

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, NOVEMBER 30, 2010**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, November 30, 2010, commencing at 7:05 a.m.

Present: Council Member Hansen, Council Member Johnson, Mayor Pro Tempore Hitchcock, and Mayor Katzakian

Absent: Council Member Mounce

Also Present: City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Report on Harney Lane Specific Plan (PW)

City Manager Bartlam briefly introduced the subject matter of the Harney Lane Specific Plan.

Public Works Director Wally Sandelin provided a PowerPoint presentation regarding the Harney Lane Specific Plan. Specific topics of discussion included the purpose of the plan, history, one-on-one meetings, issues and concerns, four segments of the plan, west of Lower Sacramento Road, Lower Sacramento Road to County line, Legacy Way to Hutchins Street, grade separation, Costa property, and next steps.

In response to Council Member Johnson, Mr. Sandelin confirmed that right in / right out means you can only turn right coming in and out of the intersection.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin stated homes would need to be purchased in some areas in the future in order to acquire the entire right of way that is needed for access purposes.

In response to Council Member Hansen, Mr. Sandelin stated that Lower Sacramento Road is an example of an expressway while Lodi Avenue is an example of a minor arterial.

In response to Council Member Hansen, Mr. Sandelin agreed that for time line purposes the most critical improvements were those associated with Harney Lane and Highway 99 because they are imminent in relation to development.

In response to Council Member Hansen, Mr. Sandelin stated the timing for improvements is based on the level of service exceeding Level E, which is the standard for the County. He stated in addition intersections are improved before arterials.

In response to Council Member Hansen, Mr. Sandelin stated four lanes cannot be built across the railroad and the improvements from Banyan to Stockton will occur with the grade separation.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin agreed that the Specific Plan is important for developers and property owners for long-term planning purposes.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin stated lanes on all sides of the intersections should match up as traffic is coming through the intersection.

In response to Council Member Johnson, Mr. Sandelin stated staff will continue to monitor the area in the County near the Williams property.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin stated there is a left-turn lane on Lower Sacramento Road and Harney Lane in Segment 2 but future widening may not happen for 15 years or so because it is driven by development.

In response to Council Member Johnson, Mr. Sandelin stated enough right of way was acquired during development of the King property.

In response to Council Member Johnson, Mr. Sandelin stated removing the bike lane, sidewalk, and landscaping near the Mansero property is reasonable and consistent with other areas in the City.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin stated staff is continuing to look at the Hutchins Street and West Lane intersection to ensure consistency with the level of service as set forth in the General Plan.

In response to Mayor Katakian, Mr. Sandelin stated Alternate 3 is the most expensive design for the grade separation and is similar to the Hammer Lane underpass in Stockton.

In response to Council Member Johnson, Mr. Sandelin stated the cost estimate for the grade separation project varies from \$18 million to \$30 million.

Greg Costa spoke in regard to this concerns about access for trucks and employees near the Costa property.

Tony Amador spoke in regard to his concerns about the noise impact with Harney Lane being four lanes across.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:57 a.m.

ATTEST:

Randi Johl  
City Clerk



**CITY OF LODI  
COUNCIL COMMUNICATION**

**AGENDA TITLE:** Receive Report on Harney Lane Specific Plan  
**MEETING DATE:** November 30, 2010 (Shirtsleeve Session)  
**PREPARED BY:** Public Works Director

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**RECOMMENDED ACTION:** Receive report on Harney Lane Specific Plan

**BACKGROUND INFORMATION:** Staff will present information regarding the progress of the project. Proposed improvements and right-of-way limits will be presented for discussion and comment. The presentation will include an overview of the initial public meeting and subsequent one-on-one meetings with individual property owners. Staffs presentation will include a number of exhibits depicting the future improvements to Harney Lane.

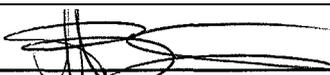
**FISCAL IMPACT:** Not applicable.

