

CITY COUNCIL MEETING
JULY 17, 1984
5

PLANNING
COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of June 25, 1984:

The Planning Commission -

1. Recommended that the City Council certify as adequate Final Environmental Impact Report, EIR-84-2, of Wood-Lake North, a proposed 32 acre project containing 80 single-family lots, 2 parcels containing 160 multiple-family units and a four acre commercial site located on the north side of West Turner Road, west of Lower Sacramento Road (Main Street, Woodbridge).
2. Recommended that the City Council approve General Plan-Land Use Element Amendment No. GP-LU-84-3, which redesignates portions of Woodlake North Subdivision, a proposed 32 acre mixed use project on the north side of West Turner Road, west of Lower Sacramento Road (Main Street, Woodbridge) from Low Density Residential to Medium Density Residential or Commercial.
3. Recommended that the area encompassed by the Woodlake North Subdivision be rezoned from U-H, Unclassified Holding to the following Classifications: (a) Lots 1 through 30 to R-2, Single-Family Residential; (b) Lots 31 through 78 to R-1, Single-Family Residential; (c) Lot 79 to C-S, Commercial Shopping; and (d) Lots 80 and 81 to R-GA, Garden Apartment Residential.

On motion of Council Member Reid, Hinchman second, the heretofore set forth items were set for Public Hearing on Wednesday, July 18, 1984 at 7:30 p.m.

ITEMS OF
INTEREST

The Planning Commission also:

1. Determined that a Zoning Hardship existed and approved the request of Charles Humphreys on behalf of Estate of ...

cc 35
cc 530
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ITEMS SET FOR
PUBLIC HEARING

ORD. NO. 1327
AND 1328 INTRO.

Following Council discussion with questions being directed to Staff and to persons who had given testimony, Council, on motion of Council Member Reid, Olson second certified as adequate the Final Environmental Impact Report of EIR-84-2, Woodlake North, a proposed 32 acre project containing 80 single-family lots, 2 parcels containing 160 multiple-family units and a four acre commercial site located on the north side of West Turner Road, West of Lower Sacramento Road (Main Street, Woodbridge) and established the following findings:

A. 1) ENVIRONMENTAL IMPACT

The project will result in the lost of 32± 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.

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. The realignment of Lilac Street to the west edge of the subject property will create an 80 foot buffer between Woodlake North and the agricultural properties to the west. The roadway will provide a physical separation between the properties and also allow for continued access and turning movements for farm equipment.

The applicant is also proposing to enclose the subdivision with decorative fence facing the street. The fence plus landscaping will further reduce disturbance to adjacent land.

Finally, there is a proposal to convert the Towne house to a 'Bed & Breakfast Inn'. This would change the adjacent property to the west from an agricultural property to a commercial property. This would further buffer Woodlake North from agricultural parcels.

3) ENVIRONMENTAL IMPACT

The project will generate approximately 5,760 additional vehicle trips per weekday which will be added to surround streets.

Finding

The streets adjacent to the Woodlake North Project will be adequate to handle the additional traffic. Improvements will be made to Lower Sacramento Road and Turner Road that will improve the overall traffic flow. The project will also require the realignment of a portion of Lilac Street to conform to the Woodbridge Area Circulation Plan. The City will monitor the major intersections to determine if additional signalization work will be required.

4) ENVIRONMENTAL IMPACT

The project will produce some additional air pollution both from vehicle emissions and construction activity.

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

Portions of the site are adjacent to Turner Road and Lower Sacramento Road, both which have noise levels that exceed recommended levels for residential dwellings.

Finding

The developer will be required to comply with Title 25 of the State Administrative Code. The Code specifies the amount of noise reduction that will need to be achieved. Significant reductions in noise levels can be achieved by the careful design and construction of the residential units.

6) ENVIRONMENTAL IMPACT

The project will generate an estimated 160 additional students. This will affect the LUSD and its ability to provide adequate classroom space.

Finding

The developer has signed an agreement 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. 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 housing in the City of Lodi.

Although there appears to be an adequate supply of subdivision lots, this supply is continually being reduced by ongoing building and sales activity. Unless new subdivisions like Woodlake North are approved, the City would eventually run out of subdivision lots. Subdivisions often take from 12-18 months from the time of approval to the first houses becoming available. Woodlake North will provide housing units a year or two from now just at the time some existing subdivisions are being built out.

Alternative 2

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

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 Woodlake North 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 on the City.

Finding

The area surrounding the project site is already developed on three sides. The only undeveloped area is the area to the west. 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.

Further, Council determined that Eilers Lane as shown on diagram presented for Council's perusal is considered to be an adequate buffer pursuant to Measure A (Ordinance No. 1237 adopted by a vote of the people at a Special Election held August 25, 1981) for the application and spraying of various chemicals for agricultural purposes.

The motion carried by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid,
and Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - Pinkerton

On motion of Council Member Olson, Reid second, Council introduced Ordinance No. 1327, approving General Plan-Land Use Element Amendment No. GP-LU-84-3, which redesignates portions of Woodlake North Subdivision, a proposed 32 acre Mixed Use Project on the north side of West Turner Road, west of Lower Sacramento Road (Main Street, Woodbridge) from Low Density Residential to Medium Density Residential or Commercial.

The motion carried by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid,
and Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - Pinkerton

Council Member Olson then moved for introduction of Ordinance No. 1328 an Ordinance rezoning the area encompassed by the Woodlake North Subdivision from U-H, Unclassified Holding to the following Classifications: (a) Lots 1 through 30 to R-2, Single-Family Residential; (b) Lots 31 through 78 to R-1, Single-Family Residential; (c) Lot 79 to C-S, Commercial Shopping; and (d) Lots 80 and 81 to R-GA, Garden Apartment Residential.

The motion was seconded by Council Member Reid and carried by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid
and Snider (Mayor)

Noes: Council Members - None

Absent: Council Members - Pinkerton