

CITY COUNCIL MEETING
NOVEMBER 5, 1986

5

PUBLIC HEARING SET
TO CONSIDER APPLICATION
TO OPERATE VEHICLE
FOR HIRE

CC-6
CC-22(a)

City Clerk Reimche advised the Council that a Public Hearing had been set for November 19, 1986, 7:30 p.m., to consider an application received from Eric Schneider to operate a limousine service within the City.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

DATE:
NOVEMBER 5, 1986

NO.

SUBJECT: PUBLIC HEARING SET TO CONSIDER APPLICATION RECEIVED TO OPERATE A LIMOUSINE SERVICE WITHIN THE CITY

The attached application has been received from Eric Schneider to operate a limousine service within the City of Lodi. The application has been reviewed and contains all information required under Section 5.24.210 of the Lodi Municipal Code. Further, pursuant to the Lodi Municipal Code, I have set this matter for Public Hearing before the City Council at 7:30 p.m., November 19, 1986.

At the time set for the hearing of the application for a permit the Council may examine the applicant and all persons interested in the matter set forth in the application and shall determine whether or not the public interest, convenience, and necessity require the issuance of the permit applied for.

There is no formal action required by the Council on this matter at this time.

Alice M. Reimche
ALICE M. REIMCHE
City Clerk

5.24.210

A. ERIC SCHNEIDER
P.O. Box 176
Clements, CA 95227
(209) 759-3490

B. THIS PERMIT IS DESIRED FOR AN AUTOMOBILE FOR HIRE/
A LIMOSINE SERVICE

C. 1. TRADE NAME: CADILLAC
2. MOTOR NUMBER: 645035709
SERIAL NUMBER: R0139174
3. STATE LICENSE NUMBER: SHNEID
4. SEATING CAPACITY: 6
5. BODY STYLE: FLEETWOOD LIMOSINE

D. 18083 E. COLLIER RD.
ACAMPO, CA 95220

E. SEE ATTACHEMENT SHEET

F. COLOR SCHEME: Gray & Black
VINTAGE LIMOSINE SERVICE
NO INSIGNIA ON VEHICLE

VINTAGE LIMOSINE RATE SCHEDULE

Hourly Rates

Hourly rate: \$35.00 per hour, 3 hour minimum - Fri. - Sun. & Holidays

All day in town 8 hours \$250.00 12 hours \$350.00

All day out of town 8 hours \$300.00 12 hours \$400.00**

24 hours in Town \$450.00*

24 hours out of Town \$500.00***

GAMBLER'S SPECIAL*

(Same departure & return location)

LAKE TAHOE	12 hours \$375.00	24hours \$550.00
RENO	12 hours \$375.00	24 hours\$550.00
CARSON CITY	12 hours \$375.00	24 hours\$550.00

AIRPORT LIMOSINE

(one way service)

Mon. thru Thurs. only

STOCKTON	\$35.00
SACRAMENTO	\$90.00
OAKLAND	\$110.00
SAN FRANCISCO	\$120.00

FOR ALL OCCASIONS***

WEDDINGS	BUSINESS EXCURSIONS	CONCERTS
BARNITZVAHS	DAY TOURS	
	(2 week advance notice)	
BIRTHDAYS	ANNIVERSARIES, PROMS	

*PLUS DRIVER'S ACCOMODATIONS, if applicable

**ROUND TRIP MILEAGE IN EXCESS OF 300 MILES WILL HAVE AN ADDITIONAL CHARGE OF \$1.00 per mile (IS NOT APPLICABLE FOR GAMBLER'S SPECIAL.)

JONES & STOKES ASSOCIATES, INC.
1725 - 23rd STREET, SUITE 100 / SACRAMENTO, CA 95816



CITY OF LODI
GENERAL PLAN UPDATE

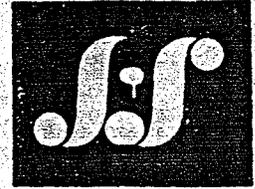
Prepared for:

Mayor's Task Force on Measure "A"
City of Lodi
221 West Pine Street
Lodi, CA 95240

Prepared by:

Jones & Stokes Associates, Inc.
1725 - 23rd Street, Suite 100
Sacramento, CA 95816

Revised
November 14, 1986



JONES & STOKES ASSOCIATES, INC. / 1725 - 23rd STREET, SUITE 100 / SACRAMENTO, CA 95816

916/444-5638

October 16, 1986

Mr. Ron Thomas
Chairman
Mayor's Task Force on Measure "A"
c/o City of Lodi
221 West Pine Street
Lodi, CA 95240

Dear Mr. Thomas:

Jones & Stokes Associates, Inc., is pleased to submit this proposal to update and revise the City of Lodi General Plan.