**FUNDING AVAILABLE:** Not applicable.

  
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F. Wally Sandelin  
Public Works Director

Prepared by Chris Boyer, Junior Engineer  
FWS/CB/pmf

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**APPROVED:**   
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Konradt Bartlam, City Manager

The City of Lodi  
**Public Works  
Engineering**



# Harney Lane Specific Plan

Shirtsleeve Meeting  
November 30, 2010



# Purpose

- Establish the future right of way - City Limit to SR 99
- Inform Public of Planned Future Improvements
  - Four lane expressway East of Lower Sacramento Rd
  - Four lane minor arterial West of Lower Sacramento Rd
  - Auxiliary Lanes at some intersections
- Adopt Over- or Under-Crossing at UPRR
- Identify Potential Acquisitions at 47 properties
  - Dedications Associated with New Development
  - Interim and Ultimate Plans for Construction
  - Need Driven by Future Growth



# History

- January 2008 - Shirtsleeve Meeting
- July 2008 – Retained Mark Thomas and Co.
- June 2010 - 1<sup>st</sup> Public Meeting
- July 2010 - One-on-One Meetings
- Today - Shirtsleeve Meeting
- January 24, 2011 - 2<sup>nd</sup> Public Meeting



# One-On-One Meetings

- First Public Meeting
  - 543 notices mailed
  - Newspaper advertising
  - Posted on City website
  - 52 Citizens attended
- Follow Up - 30 One-on-One meetings
- Two Invitations Sent to Property Owners
- Multiple meetings with 3 property owners



# Issues/Concerns

- How much of my property will be needed?
- When is the street widening going to occur?
- How will I get compensated for the right of way?
- Moving the right of way closer to my house will devalue my property and how will I be compensated?
- Why does the median have to be so wide?
- Will the access to my property change?



