

4. The developer shall deposit funds with the City to pay for annually mailings to the owners of parcels abutting agricultural lands which will repeat the statement appearing in the "Conditions, Covenants and Restrictions". These mailings shall be for a period of ten years and shall be the responsibility of the Community Development Director.

PUBLIC HEARINGS

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Snider called for the following Public Hearing to consider:

- 1) the recommendation of the Lodi Planning Commission to the City Council that the Final Environmental Impact Report (EIR 83-3) of the Tandy-Johnson Ranch, a 48 acre Residential and Commercial Planned Development proposed for the southside of Almond Drive and the westside of Cherokee Lane, be certified as adequate.
- 2) the Lodi City Planning Commissions recommendation that General Plan-Land Use Element Amendment GP-LU-84-1, which encompasses the Tandy-Johnson Ranch, be approved as submitted by the applicant.
- 3) the Planning Commissions recommendation that Tandy-Johnson Ranch be zoned P-D (19), Planned Development District No. 19 with requirements.

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

A verbatim transcript of the Public Hearing was made and shall be attached as Exhibit "A" to the official copy of the minutes of the meeting.

ENVIRONMENTAL
IMPACT REPORT
OF THE TANDY-
JOHNSON RANCH
CERTIFIED AS
ADEQUATE

Following Staff's presentation, public testimony, and discussion, Council on motion of Council Member Reid, Olson second, certified as adequate the Final Environmental Impact Report (EIR 83-3) of the Tandy-Johnson Ranch, a 48 acre residential and commercial planned development proposed for the southside of Almond Drive and the westside of Cherokee Lane and established the following findings:

A. 1. ENVIRONMENTAL IMPACT

The project will result in the loss of 48± acres of prime agricultural soil. If the project is approved, this loss cannot be mitigated.

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, small or large, 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 has been designated for residential development for many years by the City of Lodi General Plan. The area has been undergoing urbanization over the past year. There are residential developments adjacent to the proposed project. The development is contiguous to existing developed areas and will be a logical continuation of the urbanized area.

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.

Finding

While some modification of current farming practices may be required, those modifications will not prevent the continued agricultural use of adjacent parcels. The use of agricultural chemicals can continue although in some cases alternative methods of application or types of chemicals may be required.

Trespassing and vandalism on adjacent agricultural parcels can be reduced by constructing a solid fence along the entire west and south property line adjacent to any agricultural property. The fence will reduce trespassing and vandalism by reducing easy access from the subdivision.

In addition to the fence, the City will require a 20' building setback from the property line adjacent to agriculture. A row of evergreen trees will be planted in the setback area.

The City is surrounded by farming operations, yet has not experienced any particular problems concerning homeowners' complaints about agricultural noise or dust. If a farmer uses a reasonable amount of care, it is unlikely that he would have a serious problem.

3. ENVIRONMENTAL IMPACT

The project will generate approximately 5,829 additional vehicle trips per day which will be added to surrounding streets.

Finding

The existing streets adjacent to the Tandy-Johnson Project are adequate to handle the additional traffic. Improvements that will be made on Almond

Drive and on Cherokee Lane will improve the overall traffic flow. The project will also require the continuation of Century Boulevard, which will provide access to the southern portion of the project.

4. ENVIRONMENTAL IMPACT

The project will produce some additional vehicle generated air pollution.

Finding

Based on air quality projections, the amount of additional air pollution will be less than 1/10th of 1% of the total for the City of Lodi. This level is not considered significant.

5. ENVIRONMENTAL IMPACT

The project will generate an estimated 223 additional school-aged children. This will affect the LUSD and its ability to provide adequate classroom space.

Finding

The applicant has signed a contract with the LUSD in which he agrees to pay an impaction fee to the District. The District considers the payment of these fees as sufficient mitigation for the impact of the additional students.

B. 1. ALTERNATIVES TO THE PROJECT

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

Alternative 1

This alternative is a "no build" alternative, which would mean that no development would be constructed on the property.

Finding

This alternative would eliminate the environmental impacts resulting from the proposed project. This alternative would, however, affect the future supply of affordable housing.

The applicant is proposing to construct single-family houses that will sell in the \$85,000 range. Housing in this price range provides affordable housing for the residents of Lodi. Housing priced above this level is out of the price range of the majority of the residents of Lodi.

