

SPECIAL CITY COUNCIL MEETING
OCTOBER 8, 1986
7:30 P.M.

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PARKVIEW TERRACE

Council Member Snider asked to abstain from discussion and voting on the Parkview Terrace project because of a conflict of interest and left the council table.

ORD. NO. 1393
INTRODUCED

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

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 recreational amenities.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area.

ON MOTION OF COUNCIL MEMBER _____
Council established the following findings of approval for the Parkview Terrace Subdivision.

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.