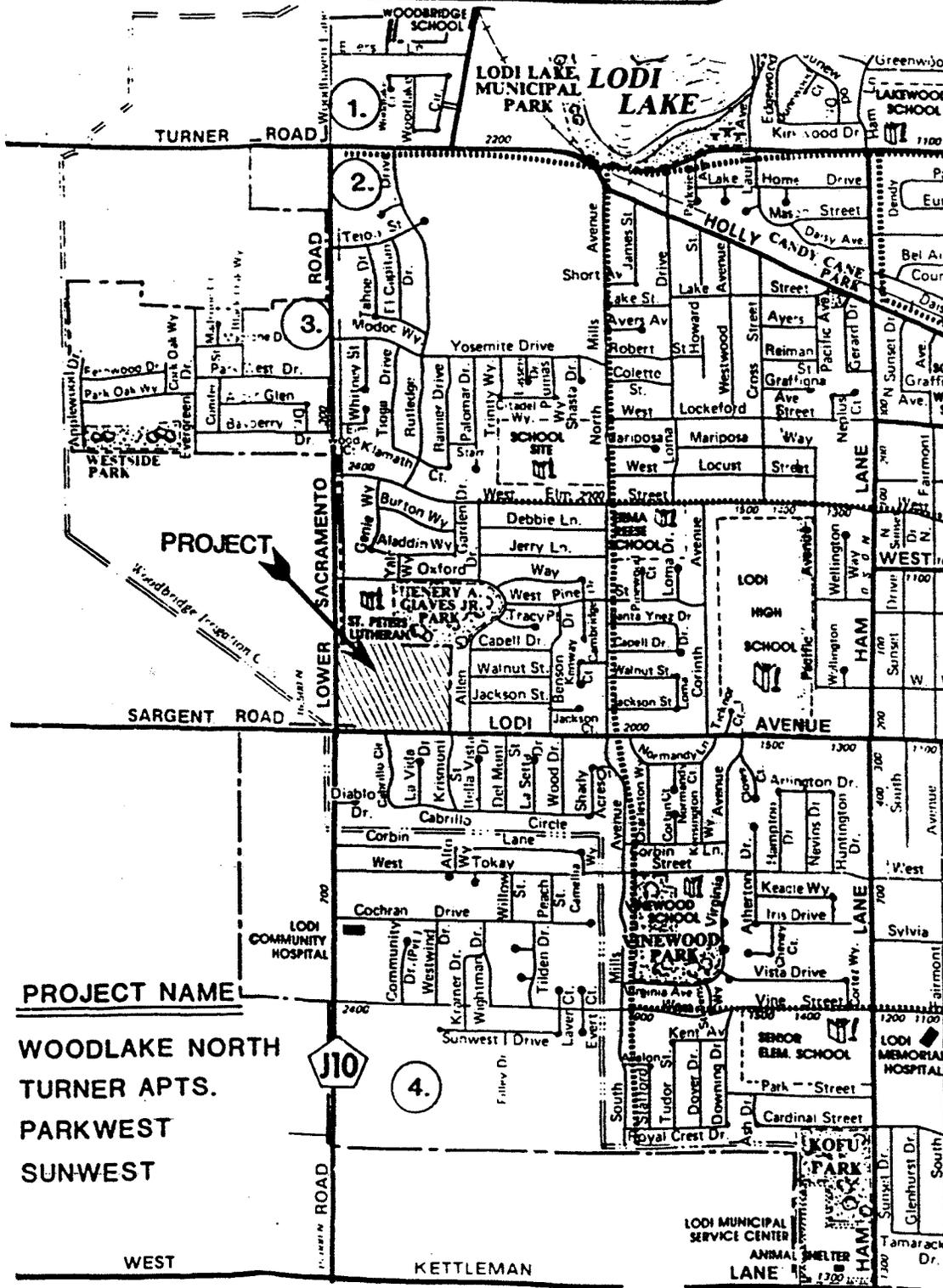
Section 5. - Pursuant to Section 4013 of the State of California this ordinance shall not be repealed or amended except by a vote of the people.