Based on a vacant lot survey, it is estimated that there are less than 400 vacant single-family lots in approved subdivisions that could contain houses of less than \$85,000. This figure represents approximately a 3-year supply of housing in this price range. Once this supply of affordable housing is used up there are very few new subdivisions being planned to take their place. Much of this is a result of the "Greenbelt Initiative" which has significantly restricted the possibility of new developments.

Residential projects like Tandy-Johnson often take 18-24 months from the time of approval to the first houses becoming available. Tandy-Johnson would come

on line just as existing subdivisions in this price range are built out or nearly built out. Without projects like Tandy-Johnson, there would soon be a shortage of affordable housing units.

2. Alternative 4

This alternative would utilize an "infill" property as an alternative to the proposed project.

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 that could accommodate the Tandy-Johnson 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.

Finding

The passage of Measure A, the "Greenbelt Initiative", has placed a significant future growth limit on the City of Lodi. All new General Plan amendments that require an annexation just receive voter approval. It does not appear that the voters are inclined to approve any new annexations. Consequently there may be very little growth of the City in future years. Because there is very little vacant land left within the City limits, there may be very few new developments in coming years. (Pg. 22 & 23)

The motion carried by unanimous vote.

ORD. APPROVING
GENERAL PLAN
LAND USE
ELEMENT
GP-LU-84-1

Council, on motion of Council Member Olson, Hinchman second, introduced Ordinance No. 1314 approving General-Plan Land Use Element Amendment GP-LU-84-1, which encompasses the Tandy-Johnson Ranch as submitted by the applicant. The motion carried by unanimous vote.

ORD. APPROVING
THAT TANDY-
JOHNSON RANCH
BE REZONED P-D
(19)

Council, on motion of Council Member Olson, Hinchman second, introduced Ordinance No. 1315 approving the Tandy-Johnson Ranch be rezoned P-D (19), Planned Development District No. 19 with requirements and established the following findings pertaining to Measure A:

ORD. NO 1315
INTRODUCED

The following would permit continued production of the farm land adjacent to the area:

1. Areas abutting agricultural areas screen with a 7 foot fence on property line.
2. A 20 foot wide set-back area shall be provided from the fence and the set-back area shall be planted with dense evergreen shrubs and trees to the approval of the Public Works Director.
3. The developer shall include in the developments "Conditions Covenants and Restrictions", a statement which indicates that the subdivision is adjacent to agricultural operations and that the homeowner's inconvenience from noise, dust and spraying.

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDATION
OF THE LODI PLANNING COMMISSION TO THE CITY COUNCIL,
THAT THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR 83-3)
OF THE TANDY-JOHNSON RANCH, A 48 ACRE RESIDENTIAL AND
COMMERCIAL PLANNED DEVELOPMENT PROPOSED FOR THE SOUTH
SIDE OF ALMOND DRIVE AND THE WEST SIDE OF CHEROKEE
LANE, BE CERTIFIED AS ADEQUATE

NOTICE IS HEREBY GIVEN that on May 16, 1984 at the
hour of 8:00 p.m. or as soon thereafter as the matter may be
heard, the Lodi City Council will conduct a public hearing in
the Council Chambers, City Hall, 221 West Pine Street, Lodi,
California, to consider the recommendation of the Lodi
Planning Commission to the City Council that the Final
Environmental Impact Report (EIR 83-3) of the Tandy-Johnson
Ranch, a 48 acre residential and commercial planned
development proposed for the south side of Almond Drive and
the west side of Cherokee Lane, be certified as adequate.

Information regarding this item may be obtained in the
office of the City Clerk at 221 West Pine Street, Lodi,
California. All interested persons are invited to present
their views 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.

Dated: May 2, 1984

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE LODI CITY
PLANNING COMMISSIONS RECOMMENDATION THAT GENERAL
PLAN - LAND USE ELEMENT AMENDMENT GP-LU-84-1,
WHICH ENCOMPASSES THE TANDY-JOHNSON RANCH, BE
APPROVED AS SUBMITTED BY THE APPLICANT

NOTICE IS HEREBY GIVEN that on May 16, 1984 at the
hour of 8:00 p.m. or as soon thereafter as the matter may be
heard, the Lodi City Council will conduct a public hearing in
the Council Chambers, City Hall, 221 West Pine Street, Lodi,
California, to consider the Lodi City Planning Commissions
recommendation that General Plan - Land Use Element Amendment
GP-LU-84-1, which encompasses the Tandy-Johnson Ranch, be
approved as submitted by the applicant.