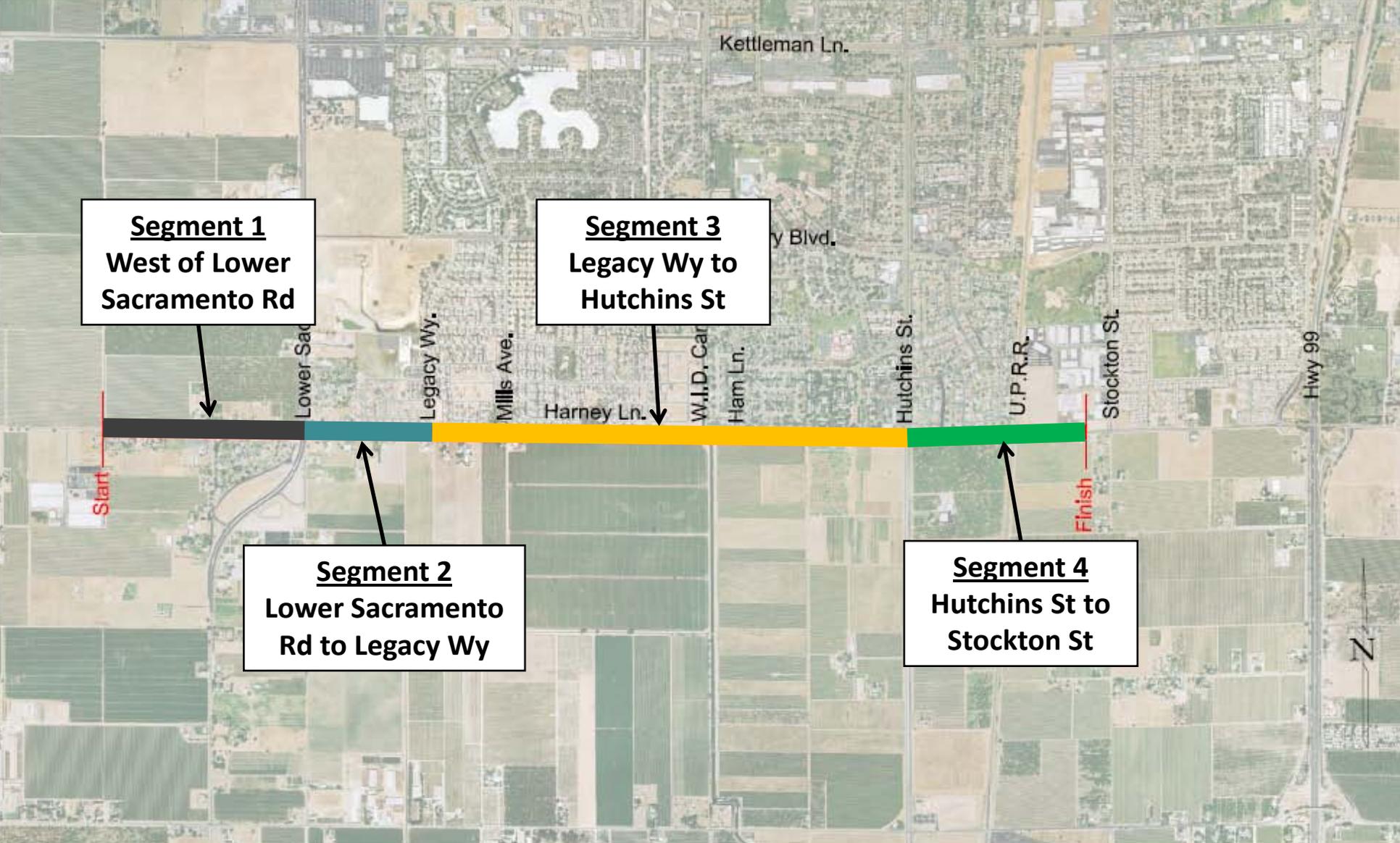
# Harney Lane Specific Plan

**Segment 1**  
West of Lower  
Sacramento Rd

**Segment 3**  
Legacy Wy to  
Hutchins St

**Segment 2**  
Lower Sacramento  
Rd to Legacy Wy

**Segment 4**  
Hutchins St to  
Stockton St

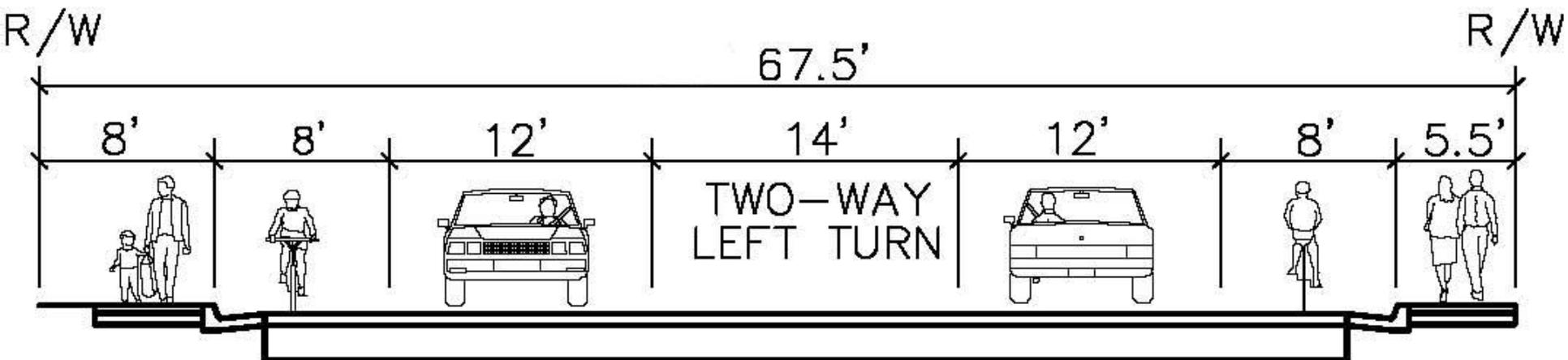




# Segment 1

## West of Lower Sacramento Road

- Existing Conditions through 2020
- Interim Improvements 2020
  - ✓ 7.5 feet – north side
  - ✓ 0 to 2.5 feet – south side
- Ultimate Improvements ????