Based on our understanding of the planning issues facing Lodi and the task force meetings attended by Ron Bass, we have developed a work program that will enable us to prepare a comprehensive, legally adequate general plan update.

Our work program includes several optional items which we feel would contribute to the quality of Lodi's plan. These include an urban design component, a fiscal and economic impact study, and a multi-colored general plan map. The cost of these items is not included in our base proposal. We would be glad to discuss each of them with you.

If you have any questions about our proposal, please contact Ron Bass at 444-5638. We look forward to the opportunity to work with you on the General Plan Update.

Sincerely,

Michael Bushkin, for

Charles Hazel, Ph.D.
President

Enclosure

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INTRODUCTION AND GENERAL APPROACH

A comprehensive update of the general plan is an important event in the life of any city confronting the kind of growth pressures and constraints that Lodi faces. The process of preparing the plan is an opportunity for the community to take stock of current conditions and to forge a new consensus on future development. The resulting plan, because of its legal significance, will profoundly influence development, the local economy, and environmental quality for years to come. The General Plan Environmental Impact Report will serve as a Master Environmental Assessment (MEA) and will provide the substantial information base necessary for making the environmental review process function efficiently and effectively for future projects.

Understanding the importance of the general plan to Lodi, Jones & Stokes Associates has outlined a 10-phase process for revising and updating the Lodi General Plan. The following key features of our approach should be noted.

Active Task Force Involvement

The planning process outlined provides for the active involvement of the task force at critical decision points. Task force members will be instrumental in contributing their expertise and diverse perspectives to the planning process.

Extensive Data and Analysis

The proposal calls for extensive data collection and analysis. While much information has been and is currently being collected as a part of the eastside study, it must be expanded in many areas. The resulting data will be extensive and a valuable resource for detailed subsequent planning and environmental assessment efforts.

Planning Options Review

The proposal calls for a thorough technical and public review of planning options before the plan is prepared in draft form for formal review. As discussed at the last Task Force meeting, we will develop four future-year alternatives:

- o Existing General Plan with Measure A alternative
- o 1 percent annual growth scenario
- o 3 percent annual growth scenario

The technical analysis of the planning options will provide public officials and the community with a detailed and objective assessment of the physical, environmental, and fiscal implications of land use alternatives for selection of a preferred alternative.

Master Environmental Assessment

The proposal includes the preparation of an MEA of the environmental characteristics of Lodi. This assessment will identify the existing conditions, capacities, and facilities that could affect future development in Lodi. This master assessment will serve several purposes, including:

- o identifying planning and environmental constraints;
- o providing a central source of environmental data for preparing future Environmental Impact Reports (EIR) and Negative Declarations on development projects in Lodi;
- o identifying long-range, area-wide, and cumulative impacts that are difficult to assess on an individual project basis;
- o serving as the EIR for the adoption of the General Plan.

Legal Adequacy

The process for revising the plan will help ensure that the general plan ultimately adopted by the City Council is legally adequate and able to withstand any possible legal challenges.

Readable, Down-to-Earth Document

The general plan prepared under this proposal will be a readable and user-oriented document. Maps and graphics will be used extensively.

SCOPE OF WORK

Phase I. Project Initiation

The purpose of this phase is to establish a solid program foundation for the successful completion of the general plan revision and MEA preparation.

Task 1. Project Scoping

At the outset of the project, the Jones & Stokes project manager will meet with Lodi City staff to review the contract and work program in detail and establish working procedures for their execution and administration. Key team members will tour Lodi with City staff. The project manager will also meet with each consulting team member to review relevant portions of the work program and to establish a detailed schedule for completion of work.

Phase II. Issue Identification

Early in the project Jones & Stokes will undertake an intensive effort to identify community concerns and planning issues that will guide data collection and subsequent policy development. A combination of techniques will be used in this effort.

Task 1. Initial Task Force Meeting

Jones & Stokes Associates will attend a task force meeting to 1) explain State Planning Law requirements and the role of the general plan; 2) outline the process to be followed in revising Lodi's General Plan and how individuals and organization can participate in shaping the plan; and 3) solicit general and specific comments on growth, environmental quality, and community character issues. Well in advance of the meeting, the Consultants will prepare an information packet. This should be a well-publicized meeting with members of the community encouraged to attend.

Task 2. Community Response Form

Jones & Stokes, working with City staff, will prepare a response form to allow residents to register written comments on how they view Lodi today, what qualities should be preserved, and how the community should grow. The response form should be

widely distributed by reproduction in appropriate newspapers, by distribution at key locations around town, or a combination of these methods. It will be similar to the one used in the East Side Residential Density Study.

Task 3. Interviews

The Consultants will spend 2 to 3 days in Lodi conducting informal interviews with key City staff members, members of the City Council and Planning Commission, other appropriate City Departments, and interested community groups. The Consultants will rely on City staff to identify interested groups and schedule interviews. Interviews with City Council and Planning Commission members will be arranged individually at the convenience of the Council members and Commissioners.