Information regarding this item may be obtained in the
office of the City Clerk at 221 West Pine Street, Lodi,
California. A full text of the proposed ordinance is on file
in the City Clerk's office and can be reviewed during regular
business hours. All interested persons are invited to present
their views 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.

Dated: May 2, 1984

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE PLANNING
COMMISSIONS RECOMMENDATION THAT TANDY-JOHNSON
RANCH BE ZONED P-D (19), PLANNED DEVELOPMENT
DISTRICT NO 19 WITH REQUIREMENTS

NOTICE IS HEREBY GIVEN that on Wednesday, May 16, 1984
at the hour of 8:00 p.m. or as soon thereafter as the matter
may be heard, the Lodi City Council will conduct a public
hearing in the Council Chambers, City Hall, 221 West Pine
Street, Lodi, California, to consider the Planning Commissions
Recommendation that Tandy-Johnson Ranch be zoned P-D (19),
Planned Development District No. 19 with the following
requirements:

- a. that the 6 acres of commercial zoning on the west
side of Cherokee Lane, north and south of the
future extension of Century Boulevard conform to
the development standards of the C-S,
Commercial-shopping District;
- b. that the cluster homes (i.e. condominiums) portion
of the development be limited to 10 units per
acre and conform to the development standards of
the R-GA, Garden Apartment Residential District;
and
- c. that the single-family portion of the development
conform to the development standards of the R-2,
Single-Family Residential District.

Information regarding this item may be obtained in the
office of the City Clerk at 221 West Pine Street, Lodi,
California. A full text of the proposed ordinance is on file

in the City Clerk's office and can be reviewed during regular business hours. All interested persons are invited to present their views 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.

Dated: May 2, 1984

By Order of the City Council

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE PLANNING
COMMISSIONS RECOMMENDATION THAT THE CITY COUNCIL
APPROVE THE REQUEST OF KENNETH GLANTZ, c/o
GLANTZ-DIEMLER-DORMAN, CONSULTING ENGINEERS,
TO AMEND P-D (24), PLANNED DEVELOPMENT DISTRICT
NO. 24 BY REDUCING THE DENSITY AT 1700, 2100 AND
2200 WEST KETTLEMAN LANE WITH CONDITIONS

NOTICE IS HEREBY GIVEN that on Wednesday, June 6, 1984
at the hour of 8:00 p.m. or as soon thereafter as the matter
may be heard, the Lodi City Council will conduct a public
hearing in the Council Chambers, City Hall, 221 West Pine
Street, Lodi, California, to consider the Planning Commissions
recommendation that the City Council approve the request of
Kenneth Glantz, c/o Glantz-Diemler-Dorman, Consulting
Engineers, to amend P-D (24), Planned Development District No.
24 by reducing the density at 1700, 2100 and 2200 West
Kettleman Lane with the following conditions:

- a) that the single-family portion of the development conform to the R-2, Single-Family Residential District;
- b) that the multiple-family portion of the development conform to the R-GA, Garden Apartment Residential District; and
- c) that the office-institutional portion of the development conform to the R-C-P, Residential-Commercial-Professional District.

The Planning Commission also recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the project.