# Segment 2

## Lower Sacramento Road to County Line

- Existing Conditions (55 feet) through 2025
- Interim Improvements 2025
  - ✓ Add intersection lanes
  - ✓ 4 reduced yards (0 – 7 feet)
- Ultimate Improvements (110 feet) ?????
  - ✓ North side – 2 acquisitions, 6 reduced yards (29 feet)
  - ✓ South side – 11 reduced yards (26 feet)



# Segment 3

## Legacy Way to Hutchins Street

- Interim Improvements (91 feet) 2025
  - ✓ Four lanes
  - ✓ South side – 12 properties (7 – 12.5 feet)
- Ultimate Improvements (110 feet)
  - ✓ North side – 2 reduced yards (7 – 24 feet)
  - ✓ South side – 12 properties (31 feet)
    - Development properties
    - Timing Development Driven



# Segment 4

## Grade Separation

- Overpass
  - Lowest cost
  - Right-of-way greatest
- Underpass
  - More expensive
  - Right-of-way least



# Segment 4

## Costa Property

- Two access points on Harney Lane
- Maintain Corner Access – Foreseeable Future
- Relocate Corner Access – Operations and Accidents
- Grade Separation - Funding Available



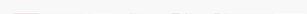
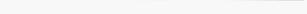
# Next Steps

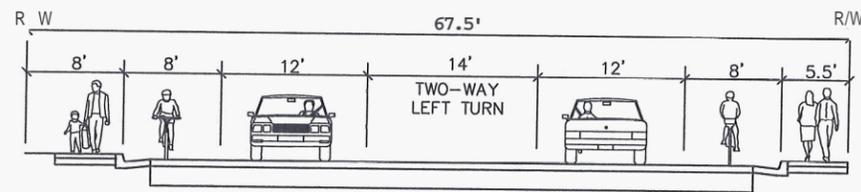
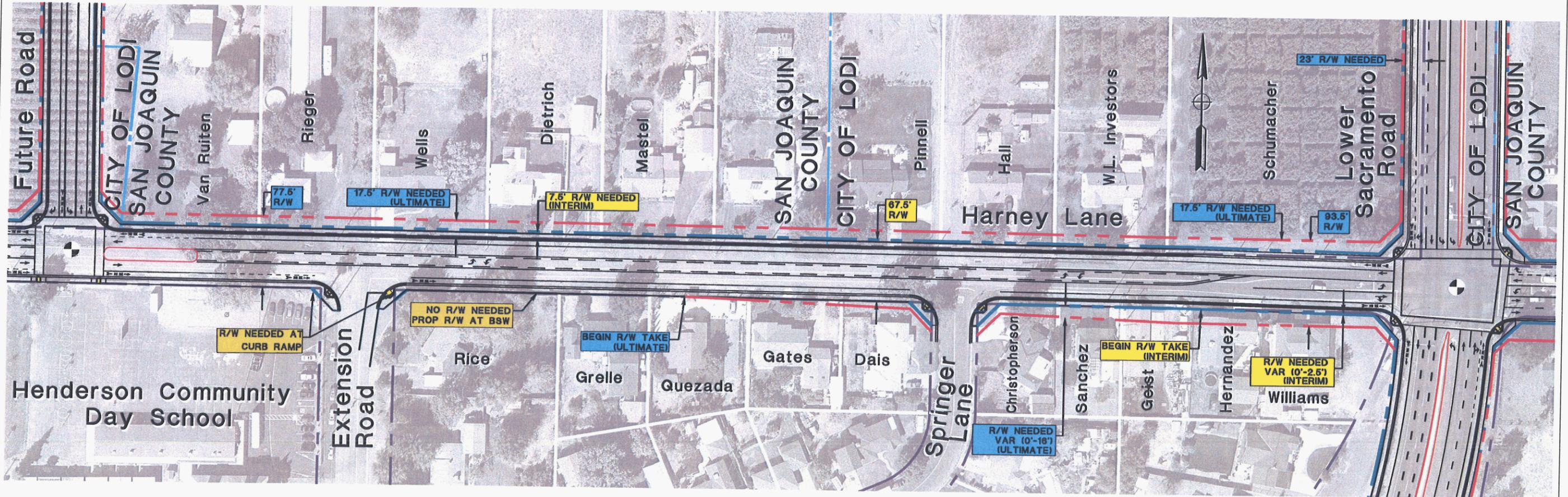
- January - Public Meeting
- Shirtsleeve – Final Specific Plan & Grade Separation Alternatives
- May – Adopt Specific Plan