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1237 was brought to a vote of the voters at a Special Initiative Election held in the City of Lodi on August 25, 1981 and as a majority of the voters voted in its favor, the ordinance is a valid and binding ordinance of the City of Lodi. This ordinance shall be considered as adopted upon the date that the vote was declared by the legislative body (Tuesday, September 1, 1981) and shall be in effect 10 days after that date.

Alice M. Reimche
ALICE M. REIMCHE
City Clerk
1237

EXHIBIT 5 PARKVIEW TERRACE FUTURE DEVELOPMENT



PROJECT NAME

1. WOODLAKE NORTH
2. TURNER APTS.
3. PARKWEST
4. SUNWEST

WEST

KETTLEMAN

LODI MUNICIPAL SERVICE CENTER
ANIMAL SHELTER
LANE

EXHIBIT 6 PARKVIEW TERRACE TRAFFIC VOLUMES

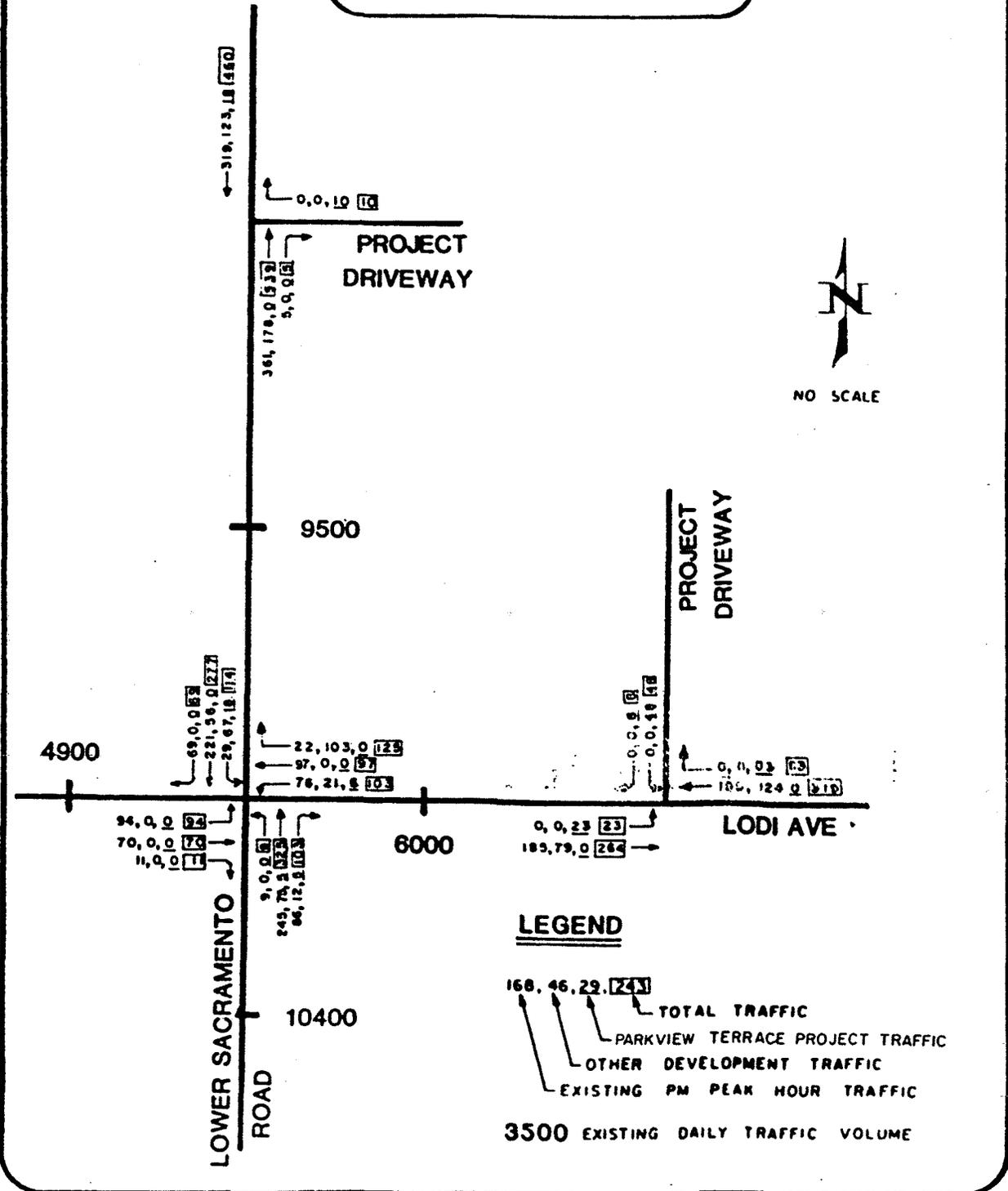
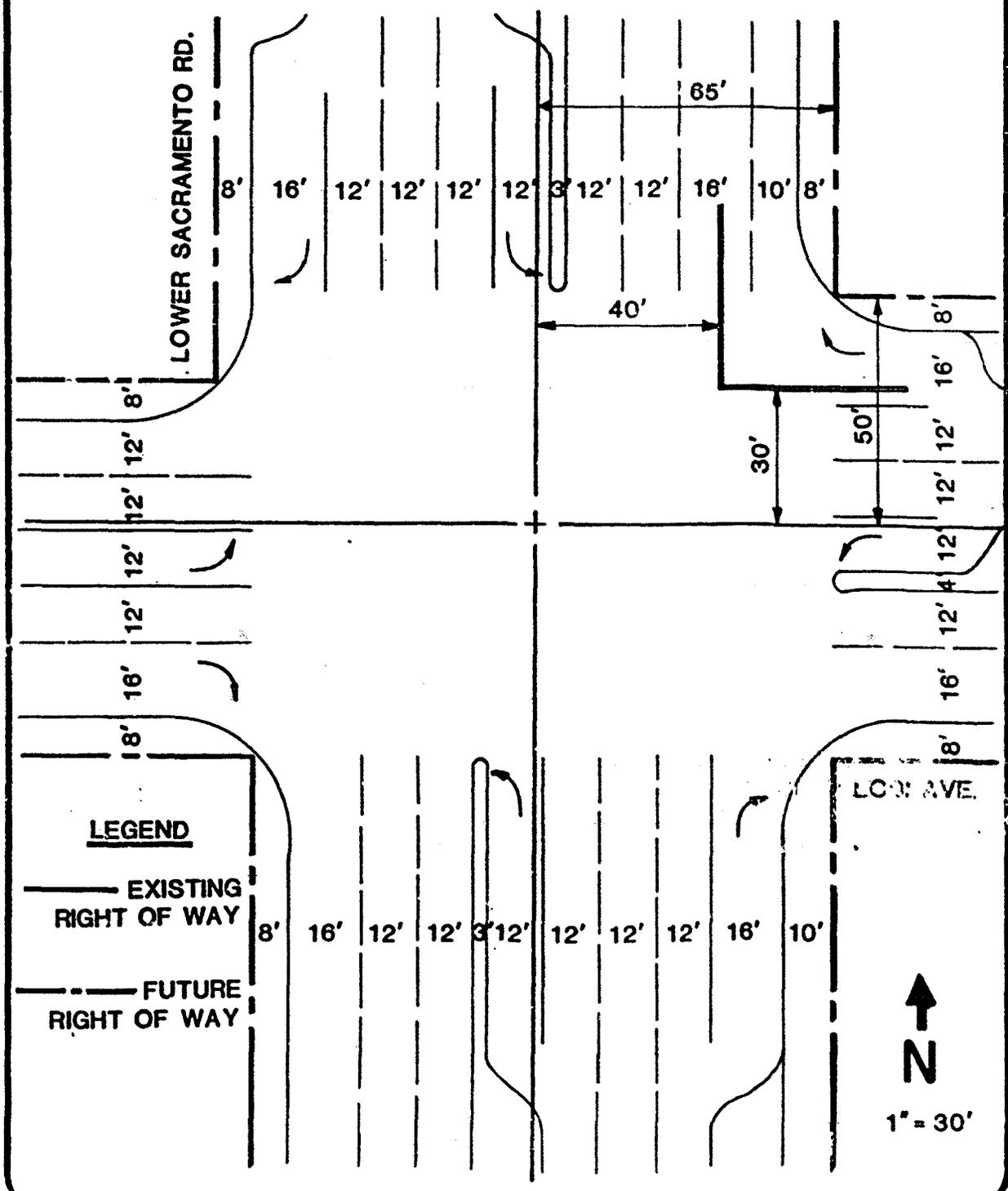