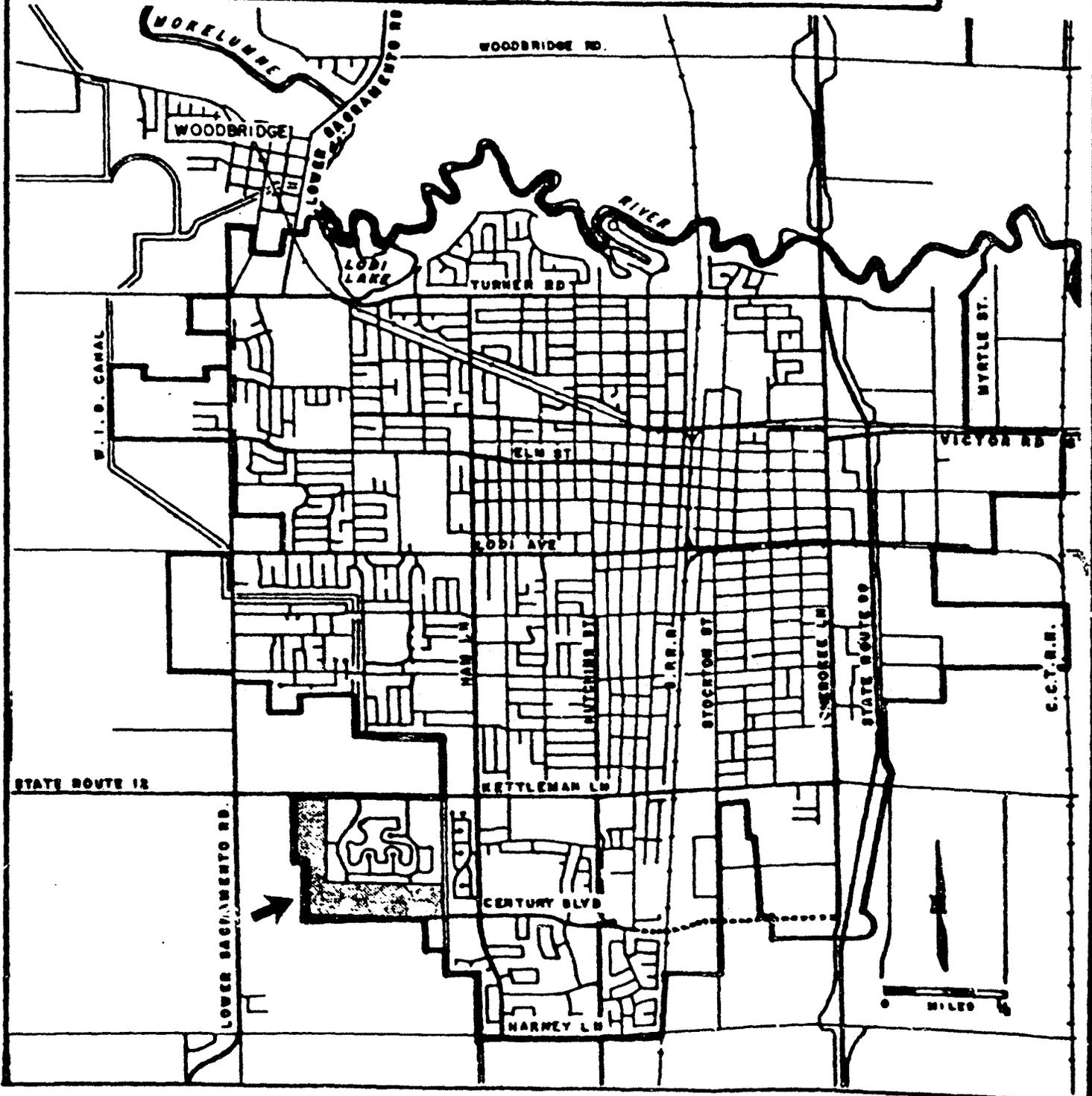
Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing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

Dated: May 16, 1984

By Order of the City Council

ALICE M. REIMCHE
City Clerk

THE MEADOWS



First Nationwide Savings
9800 S. Sepulveda Blvd
Los Angeles, CA 90045

Melvin E. Taves
806 W. Lodi Avenue
Lodi, CA 95240

Luckey Development, Inc.
2119 W. March Lane
Stockton, CA 95207

L. J. & M. Peterson
533 E. Pine St
Lodi, CA 95240

Thomas Geigle, et al
6826 Wilderness Ct
Stockton, CA 95209

Kenneth Lobaugh et al
1080 E. Peltier
Acampo, CA 95220

Lodi Investment Partnership
I Ltd
P.O. Box 7576
Stockton, CA 95207

J.W. Properties
3515 Country Club Blvd.
Stockton, CA 95204

Woodbridge Irrigation Dist.
18777 N. Lower Sacramento
Woodbridge, CA 95258

C & P Dunscombe et al
Apartado 1750
Mayaguez, P.R. 00708

Hawaii & San Francisco
Invest Co.
P. O. Box 3336
Hayward, CA 94544

Lodi First Nazarene Church
1207 East Highway 12
Lodi, CA 95240

Delmar & Doris Batch
1767 E. Harney Lane
Lodi, CA 95240

Otto Helmle, et al
1313 E. Highway 12
Lodi, CA 95240

Delwin H Woock et al
3784 W. Ben Holt
Stockton, CA 95209

Roman Catholic Bishop, Stockton
P. O. Box 849
Lodi, CA 95241

Jesus Christ of L.D.A.
c/o LDS Church Real Estate
50 E. N. Temple
Salt Lake City, Utah 84150