Task 4. Community Concerns Summary Report

The Consultants will prepare a report summarizing the information gleaned from the initial task force meeting, the informal interviews, and the written response forms. A draft of the report will be submitted to City staff for review before the final report is prepared. The report will be used initially by the Consultants to focus data collection and analysis efforts in Phase III. After sufficient review 50 copies of the final report will be distributed to the Task Force, City Council, Planning Commission, and community.

Phase III. Data Collection and Analysis

Jones & Stokes Associates will undertake a thorough update of information on all issues to be addressed in the general plan revision. Some existing information developed for the East Side Residential Density Study can be used with limited review for accuracy and currency. In other areas where existing information is either deficient or entirely lacking, collection of original data will be required. The analysis of the data will highlight implications for land use and development. The data and analysis will be summarized in a Background Report that will be used as a data source for the general plan and the environmental setting portion of the general plan environmental impact report and MEA. Wherever possible, information will be mapped. The specific tasks to be undertaken as a part of this phase are outlined below:

Task 1. Land Use

The Consultants will analyze existing land use patterns and issues and review local and regional land use plans and policies for relevance to Lodi. This analysis will include:

- A. Calculation of the amount of land presently used by various activities, including vacant land, and land subject to Measure "A", based on a current land use inventory prepared by the City.
- B. Review and evaluation of existing City General Plan policies, land use designations, and land use map.
- C. Review of existing City Zoning Ordinance and map.
- D. Review of the current Lodi sphere of influence adopted by the San Joaquin County LAFCO.
- E. Analysis of the San Joaquin County General Plan, relevant community plans, and zoning for their implications for Lodi.
- F. Analysis of regional plans and policies concerning land use, population, water and air quality, and solid waste management for their land use implications for Lodi.
- G. Analysis of federal and state plans and policies concerning public lands and facilities for their land use implications for Lodi.
- H. Identification and description of location and amount of land in agricultural production (including grazing land) within the planning area and description of agricultural produce.
- I. Analysis of key land use issues, such as:
 - o History, implications, and current status of Measure "A";
 - o Adequacy of areas presently set aside for industrial, commercial, and residential uses (in conjunction with Task 4);
 - o Potential growth area outside of the existing city limits;
 - o Residential densities including a summary of the eastside problem;
 - o Infill and revitalization in existing developed areas;
 - o Central business district.

Task 2. Housing

The Consultants will review and analyze housing needs, constraints, and program options. This task along with Tasks 1, 3, 4, and 6 will provide all the necessary background

information required by state law for the housing element. This analysis will include:

- A. Analysis of the existing housing stock in terms of size and composition, tenure, vacancy rates, and population per household. This analysis will draw on the 1980 U. S. Census data, California Department of Finance annual housing units estimates, and data generated in recent Lodi studies and EIRs.
- B. Update of housing conditions data.
- C. Documentation of housing costs and overpayment based on 1980 Census data, local classified ads, and Board of Realtors information.
- D. Documentation of housing needs based on A, B, and C, information concerning special needs (e.g., elderly, handicapped) and San Joaquin Council of Governments (SJCOG) regional housing needs projections.
- E. Summary of information from Tasks 1 and 6 regarding availability of land and services for residential development.
- F. Analysis of governmental constraints, such as zoning, building, and housing codes; local permit processing fees; permit processing procedures and development fees.
- G. Analysis of nongovernmental constraints, such as the costs of land, construction, and financing.
- H. Assessment of opportunities for residential energy conservation.
- I. Summary of available housing programs (e.g., local powers, California Department of Housing and Community Development and California Housing Finance Agency programs, federal programs).

Task 3. Population and Employment

The Consultants will document the composition of current population and employment and assess population growth and employment trends. This analysis will include:

- A. Review and summary of 1980 Census and past census data concerning population size and composition.
- B. Review and summary of California Department of Finance population estimates.
- C. Review and documentation of population projections prepared by the California Department of Finance, San Joaquin County, SJCOG, and other agencies.

D. Description of work force and employment trends in Lodi.

Task 4. Transportation and Circulation

Jones & Stokes will review the city-wide traffic study being prepared by TJKM Traffic Consultants and will summarize that report. TJKM's information will be supplemented with new data as needed. This task will cover the following:

- A. Analysis of the City's circulation system, including right-of-way widths, street widths, type of roadway and function, controls (e.g., signals, stop/yield signs), natural and artificial constraints, traffic volume levels, and traffic accident patterns. Traffic counts developed by TJKM will be used as baseline information. Should additional traffic counts be necessary, arrangements for the counts will be made separately (see Project Budget). Analysis of the circulation system will describe the existing roadway system, its traffic-carrying capacity, existing traffic characteristics and levels, and existing problem areas.
- B. Assessment of the adequacy of existing on-street and off-street parking.
- C. Assessment of the adequacy of existing transit services and facilities and the need for expansion and improvement.
- D. Description of rail service lines, facilities, and level of operations, and future service issues.
- E. Description of nearby airport facilities (Lodi Airpark) and services and documentation of level of operations.
- F. Description of bicycle routes and facilities, and assessment of the need for additional routes, facilities or improvements.