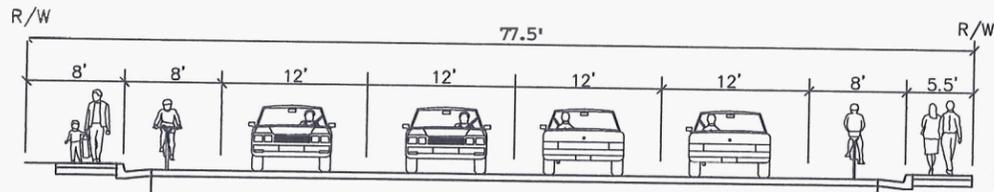
Questions?

**LEGEND:**

-  EXISTING R/W
-  INTERIM PROPOSED R/W
-  ULTIMATE PROPOSED R/W
-  PROPERTY LINE
-  CITY/COUNTY LIMITS
-  SIGNALIZED INTERSECTION
-  ULTIMATE R/W WIDTH
-  INTERIM R/W WIDTH



**INTERIM IMPROVEMENT**  
NO SCALE



**ULTIMATE IMPROVEMENT**  
NO SCALE



**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT  
221 WEST PINE STREET  
LODI, CALIFORNIA 93260-9700

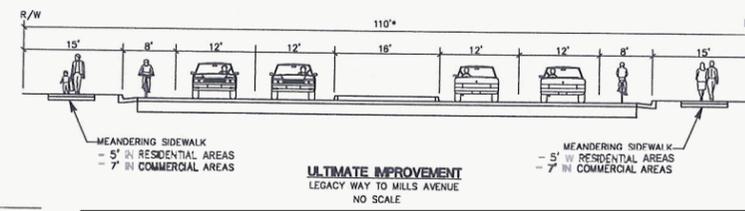
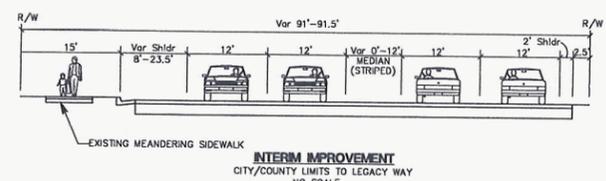
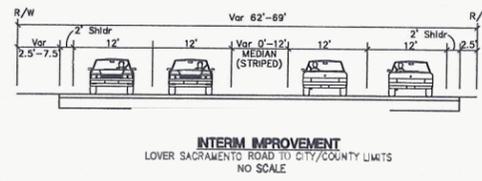
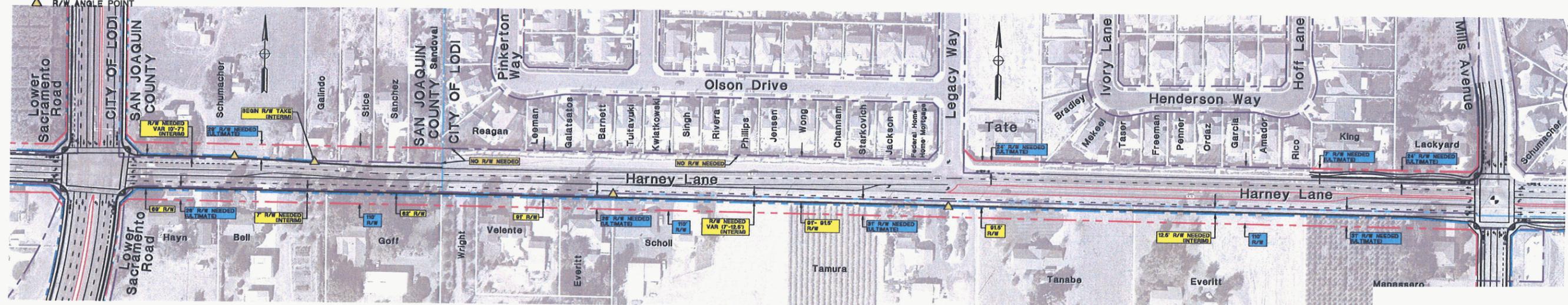