Guarantee Savings & Loan Assn
P. O. Box 9728
Fresno, CA 93794

Jack M. & E. L. Weil
1081 E. Highway 12
Lodi, CA 95240

PUBLIC HEARING NOTICE
THE MEADOWS 2-84-6 & ND-84-9
Date Mailed 4-24-84
Meeting Date 5-14-84

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL
OF THE CITY OF LODI TO CONSIDER THE PLANNING
COMMISSIONS RECOMMENDATION THAT THE CITY COUNCIL
APPROVE THE REQUEST OF KENNETH GLANTZ, c/o
GLANTZ-DIEMLER DORMAN, CONSULTING ENGINEERS,
TO AMEND P-D (24), PLANNED DEVELOPMENT DISTRICT
NO. 24 BY REDUCING THE DENSITY AT 1700, 2100 AND
2200 WEST KETTLEMAN LANE WITH CONDITIONS

NOTICE IS HEREBY GIVEN that on Wednesday, June 6, 1984
at the hour of 8:00 p.m. or as soon thereafter as the matter
may be heard, the Lodi City Council will conduct a public
hearing in the Council Chambers, City Hall, 221 West Pine
Street, Lodi, California, to consider the Planning Commissions
recommendation that the City Council approve the request of
Kenneth Glantz, c/o Glantz-Diemler-Dorman, Consulting
Engineers, to amend P-D (24), Planned Development District No.
24 by reducing the density at 1700, 2100 and 2200 West
Kettleman Lane with the following conditions:

- a) that the single-family portion of the development
conform to the R-2, Single-Family Residential
District;
- b) that the multiple-family portion of the
development conform to the R-GA, Garden Apartment
Residential District; and
- c) that the office-institutional portion of the
development conform to the R-C-P,
Residential-Commercial-Professional District.

The Planning Commission also recommended that the City Council certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the project.

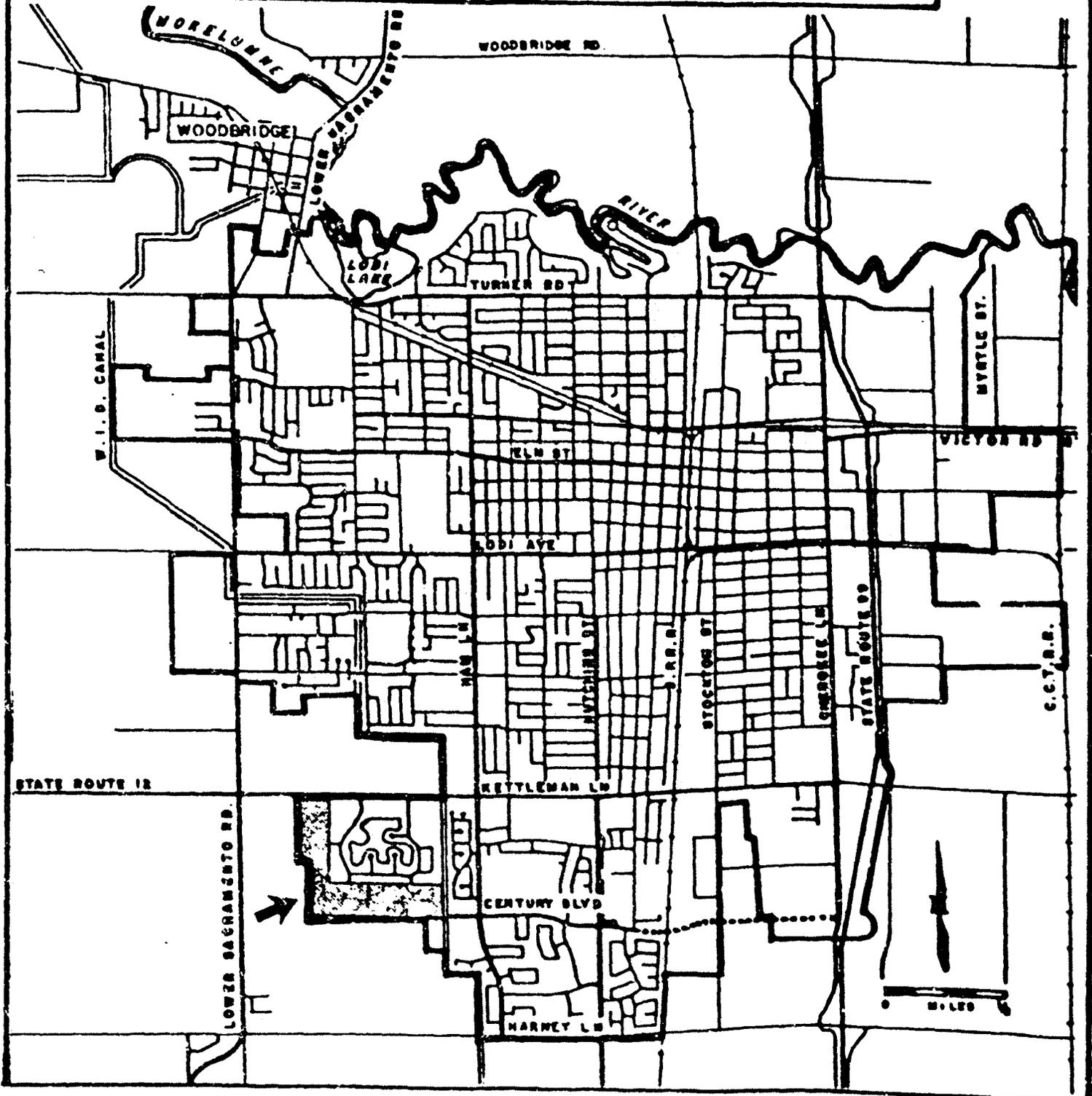
Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing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