Task 5. Public Facilities and Services

The Consultants will analyze the status and adequacy of existing facilities and services with particular emphasis on their relation to future development. This analysis will include:

- A. Description and assessment of the water, sewer, and storm drainage systems based on the Master Plans for these services being prepared by the City and its independent consultants.
- B. Description and assessment of existing school facilities and key issues for future development.

- C. Description and assessment of existing police and fire facilities and services, and key issues for future development.
- D. Description of other public facilities and services (e.g., library, solid waste disposal) and private utilities (e.g., natural gas, electricity, telephone).

Task 6. Recreational and Cultural Resources

The consultants will analyze the status and adequacy of existing park and recreation facilities and services, and document the current status of Lodi's historical, cultural, and archeological resources. This analysis will include:

- A. Description and assessment of the existing park and recreation facilities and programs (local and regional in terms of facilities, conditions, levels of use, and location with respect to population served. Criteria for determining park needs and potential sites will be identified.
- B. Summary of Lodi's historical and cultural resources. The focus in this subtask will be on historical buildings and sites.
- C. Summary of archeological resources in the planning area. The Consultants will contact the Cultural Resource Center at Stanislaus State University concerning relevant resources in Lodi. A record search will also be conducted.

Task 7. Natural Resources

The Consultants will inventory and document the full range of natural resources within the planning area. This inventory and assessment will include:

- A. Identification and description of water resources, including rivers, streams, groundwater basins, and watershed areas.
- B. Classification of soils (including prime agricultural soils) within the planning area by Storie Index or other appropriate classification systems (i.e., land capability classification).
- C. Identification and description of the location, quality, and extent of mineral resources within the planning area.

- D. Identification and description of fish and wildlife, rare and endangered species, and key wildlife habitats within the planning area.
- E. Identification and description of native vegetation and riparian habitat, including rare and endangered plant species, within the planning area.
- F. Assemble existing air quality data. Perform microscale air quality analyses under existing conditions at four representative intersections. Estimate ozone precursors resulting from existing conditions.

Task 8. Health and Safety

The consultants will inventory and assess health and safety hazards within the planning area, including seismic and geologic hazards, flooding, fire hazards, and noise. The inventory and assessment will include:

- A. Identification and assessment of geologic and seismic hazards. Among the hazards to be addressed in this subtask are potential surface rupture, groundshaking, ground failure, and erosion. Other geologic factors, such as expansive soils, will also be addressed depending on the availability of information. Available geologic, engineering geologic, geoplanning, and seismic reports, documents, and maps will be reviewed. Based on the above analysis, maps of basic geology and hazards will be prepared, showing geologic limits and geologic hazards based on their apparent problem severity and/or land use potential. This subtask will not include site-specific geologic mapping or subsurface exploration of any type.
- B. Identification of structural hazards and critical facilities. Structural hazards due to seismic activity will be assessed at a general level, and the location of critical facilities (e.g., fire department, lifelines) will be analyzed with respect to potential seismic activity.
- C. Identification and assessment of wildland and urban fire hazards.
- D. Identification of areas subject to flooding. Existing flood boundary and floodway information published by the Federal Emergency Management Agency for the Federal Flood Insurance program will be reviewed.
- E. Review of the City's emergency response plan.
- F. Review Bolt, Beranek and Newman (EBN) Laboratories report on the "Preparation of Current and Projected

Noise Contours for Specific Roads, Railroads, and Airports in San Joaquin County" (1986). Supplement the BBN report with ambient monitoring at one or two 24-hour monitoring sites, 6-10 sport monitoring sites with two to three repeated monitoring episodes at each site, and 2 industrial sites. Conduct traffic and truck classification counts at 4 locations to assist in highway noise modeling efforts.

Task 9: Aesthetics and Urban Design (Optional)

The Consultants will conduct a visual reconnaissance and prepare an analysis of both scenic resources (e.g., open space corridors, scenic highway corridors) and the urban landscape. This analysis will include:

- A. Review and evaluation of studies, plans, and programs undertaken to date for urban design improvement.
- B. Visual assessment and documentation of scenic roadway corridors within the planning area.
- C. Inventory and analysis of urban design problems and opportunities. The consultants will conduct a reconnaissance to inventory key urban design elements, including but not limited to:
 - o Major streets providing links to Highway 99 and those which serve to both define and serve major districts within the City.
 - o Major use districts, such as the downtown commercial district, residential areas, and industrial areas.
 - o Major pedestrian and bicycle routes.
 - o Major retail centers, differentiating between community-serving and neighborhood-serving.
 - o Other cultural and natural elements in the City.
- D. Summary of housing design and neighborhood appearance problems in the eastside from the Residential Density Study Background Report. Based on this analysis the consultants will identify those elements with potential for enhancement, revitalization, and/or development which can strengthen the social, cultural, economic, and aesthetic fabric of the community.