EXHIBIT 7
ULTIMATE DEVELOPMENT
LANE GEOMETRICS & RIGHT OF WAY



LEGEND

— EXISTING RIGHT OF WAY

- - - FUTURE RIGHT OF WAY

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N

1" = 30'

INTRODUCTION

This is the Final Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act (CEQA) of 1970. The report is focused on those issues identified as potentially significant.

The project's sponsor, Mr. Charles Wentland, is requesting the approval for the annexation of 20.88 acres for senior citizen residential development.

The report is intended to enable City of Lodi officials and the public to evaluate the environmental effects of the proposed project and to examine measures for mitigating those effects determined to be significant, and to consider alternatives to the project as proposed. It is not the function of the EIR to recommend approval or rejection of the project.

SUMMARY

PROJECT DESCRIPTION

The project consists of 155 cluster homes for senior citizens and includes a clubhouse, pool, spa and tennis courts. The parcel is zoned I-PA (Interim-Protected Agriculture) with a San Joaquin County General Plan designation of low density residential. Rezoning by the City of Lodi to P-D (Planned Development) consisting of low density residential will be required. The overall density will be 7.4 units per acre scattered over the entire site in the form of duplexes, triplexes and five plexes.

The project will require annexation to the City of Lodi and approval of the voters of the City as required by Measure A (City Ordinance No. 1237).

LOCATION

The project site is located west of the City Limits at the northwest corner of Lodi Avenue and Lower Sacramento Road. The parcel is designated as Assessor's Parcel Number 029-030-29.

ENVIRONMENTAL IMPACTS

1. Loss of 20.88 acres of prime agricultural soil. Parcel is Class I soil made up of Hanford sandy loam, well suited for a variety of agricultural uses. Development will mean loss of agricultural use of that land.
2. Urbanization of the subject parcel could affect the agricultural use of adjacent parcels by possibly requiring modification of spraying and cultivation practices
3. Traffic will increase on Lower Sacramento Road and Lodi Avenue. The project will generate approximately 1750 vehicle trips per day when fully developed.
4. Air pollution will increase slightly as a result of increased vehicular traffic. The increase in vehicular related pollutants will be insignificant in relation to the totals for San Joaquin County. There will be a temporary increase as a result of construction grading and will be a temporary increase as a result of construction grading and site work. This will occur during dry, windy periods and until the development is completed.
5. The project is located adjacent to Lower Sacramento Road and Lodi Avenue. Both streets have traffic generated noise levels that may require noise reduction measures for residential units.

6. The 155 residential units would generate approximately 157 tons of solid waste per year. The current disposal site is reaching its upper limits although a new landfill should be in use by the time this project is completed.

MITIGATION MEASURES

1. Loss of agricultural land. No mitigation is possible if parcel is developed.
2. Impact on adjacent agricultural land. Lower Sacramento Road separates the agricultural property to the west and Parkview Terrace. Should the Batch property be farmed again, Lower Sacramento Road should provide an adequate buffer. The buffer should reduce problems of agriculturally related noise, dust and chemical spraying.
3. To adequately serve the project traffic, it is necessary to construct the south project street with two outbound lanes and one wide inbound lane divided by a median, and a special commercial driveway. The south project street should be a minimum of 150 feet east of Cabrillo Court. The Lower Sacramento Road frontage road should be abandoned.
4. Noise Impact. The developer will be required to do a noise analysis for any residential structure constructed adjacent to Lower Sacramento Road or Lodi Avenue.