Dated: May 16, 1984

By Order of the City Council

ALICE M. REIMCHE
City Clerk

THE MEADOWS



MEMORANDUM, City of Lodi, Community Development Department

TO: CITY COUNCIL DATE: MAY 15, 1984
FROM: COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: FINDINGS OF APPROVAL FOR TANDY-JOHNSON SUBDIVISION
ENVIRONMENTAL IMPACT REPORT - EIR 83-3

A. 1) ENVIRONMENTAL IMPACT

The project will result in the loss of 48[±] acres of prime agricultural soil. If the project is approved, this loss cannot be mitigated.

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, small or large, 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 has been designated for residential development for many years by the City of Lodi General Plan. The area has been undergoing urbanization over the past years. There are residential developments adjacent to the proposed project. The development is contiguous to existing developed areas and will be a logical continuation of the urbanized area. (Pg. 2)

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. (Pg. 7 & 8)

2) ENVIRONMENTAL IMPACT

Urbanization of the subject parcel will affect adjacent agricultural parcels.

Finding

While some modification of current farming practices may be required, those modifications will not prevent the continued agricultural use of adjacent parcels. The use of agricultural chemicals can continue although in some cases alternative methods of application or types of chemicals may be required. (pg. 13 & 14).

Trespassing and vandalism on adjacent agricultural parcels can be reduced by constructing a solid fence along the entire west and south property line adjacent to any agricultural property. The fence will reduce trespassing and vandalism by reducing easy access from the subdivision. (pg. 15).

In addition to the fence, the City will require a 20' building setback from the property line adjacent to agriculture. A row of evergreen trees will be planted in the setback area.

The City is surrounded by farming operations, yet has not experienced any particular problems concerning homeowners' complaints about agricultural noise or dust. If a farmer uses a reasonable amount of care, it is unlikely that he would have a serious problem.

3) ENVIRONMENTAL IMPACT

The project will generate approximately 5,829 additional vehicle trips per day which will be added to surrounding streets.

Finding

The existing streets adjacent to the Tandy-Johnson Project are adequate to handle the additional traffic. Improvements that will be made on Almond Drive and on Cherokee Lane will improve the overall traffic flow. The project will also require the construction of Century Boulevard, which will provide access to the southern portion of the project.

4) ENVIRONMENTAL IMPACT

The project will produce some additional vehicle generated air pollution.

Finding

Based on air quality projections, the amount of additional air pollution will be less than 1/10th of 1% of the total for the City of Lodi. This level is not considered significant. (Pg. 4 & 5)

5) ENVIRONMENTAL IMPACT

The project will generate an estimated 223 additional school-aged children. This will affect the LUSD and its ability to provide adequate classroom space.

Finding

The applicant has signed a contract with the LUSD in which he agrees to pay an impaction fee to the District. The District considers the payment of these fees as sufficient mitigation for the impact of the additional students.