Task 10. Economic Conditions and Fiscal Considerations (Optional)

Jones & Stokes Associates will provide an analysis of income, economic conditions, and the real estate market and an

analysis of fiscal considerations to guide the assessment of alternative land use policies. This analysis will include:

- A. Overview of economic market factors affecting land use policy. This will include a general assessment of the market factors affecting the demand for commercial and industrial development in the City. The information will be presented in the form of overview, order-of-magnitude findings rather than detailed forecasts. The analysis will focus particularly on:
 - o Commercial: Commercial districts; adequacy of existing commercial areas; and the demand for new commercial areas.
 - o Industrial: Outlook for attracting industrial development; adequacy of existing industrial areas; and need for additional industrial land.
- B. Public service and fiscal considerations. The findings will be presented as general, order-of-magnitude conclusions. The analysis will include:
 - o Review of city budget and other relevant information on revenues and costs: Review of the current structure of taxes and fees and the relative importance of various City revenue sources; analysis of recent trends in revenues and costs; and assessment of the operating requirements of the City's services.
 - o Identification of service requirements associated with future growth: Interview of representatives of each major City service department to assess the demand for public services and the potential for impacts on general fund and enterprise functions; evaluation of the capacity of City services to accommodate future growth; identification of the likely difficulties that may arise in providing City services; summary of the needs for augmented services and additional capital improvements; and provision of order-of-magnitude estimates of significant service costs. The analysis will highlight important issues affecting service delivery, including location of development, service thresholds, and differences among land uses.
 - o Assessment of revenue-generating potential for development: Evaluation of sources of City revenues for both general fund and enterprise services; assessment of the outlook for local and state/federal revenue sources, given uncertainties affecting non-local sources and proposed changes to government finance; and provision of comparative estimates of City revenues by land use.

Task 11. Background Report and Review

The information developed in Tasks 1 through 10 will be compiled in a Background Report with both text and maps. The text will include descriptive material and analysis. For each issue group, the text will include a summary of findings and a discussion of the significance of the findings in terms of issues, opportunities, and constraints to be addressed in general plan policy. The Background Report will serve as background to the general plan and the existing baseline for the general plan EIR.

Wherever possible, information will be mapped and produced in black and white in the Background Report. This consultants assume that the City will be responsible for providing a current base map for the general plan project.

Twenty copies of the draft Background Report will be submitted to Task Force members and the City of Lodi staff for review and comment.

Task 12. Second Task Force Meeting

Jones & Stokes will attend a second Task Force meeting to explain the findings and major conclusions in the Background Report.

Task 13: Final Background Report

Following review by Task Force and City of Lodi staff, one camera-ready copy of the Background Report will be submitted to the City for reproduction and distribution.

Phase IV. Identification and Screening of Planning Options

Based on the Community Concerns Summary Report prepared in Phase II and the Background Report prepared in Phase III, the Consultants, working closely with City of Lodi staff, will identify a set of planning options for analysis in Phase V.

Task 1. Preliminary Identification of Planning Options

Drawing on the Community Concerns Summary Report and the Background Report, the consultants will identify a range of planning options addressing alternative policy themes, land use patterns and density/intensity schemes for selected areas, circulation options, and program directions. The planning options will be outlined in summary form and submitted to City staff.

Task 2. Screening Options

Working closely with City staff, the Consultants will narrow the range of planning options to those key alternatives that will provide the City with clear choices concerning the City's future development. Once consensus is reached between City staff and the consultants, the consultants will define four key planning options to be analyzed in Phase V and submit a more detailed outline of options to City staff for review and confirmation. This will include one land use option that assumes a 2 percent growth rate, a second at a 4 percent growth rate, and a third that assumes Measure "A" remains in place. It will also include the existing general plan alternative. Calculations of buildout potential will be prepared for these four land use options.

Phase V. Assessment and Review of Planning Options

Jones & Stokes Associates will conduct a rigorous comparative assessment of the key planning options identified in Phase IV, subject the options and assessment to public review, and seek direction from the Task Force, Planning Commission, and City Council on the preferred planning option or combination of options that will form the basis of the draft general plan.