ALTERNATIVES TO THE PROJECT

1. No Project Alternative. Eliminates all impacts by leaving the site in agricultural use. This alternative could affect the future supply of housing in Lodi, especially senior citizen housing.
2. This alternative places the project in an alternative site somewhere in the existing City limits using vacant "infill" property. The problem with this alternative is there are no large vacant parcels remaining in the City limits. This City has had a continuous policy of only developing properties adjacent to developed areas of the City and there have never been many "infill" properties. The City is, in fact, extremely compact in area for a city of its type and population.
3. Deletes senior citizen project for a single-family residential project. The project would consist of 104 single family homes resulting in a net density of 5 units per acre. This alternative reduces all environmental impacts except those on the LUSD. This alternative adds 104 students to the school district.

IRREVERSIBLE AND LONG TERM IMPACTS

Loss of agricultural land is permanent and irreversible once development occurs.

CUMULATIVE IMPACTS

Loss of agricultural land is cumulative. In the past years, several hundred acres of land have been developed with various residential, commercial and industrial projects. Because the City of Lodi is entirely surrounded by prime agricultural land, all future projects will utilize agricultural land.

GROWTH-INDUCING IMPACT

If the proposed project is approved by the voters and the City, it could have growth-inducing impact. If they were to approve this project, that might indicate some willingness to approve similar development requests in the future. On the other hand, they could approve this request and deny all future requests. In any case, they would have the final determination on any future growth in the City.

In the project area, all area west of Lower Sacramento Road is outside of both the Lodi General Plan area and the Measure A area. This means that development of this area could not occur as a part of the City of Lodi unless annexed.

PROJECT DESCRIPTION

A. SITE LOCATION

The subject property is located on the parcel (San Joaquin County APN 029-030-29) and is roughly bounded by Lodi Avenue on the south, Lower Sacramento Road on the west, Allen Drive on the east and Twin Oaks Park and St. Peter's Church on the north (see Vicinity Map, Exhibit 1).

The subject property is not within the City Limits of Lodi and will require annexation to the City in order to be developed with City services.

The parcel consists of 20.88 acres which is currently in agricultural use and is planted in a grape vineyard. The property also contains a single residence and some related farm structures. The surrounding uses include a church and City park/basin to the north, a church, private swim club and residential subdivisions to the east and south, a shopping center to the southwest, and a 100 acre parcel in agricultural use to the west. (see Exhibit 2).

B. PROJECT CHARACTERISTICS

The proposed project, Parkview Terrace, consists of 155 cluster homes designed as duplexes, triplexes, and fiveplexes. The project density is 7.42 units per acre. The site plan showing the project development is shown in Exhibit 3. The project is designed for senior citizens. The parcel is owned by the Estate of Martha Mills and will be developed by Charles Wentland and Associates.

C. APPROVALS REQUIRED

In order to develop the site as proposed, the applicant must receive a variety of approvals from the City of Lodi. First, since the site is outside the City limits, the parcel must be annexed. Agriculture has been the predominate use surrounding the incorporated area. In recent years, urban uses have displaced some agricultural uses. On August 25, 1981 the voters of the City of Lodi passed Measure "A", an initiative ordinance to limit future expansion of the City. The initiative, known as the "Greenbelt" initiative, amended the City's General Plan by removing the Planned Urban Growth Area from the Land Use Element of the General Plan. The ordinance now requires that any addition to the City, i.e. annexations, requires an amendment to the Land Use Element of the General Plan. These annexation-related amendments to the General Plan require approval by the voters. (See Exhibit 4).

If the annexation is approved, the development proposal will require adding the property to the Land Use Map of the General Plan, approval of a zoning of P-D, Planned Development, and approval of a subdivision map.

The project property is not within the City limits and has San Joaquin County general plan and zoning designations. The project property has a San Joaquin County General Plan designation of low density residential and a zoning of I-PA, interim-protected agriculture, a holding zone.

ENVIRONMENTAL SETTING, IMPACTS AND MITIGATIONS

A. LAND USE AND AGRICULTURAL LAND

Setting

The 20 acre site is located on the northeast corner of Lower Sacramento Road and Lodi Avenue. The parcel is surrounded on three sides by the City of Lodi. The site consists of agricultural land currently in grape production. Soil on the site is Hanford sandy loam, considered to be prime agricultural soil. There is a residence on the site.

Impacts

The development of Parkview Terrace will result in the loss of 20.88 acres of prime agricultural land. The development of the site with residential uses will terminate further use of the property for agricultural purposes. The existing vineyards, house and buildings will be removed and replaced with streets, houses and other urban improvements.

