

**WOODLAKE NORTH  
EIR CERTIFIED**

**GENERAL PLAN-LAND  
USE ELEMENT AMEND-  
MENT APPROVED  
AND REZONING  
APPROVED**

- 1) To consider the recommendation of the Lodi Planning Commission to the City Council that the Final Environmental Impact Report EIR-84-2, of 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) be certified as adequate.
- 2) To consider the recommendation of the Planning Commission 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) To consider the recommendation of the Planning Commission 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.

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

Associate Planner David Morimoto presented the Woodlake North Final Environmental Impact Report apprising the Council that the project is a 32-acre site comprised of two parcels located in the northwest corner of the City of Lodi. It is bordered on the east by Lower Sacramento Road, on the south by Turner Road, and on the north and west by the City/County border. The property was annexed to the City of Lodi in August 1981 and is currently in agricultural production.

The proposed project, known as Woodlake North, would consist of 80 single-family residences approximately 160 apartment units and 4 acres of neighborhood commercial development. The project would be developed in phases over a two to three year period.

Mr. Morimoto also covered the following areas in his report on the subject document:

- a) Environmental setting, impacts and mitigations
- b) Unavoidable impacts
- c) Irreversible Environmental Changes
- d) Relationship between short-term uses of the environment and enhancement of long-term productivity
- e) Cumulative Impacts
- f) Growth-inducing Impacts
- g) Alternatives to the proposed project
- h) Comments and Responses

A M E N D E D

MEMORANDUM, City of Lodi, Community Development Department

TO: CITY COUNCIL DATE: JULY 18, 1984  
FROM: COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: FINDINGS OF APPROVAL FOR WOODLAKE NORTH SUBDIVISION  
ENVIRONMENTAL IMPACT REPORT - EIR 84-2

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A. 1) ENVIRONMENTAL IMPACT

The project will result in the loss of 32± acres of prime agricultural soil. If the project is approved, this loss cannot be mitigated. (pp. 14-20)

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. (pp. 14 & 15).

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. (pp. 51-55)

2) ENVIRONMENTAL IMPACT

Urbanization of the subject parcel will affect adjacent agricultural parcels. (pp. 18-20)

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 surrounding streets. (pp.22-30)

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. (pp. 38-47)

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. (pp. 36-37)

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. (pg. 51)

### 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. (pp. 64-65)

### 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. (pg. 66)

### 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 impact on the City. (pp. 62-63)

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.

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-84-2, OF 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) BE CERTIFIED AS ADEQUATE

NOTICE IS HEREBY GIVEN that on Wednesday, July 18, 1984, 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 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 for EIR-84-2, of 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) be certified as adequate.

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 either for or against the above proposal. 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: July 5, 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 RECOMMENDATION  
OF THE PLANNING COMMISSION 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

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proposed 32 acre mixed use project on the north side of West  
Turner Road, west of Lower Sacramento Road (Main Street,  
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*Alice M. Reimche*  
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City Clerk

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL  
OF THE CITY OF LODI TO CONSIDER THE RECOMMENDATION  
OF THE PLANNING COMMISSION 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

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Pine Street, Lodi, California, to consider the recommendation  
of the Planning Commission 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  
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Dated: July 5, 1984

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ALICE M. REIMCHE  
City Clerk

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor  
DAVID M. HINCHMAN  
Mayor Pro Tempore  
EVELYN M. OLSON  
JAMES W. PINKERTON, Jr.  
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
POST OFFICE BOX 320  
LODI, CALIFORNIA 95241  
(209) 334-5634

JUN 28 AM 11:12

ALICE M. REIMCHE  
CITY CLERK  
CITY OF LODI

*alice*

HENRY A. GLAVES, Jr.  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RONALD M. STEIN  
City Attorney

June 27, 1984

Mr. Bryce Carey, President  
Carey Development Company  
5405 North Pershing Avenue,  
Suite C-3  
Stockton, CA 95207

Dear Bryce:

RE: WOODLAKE NORTH SUBDIVISION

At its meeting of Monday, June 25, 1984, the Lodi City Planning Commission made the following recommendation to the Lodi City Council:

1. That Final Environmental Impact Report, EIR 84-2 of Woodlake North, a proposed 32 acre project consisting of 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) be certified as adequate;
2. That General Plan-Land Use Element Amendment No. GP-LU-84-? which redesignates portions of the Woodlake North Subdivision, a proposed 32 acre mixed use project on the north side of West Turner Road, west of Lower Sacramento Road from Low Density Residential to Medium Density Residential & Commercial, be approved; and
3. That the area encompassed by the Woodlake North Subdivision be rezoned from U-H, Unclassified Holding to the following classification:
  - 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

Mr. Bryce Carey, President

June 27, 1984

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These recommendations are being forwarded to the City Council for final hearing and action. The Lodi City Clerk, Mrs. Alice M. Reimche, will inform you of the time and place of the Council's hearing.

Sincerely,

  
JAMES B. SCHROEDER  
Community Development Director

cc: City Clerk  
R. W. Siegfried & Associates