Task 1. Assessment of Planning Options

The options assessment report will analyze the impacts of the four land use options in relatively equal detail. Following is our scope of work for analyzing the impacts of each land use option:

A. Land Use

- o Identification of buildout for each category of land use (e.g., residential, commercial, industrial) and each designated density.
- o Identification on a land use map of vacant land needed to accommodate proposed buildout.
- o Quantify the acreage of agricultural land that would have to be converted to urban uses.
- o Describe direct changes in land use which would occur with buildout of each option.
- o Discuss the relative importance (significance) of the above land use changes.
- o Summary of key land use policy ramifications of each option.

- o Discuss and evaluate the beneficial and adverse implications of buildout of each option on existing land use patterns, zoning, residential densities, commercial areas, and industrial areas. Consider impacts associated with industrial-residential interfaces, heavy commercial-residential interfaces, and transitional zoning.

B. Traffic and Circulation

- o Convert the land use buildout assumptions into a format that presents the data in traffic zones.
- o Based on the traffic zone data developed above, verify the MINUTP traffic model developed and calibrated by TJKM to compute future traffic volumes and perform an analysis of a.m. and p.m. peak hour traffic increases on major City roadways in Lodi.
- o The above analysis will identify Level of Service (LOS) and Volume/Capacity (VC) ratios at the same key intersections analyzed by TJKM. These include:
 - Presentation of traffic impact data in comparative fashion using tables as appropriate.
 - Identification and description of those intersections and roadway links that would experience significant traffic impacts.
 - Identification of potential roadway improvements that would be necessary to mitigate identified significant impacts of each option including street widening, new intersections, signalization, and other measures. The costs of these improvements will be estimated at an order-of-magnitude level from data to be provided by the City Public Works Department.
- o Assumptions. Jones & Stokes Associates scope of work and proposed budget for the circulation assessment are based on the following assumptions:
 - The traffic analysis of existing conditions in Lodi as prepared by TJKM includes land use designations by traffic zones;
 - The acreage of vacant land and existing land uses has been designated by traffic zone by TJKM;
 - The traffic model prepared by TJKM is properly calibrated to reflect existing conditions and is available for our use;
 - TJKM has analyzed both existing traffic conditions and traffic conditions under buildout of the existing general plan, and;

- There will be no changes in the future roadway network as developed by TJKM.

If any of the above assumptions prove to be incorrect additional efforts may be necessary to conduct the traffic analyses. Such efforts are not included in our scope of work and a separate cost would have to be negotiated.

C. Population, Employment, Housing

- o Discuss and evaluate how each option will affect future city-wide population growth in terms of total population, household size, age, ethnic mix, education, and household income levels.
- o Describe and evaluate how each option will impact city-wide housing in terms of the mix of housing types and future supply.
- o Discuss how each option will affect city-wide employment by industry and levels of employment. Identify generalized locations where new employment will occur.
- o Evaluate the balance between housing and future job opportunities in the City.

D. Air Quality

- o Conduct microscale air quality analyses at six intersections using projected data from the traffic model.
- o Estimate the amount of ozone precursors resulting from buildout of each option using vehicle miles travelled (VMT) from the traffic model.

E. Noise

- o Use BBN Report to characterize future airport and railroad noise.
- o Use Federal Highway Administration traffic noise prediction model to analyze each option.
- o Present tabular comparisons of each option.

F. Public Facilities and Services. The public facilities and services section will be based on available information from the East Side Residential Density Study and contacts with public service providers.

Water, Sewer, and Drainage

- Compare the water service level requirement of the options to existing water systems.

- Summarize new improvements which will be needed to supply water under buildout of each option.
- Compare the sewer service level requirement of the options to existing sewer systems. Evaluate the capacity of major interceptors and the Regional Sanitation Treatment Plan to support planned growth.
- Summarize sewer improvements which will be needed to support planned growth.
- Compare the storm drainage flows of the options to existing facilities.
- Summarize drainage system improvements which will be needed to support growth.
- Outline mitigation measures for the above options.
- Discuss mitigation measures which can reduce adverse environmental and fiscal impacts on water, sewer, and drainage services and which can help finance needed improvements.

Solid Waste

- Evaluate the relationship of projected solid waste generation versus projected landfill capacity. Identify long-term disposal options.
- Outline mitigation measures to reduce adverse impacts.

Emergency Services

- Assess future police and fire protection needs in terms of the location of stations, patrol districts, and the amount of personnel and equipment required to serve the City.
- Identify areas where emergency service provision could be strained by future development.
- Outline mitigation measures which can reduce adverse impacts on fire and police services.
- Describe the impact of increased student enrollment on the school district and its facilities.
- Outline mitigation measures (e.g., impactation statements and fees, "Leroy Greene" funds, etc.) which the City can use to help school districts provide services.

Parks

- Determine the park acreage and recreational facilities which will be needed to serve future planned growth.
- Outline mitigation measures which can reduce adverse impacts on parks, open space, and recreation facilities.