**HARNEY LANE SPECIFIC PLAN**

INTERIM IMPROVEMENT

SEGMENT 1: FUTURE RD. TO LOWER SACRAMENTO RD. SCALE 1"=50'

- LEGEND:**
- EXISTING R/W
  - INTERIM PROPOSED R/W
  - ULTIMATE PROPOSED R/W
  - PROPERTY LINE
  - CITY/COUNTY LIMITS
  - SIGNALIZED INTERSECTION
  - ULTIMATE R/W WIDTH
  - INTERIM R/W WIDTH
  - R/W ANGLE POINT

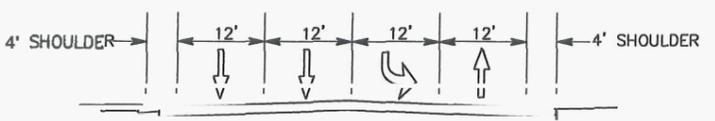


**MARK THOMAS & COMPANY, INC.**  
Planning, Engineering, Surveying and Planning Services

**CITY OF LODI**  
PUBLIC WORKS DEPARTMENT  
222 WEST FIVE STREET  
LODI, CALIFORNIA 93204  
PHONE (559) 338-8100

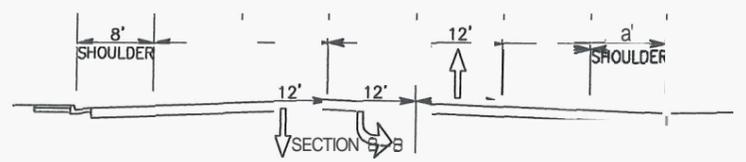
**HARNEY LANE SPECIFIC PLAN**  
INTERIM IMPROVEMENT  
SEGMENT 2: LOWER SACRAMENTO RD. TO MILLS AVE. SCALE: 1"=50'





SECTION A-A

**PHASE 1: EXISTING FENCE/GATE TO REMAIN**  
**PROJECTED YEAR IS 2015**  
 NOT TO SCALE



**PHASE 2: IMPROVEMENT OUT TO EXISTING R/W**  
**PROJECTED YEAR IS 2020**  
 NOT TO SCALE



**PHASE 3: ULTIMATE IMPROVEMENT WITH NEW DRIVEWAY**  
**PROJECTED YEAR IS 2030**

**HARNEY LANE SPECIFIC PLAN - PROPERTY IMPACT**

APN: 058-110-47 ; ADDRESS: 13160 N WEST LANE  
 PROPERTY OWNER: F&L COSTA

SCALE 1"=80'  
 11-18-2010



**CITY OF LODI**

PUBLIC WORKS DEPARTMENT  
 221 WEST PINE STREET  
 LODI, CALIFORNIA 95240  
 PHONE (209) 333-6706