It is possible that the agricultural parcel (Batch property) across Lower Sacramento Road from the project site could be affected as long as it is in agricultural use. The Batch property has been farmed until recently and is not under cultivation at the present.

Should the Batch property be farmed again, Lower Sacramento Road should serve as an adequate buffer for the agricultural operations. The road width of Lower Sacramento Road at the project site varies from 64 feet to 80 feet. The City will require a 6 foot masonry wall along Lower Sacramento Road and Lodi Avenue to help mitigate traffic noise. This will also help mitigate agricultural noise. However, intrusions of pesticides and herbicides are more difficult to mitigate. Pesticides, herbicides or other chemicals are controlled by state and federal regulations.

All restricted chemicals, those with the potential to cause health or environmental problems, require a San Joaquin County Agricultural Department permit for use. The Agricultural Department determines the suitability of the chemical based on the location of the field, the types of crops in and around the field and the land uses in the area.

According to the San Joaquin County Agricultural Department, there are no definite distances required between the fields being treated and adjacent residences. Permits for application of restricted chemicals are issued based on the particular characteristics and restrictions of the chemical and the

judgement of the agricultural commissioner. The key factor in the safe use of any chemical is proper application. This includes using the proper method of application, using the correct equipment, checking for favorable weather conditions and using proper care.

Residential development may require modification of normal farming practices on adjacent agricultural lands. The use of, and particularly the aerial application of, certain controlled pesticides and herbicides may be restricted on areas adjacent to residential developments. Cultivation and harvesting operations may result in complaints from urban residents concerning noise and dust. Agricultural operations adjacent to urbanized areas may also be subject to an increased amount of trespassing and vandalism, particularly from the increase of school-age children.

It is presumed, since there is a large residential subdivision north of the Batch property, (see Vicinity Map), that measures are being taken to mitigate problems with agricultural production, when the Batch property is in production.

Mitigation

If Parkview Terrace is approved and constructed, the 20.88 acres of prime agricultural land will be removed from further use. There is no practical way to mitigate this loss. Once cleared and developed, it is unlikely the land will ever be returned to agricultural use.

In situations where a particular chemical or application method is felt to be unsuitable, there is usually an acceptable alternative. The presence of homes would not automatically mean that a farmer could not use chemicals. It would only mean that he would have to take particular care in their application and in certain cases might have to use an alternate chemical or method of application.

Although there would be increased traffic adjacent to the agricultural land, this has not adversely affected crop production in other areas of Lodi.

Although it would not mitigate the above impacts, future residents of the project should be put on notice of the existence of adjacent agricultural activities. This can be accomplished by requiring covenants, conditions and restrictions (CC&R's) with this information in the deeds.

B. TRAFFIC

Setting

The Parkview Terrace site is located east of Lower Sacramento Road and north of Lodi Avenue.

The project will have one access on Lower Sacramento Road and one access on Lodi Avenue. The Lower Sacramento Road access will be limited to right turns only whereas the Lodi Avenue access will allow all turning movements. The Specific Plan for Lower Sacramento Road includes a median, hence the "right

turn only" case has been assumed for this study. It is assumed that there will not be any other project driveways on Lower Sacramento Road or Lodi Avenue. These access points are analyzed as unsignalized intersections. Currently, Lower Sacramento Road is a two lane street and Lodi Avenue, in the vicinity of the project, is three lanes (two eastbound and one westbound). The Lower Sacramento/Lodi Avenue intersection is controlled by four-way stop signs with an all-red flashing beacon.

Traffic volume data has been obtained from the City's 1984-1985 traffic volume map. PM peak hour traffic counts were also taken at the Lower Sacramento Road/Lodi Avenue intersection. Currently, this intersection meets CALTRANS traffic signal warrants,. Although signal warrants are satisfied, the existing volumes are within the capacity levels for a four-way stop controlled intersection. Assuming signalization, the intersection will experience free flow traffic conditions.