Gas and Electricity

- Estimate the demand for electricity and natural gas under buildout.
- Evaluate the options for consistency with state and local energy goals.
- Identify mitigation measures to avoid inefficient, wasteful, or unnecessary consumption of energy.

Aesthetics and Urban Design

- Describe the aesthetic features of each option and their impact on the City.
- Outline mitigation measures which can improve existing conditions or reduce future adverse visual impacts.

Recreational and Cultural Resources

- Identify potential impacts of the options on cultural resources.
- Outline mitigation measures which can help to avoid adverse impacts on cultural resources.

Soils and Geology

- Discuss and evaluate potential impacts of development such as erosion, geologic hazards, and loss of agricultural production.
- Identify general mitigation measures, where available, for geologic impacts.

Water Resources

- Discuss the implications of existing levies and floodplains for each option.
- Identify water quality impacts of each option.

- Identify possible solutions to water quality and outline mitigation measures (i.e., land use, channelization, recharge) which can reduce potential adverse environmental impacts.

Plant and Animal Communities

- Review existing data to determine the location and potential significant adverse environmental impacts on federal/state listed rare, threatened, and endangered plant and animal species, and species identified in the City's Heritage Tree Ordinance.
- Outline mitigation measures which can reduce impacts on federal/state listed rare, threatened, and endangered plant and animal species and significant habitats.

One camera-ready copy of the Options Assessment Report will be submitted to the City for reproduction and distribution.

Task 2: Public Review

The Planning Options Assessment Report will be made available for public review. The consultants will also attend a task force meeting to present the documents, respond to questions, and solicit reactions to the planning options and assessment. We urge the task force to encourage public involvement in this meeting. Response forms for written comments will also be prepared and distributed. The consultants will work closely with City staff to develop publicity for the public review process and task force meeting.

Task 3. Selection of Preferred Option

This task will be the most critical one in the general plan revision process. Jones & Stokes Associates will review the planning options and assessment with the Task Force, Planning Commission, and City Council. The meetings with the Planning Commission and City Council need not be formal public hearings, although both bodies should take comments from the public.

At the end of this process the Planning Commission and City Council must give the consultants clear direction on the preferred option or the combination of options the consultants should use as the basis for preparing the draft general plan.

Phase VI. Draft General Plan Preparation

Based on the direction set by the Task Force, Planning Commission, and City Council in Phase V, Jones & Stokes Associates will prepare the draft general plan.

Task 1. Prepare Policy Document

Jones & Stokes Associates will prepare the general plan based on the general direction set out by the Task Force, Planning Commission, and City Council in Phase V. The Consultants recommend that the draft review documents be prepared in three parts: 1) Policy Document; 2) the Background Report developed in Phase III; and 3) the Draft Environmental Impact Report/Master Environmental Assessment.

The Policy Document would address the full range of issues specified by state planning law and those of particular local importance, specifically:

- o Land Use Element (including an urban design component [optional] and school locations)
- o Circulation Element
- o Housing Element
- o Open Space Element
- o Safety Element
- o Conservation Element
- o Noise Element
- o Growth Management Element

The Growth Management element will be the key optional element and will include policies that will enable Lodi to replace the provisions of Measure "A." This part of the document would include goals, policies, a diagram (map) of proposed land uses, specification of population density and building intensity standards, commercial and industrial development standards, a diagram or maps to be used for policy purposes (e.g., open-space plan), a program of specific implementation programs, quantified housing objectives, and recommendation for preparation of subsequent specific plans.

A copy of the draft Policy Document will be submitted to staff for review before release of the document for public review (see Phase VII, Task 3). (After staff review, 100 copies of the policy document will be submitted to the City.)

Phase VII: Draft EIR/MEA Preparation

Based on comments received on the Background Report during the options assessment process, and on the draft General Plan prepared in Phase VI, the Consultants will prepare revisions to the Background Report and prepare the Draft EIR/MEA.

Task 1: Revise Background Report

The Background Report prepared in Phase III will be revised as necessary and edited and incorporated by reference as the Setting section of the general plan EIR/MEA. The Background Report will include the full set of maps prepared in Phase III.

Task 2: Prepare Draft EIR/MEA Impact Analysis

The Draft EIR and MEA will consist of a refined version of the assessment prepared for the option or combination of options selected in Phase V. The EIR will only analyze one new alternative (the preferred option) in addition to those already analyzed in the options assessment report. The scope of analysis for the preferred option will be the same as for the alternatives analyzed in Phase V except that detailed mitigation measures will be developed. The alternatives analyzed in Phase V will be summarized and incorporated by reference. The Draft EIR/MEA will include a detailed discussion of area-wide and cumulative impacts of future development and recommended mitigation measures that could be applied to minimize the environmental impacts of future development proposals. The MEA will serve as a "first tier" for the preparation of tiered EIRs and Negative Declarations.