B. 1) ALTERNATIVES TO THE PROJECT

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

Alternative 1

This alternative is a "no build" alternative, which would mean that no development would be constructed on the property.

Finding

This alternative would eliminate the environmental impacts resulting from the proposed project. This alternative would, however, affect the future supply of affordable housing.

The applicant is proposing to construct single-family houses that will sell in the \$85,000 range. Housing in this price range provides affordable housing for the residents of Lodi. Housing priced above this level is out of the price range of the majority of the residents of Lodi.

Based on a vacant lot survey, it is estimated that there are less than 400 vacant single-family lots in approved subdivisions that could contain houses of less than \$85,000. This figure represents approximately a 3-year supply of housing in this price range. Once this supply of affordable housing is used up there are very few new subdivisions being planned to take their place. Much of this is a result of the "Greenbelt Initiative" which has significantly restricted the possibility of new developments.

Residential projects like Tandy-Johnson often take 18-24 months from the time of approval to the first houses becoming available. Tandy-Johnson would come on line just as existing subdivisions in this price range are built out or nearly built out. Without projects like Tandy-Johnson, there would soon be a shortage of affordable housing units. (Pg. 16, 17, 18, 19 & 20)

2) Alternative 4

This alternative would utilize an "infill" property as an alternative to the proposed project. (Pg. 21 & 22)

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 that could accommodate the Tandy-Johnson 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.

Finding

The passage of Measure A, the "Greenbelt Initiative", has placed a significant future growth limit on the City of Lodi. All new General Plan amendments that require an annexation must receive voter approval. It does not appear that the voters are inclined to approve any new annexations. Consequently there may be very little growth of the City in future years. Because there is very little vacant land left within the City limits, there may be very few new developments in coming years. (Pp. 22 & 23)

May 10 1984

RECEIVED

1984 MAY 14 AM 9 05

ALICE M. REINCHE
CITY CLERK
CITY OF LODI

City Clerk,
221 West Pine St.
Lodi, Ca. 95240

We have talked with Mr. Ron Thomas concerning the Jandy Johnson development. He said he plans to build a 7 foot fence between the development and our property.

Also Mr. Thomas agreed to give us easement right without charge so that we can turn with tractor and equipment without pulling out any vines. We would require about 18 feet.

If this is satisfactory to all concerned we are agreeable.

Sincerely yours,

Keigo Okubara

April 11, 1984

City of Lodi
City Council
City Planning Commission
221 West Pine Street
Lodi, CA 95240

Re: Johnson-Tandy EIR

Ladies and Gentlemen:

I am writing this letter because I cannot attend your meetings due to my doctor's orders. I have met with Mr. Ron Thomas and agreed to put my experience and opinion in this letter for you to consider.

I have been farming grapes from my home-place for the past 43 years. I live at 345 East Taylor Road, a mile west of Lodi. From Lower Sacramento Road to my home on the north side of Taylor Road is solid houses; from my home on the south side of Taylor Road is houses - almost like living in town. I have used all types of insecticides over the years on my vineyards, always careful to have very little or no drift except away from my home and the neighbors' homes. I farmed 40 acres on Harney Lane for 17 years with homes on the south, east & west sides of my vineyard. I put on all the needed insecticides and herbicides to raise good grapes. I also farm grapes on Woodbridge Road, north of Lodi, and I follow the same procedure there, always careful of the drift - not to get in neighbors' homes or alfalfa fields.

Over the years you learn how to do dusting with a minimum of drift by observing wind currents, sometimes having to wait several days for the right weather. In recent years, we have gone more to ground spraying. This not only gives us a better job of coverage and sticking to vines, but by being careful of calm days, gives us almost no-drift applications. Then, too, with the price of chemicals today, you have to keep costs down by keeping materials on the vines and in the vineyards.

I believe a good high fence next to the vineyards will keep people living in the homes in there yards and a 15 to 20 foot turning row between the vines and the fence for the farmer is plenty big enough.

City of Lodi
City Council
City Planning Commission
April 11, 1984 - Page 2

I am familiar with the properties called Johnson-Tandy and believe any good farmer can continue to farm next door after homes are built there.

Looking back over the last 43 plus years, having farmed and worked all over the Lodi area, I truthfully cannot see why, in this enlightened age in which we live, we cannot live side by side with our city friends and relatives - we raise the food out here for you and you come out to see how we do it. City living and farming to me are very compatible - we need both and I'm sure we will always have both.

Sincerely,



Ed Meier