The Lower Sacramento Road/Lodi Avenue intersection is on the City's traffic signal priority list. The list consists of approximately 11 intersections which meet the CALTRANS warrants and are assigned a priority ranking based on a point system established by the City in 1970 and revised in 1985. This intersection is ranked number five on the list. The highest three intersections are planned to have signals installed in 1986 and 1987. Assuming no changes in the priority list and future Council approval, the signal at Lower Sacramento Road/ Lodi Avenue would be installed in 1989.

Impacts

Project Trip Generation and Distribution

The proposed project will contain a total of 20.88 acres of senior citizen housing. The project contains 155 dwelling units (combination of duplex, triplex and fiveplex units), a clubhouse, tennis courts, and a swimming pool and spa. The project's daily and peak hour trip generation has been calculated using the Institute of Transportation Engineers (ITE) Publication Trip Generation. To determine the approximate rate for this project, an ITE rate comparison was made for three land-use types. The table below presents this comparison

TABLE 1
ITE TRIP GENERATION RATE COMPARISON

LAND USE	DAILY TRIP RATE (trips/d.u.)	PM PEAK HR RATE (trips/d.u.)
RETIREMENT COMMUNITY*	3.3	0.4
APARTMENT**	6.1	0.7
SINGLE-FAMILY UNITS	10.0	1.0

*The retirement community includes a community containing residential units as well as medical services, dining facilities and some limited supporting retail. The rate is relatively low because of high, internal trip usage such as residents walking from home to a small store.

**Apartment land use is defined as a rental dwelling unit and can include duplexes, and fourplexes.

To create a "worst case" scenario, the single-family trip generation rate was used in the analysis. It was also assumed the project would contain 175 dwelling units instead of 155 dwelling units which was the developer's initial proposed project size. This would also provide a "worst case" analysis.

Table 2 presents the project trip generation.

TABLE 2
PROJECT TRIP GENERATION

LAND USE	QUANTITY	DAILY TRIPS	PM PEAK TRIPS
Single-Family Residential	175	1750	175

As shown, the project will generate 1750 daily trips with 175 peak hour trips occurring in the evening. Typically, the heaviest peak hour of traffic flow is within the period between 4:00 - 6:00 p.m. when people are commuting from work to home. However, most senior citizens are retired and probably drive during off-peak periods. The peak hour for Lower Sacramento/Lodi intersection is in the evening, and therefore, the traffic was analyzed using PM peak volumes.

The distribution of the project traffic reflects the various travel patterns of those trips. The residential trips will include commute trips, shopping trips, personal business trips, and trips to/from recreational facilities. The most recent census statistics indicate that over 60% of Lodi residents work in the Lodi area.

The project's traffic was assigned to the street network for three traffic conditions. Two traffic conditions included other developments planned from the surrounding area which is discussed below.

Other Development (Future Base)

In addition to the proposed project, additional development is planned for this area. Four projects are in the process or planned to be constructed in the vicinity of the project. Exhibit 5 presents the locations of these projects.

The San Joaquin County does not have any information on the demographics of the Woodbridge area; nor has the county done any traffic studies for the area. Thus, proposed developments in Woodbridge have not been included in this analysis.

Impacts on the Street Network Due to the Project

The proposed project's traffic has been added to the existing base and future base conditions. Exhibit 6 presents the traffic volumes for each condition. Level of service calculations were made for the three intersections with the addition of project traffic and compared to the "without project" conditions. Level-of-service is a qualitative measure of traffic operations at an intersection, whereby a letter grade "A" through "F", is calculated corresponding to progressively worsening operating conditions. The methodology from the Highway Capacity Manual was used for both unsignalized and signalized intersections. Table 3 presents the definitions of the level-of-service for signalized and unsignalized intersections. Table 4 presents a comparison of level-of-services for the three locations. As shown, the traffic at Lower Sacramento Road/West project street will experience little or no traffic delay. At the Lodi Avenue/South project street intersection traffic will experience short delay under the "existing plus project" condition and average traffic delay under the "future base plus project" condition. At Lower Sacramento Road/Lodi Avenue intersection, traffic signal warrants are satisfied for all four conditions. Assuming signalization and existing lane configuration, the traffic volumes are well within capacity levels at Lower Sacramento Road/Lodi Avenue intersection, and the motorists will experience uncongested operations.