A preliminary draft General Plan/EIR/MEA will be submitted for review by City staff prior to publication.

Task 3. Revise Draft General Plan/EIR

Based on staff comments, the draft General Plan and EIR/MEA will be revised as necessary. One camera-ready copy will be submitted to the City for reproduction and distribution.

Phase VIII. Public Review

Assuming there has been active task force and community involvement in the process up to this point, the formal public review process should focus on fine-tuning the General Plan. During this phase, the consultants will attend public hearings and make adjustments to the plan as necessary.

Task 1. Planning Commission Public Hearings

The consultants will attend two public hearings before the Lodi Planning Commission to present the draft plan and EIR/MEA, respond to questions, and record the recommendations of the Planning Commission.

Task 2. City Council Public Hearings

The consultants will attend two public hearings before the Lodi City Council to present the draft plan and EIR/MEA, respond to questions and record the decisions of the City Council. (At this point, the decisions should not be in the form of a formal resolution of adoption, but straw votes on various issues.)

Phase IX. Final General Plan/EIR/MEA

Following public review of the draft general plan and EIR/MEA, the consultants will prepare the General Plan for adoption and respond to comments on the draft and the EIR/MEA.

Task 1. General Plan EIR/MEA Revision

The consultants will review comments received during the review process and prepare written responses to each. The text of the EIR/MEA will be revised as necessary.

Task 2. City Council Adoption

The consultants will attend final meetings of the Lodi Planning Commission/City Council for adoption of the General Plan and certification of the EIR/MEA.

Task 3: Final Plan/MEA Production

Following adoption by the City Council, the consultants will prepare the final general plan and MEA for publication. The formal plan will include the Policy Document (Goals, Policies, and Implementation Programs) and the Background Report. The MEA will include the Background Report, the impact assessment and detailed mitigation measures. The general plan can be published either in loose-leaf, three-hole-punch format or in bound format. The plan will include a diagram (map) of proposed land use to be folded and inserted in the document. The consultants will deliver one camera-ready copy of the Background Report, General Plan Policy Document, and MEA to the City for reproduction and distribution.

Consultants will also prepare a multi-colored general plan map, if requested by the City (optional).

At the conclusion of the project, the Consultants will also deliver to the City originals of the text, graphics, and all maps in a form suitable for future amendment and updating.

PROJECT SCHEDULE

The following is an estimated schedule for preparation of the Lodi General Plan. As part of the contract negotiation process, the Consultants would be prepared to make adjustments to this schedule to meet the needs of the City.

	<u>Phase</u>	<u>Week Completed</u>
PHASE I.	PROJECT INITIATION	2
PHASE II.	ISSUE IDENTIFICATION	5
PHASE III.	DATA COLLECTION AND ANALYSIS	15
PHASE IV.	IDENTIFICATION AND SCREENING OF PLANNING OPTIONS	20
PHASE V.	ASSESSMENT AND REVIEW OF PLANNING OPTIONS	32
PHASE VI.	DRAFT GENERAL PLAN PREPARATION	38
PHASE VII.	DRAFT EIR/MEA PREPARATION	42
PHASE VIII.	PUBLIC HEARINGS	50
PHASE IX.	FINAL GENERAL PLAN/EIR/MEA	54

LODI GENERAL PLAN UPDATE
COST SUMMARY

<u>PHASE</u>	<u>COST</u>
<u>JONES & STOKES LABOR COSTS</u>	
I. Project Initiation	\$ 2,500
II. Issue Identification	6,500
III. Data Collection and Analysis	36,400
IV. Identification and Screening of Plan Options	8,200
V. Assessment and Review of Plan Options	47,000
VI. Draft General Plan Preparation	19,000
VII. Draft EIR/MEA Preparation	25,000
VIII. Public Hearings	2,000
IX. Final General Plan/EIR/MEA	*
Subtotal	146,600
Direct Expenses	7,200
	153,800
1987 Cost of Living Adjustment	6,152
 TOTAL PROJECT COST	 \$159,952

* The cost of Final General Plan/EIR/MEA cannot be determined until public comments are received on the General Plan EIR. This item will be negotiated with the City after receipt of those comments in Phase VIII.

OPTIONAL TASKS COST SUMMARY

Optional Tasks

Economic and Fiscal Conditions	\$8,544
Aesthetics/Urban Design	\$6,720
Printing Costs	\$7,500
100 Multi-colored General Plan Maps*	\$4,700*

* Based on production cost of \$1,200 and \$35 per map for color reproduction.

CONSULTING TEAM
ORGANIZATION AND QUALIFICATIONS

LODI GENERAL PLAN
JONES & STOKES ASSOCIATES
TEAM ORGANIZATION

