



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Conduct a Public Hearing to Consider Adopting a Resolution Approving the Planning Commission's Recommendation to Authorize 232 Low Density Residential Growth Management Allocations for FCB Homes

MEETING DATE: November 20, 2013

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Public hearing to Consider Adopting a Resolution Approving the Planning Commission's Recommendation to Authorize 232 Low Density Residential Growth Management Allocations for FCB Homes

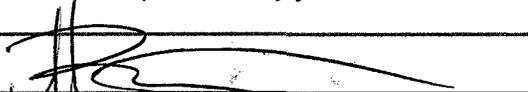
BACKGROUND INFORMATION: The project site was annexed into the City as part of the Westside Subdivision, which measured approximately 160 acres. It was annexed into the City limits as part of the Westside Reorganization (Ordinance: Res. 2007-49) on March 21, 2007. The City of Lodi adopted the General Plan and certified the project EIR, State Clearinghouse No. 2005092096, on March 21, 2007. The project site was assigned a Planned Development (42) zoning designation. Planned Development zoning designations provide flexibility in the application of development standards that will produce development projects of superior quality, including retention of unique site characteristics, creative and efficient project design, etc., than would have been achieved through strict application of the development standards required by the primary zoning district. The proposed project is divided into three distinct areas called villages.

The As part of the City's Growth Management program, and subdivision map approval process, the Planning Commission reviews the requests that have been submitted to the City. Following a public hearing, the Commission makes a recommendation for City Council consideration. This public hearing is being held for the City Council to approve a Final Map and to award 232 low density residential allocations for this year to FCB Homes. On October 9, 2013, the Planning Commission held a public hearing regarding the 2013 Residential Growth Management Development Allocation. At this hearing the Planning Commission reviewed a request by FCB Homes for (i) Growth Management Allocation for 232 Low Density Residential Lots; (ii) A Vested Subdivision Map for the Proposed Rose Gate Subdivision, a 50 acre, 232 lot, single-family residential subdivision; and (iii) adopted Development Standards for the subdivision known as Rose Gate Subdivision located within Planned Development 42 Zoning District.

The Commission received a staff report; heard the staff presentation; asked questions of staff as well as the applicant; opened the hearing to the public for testimony in support and in opposition to the application; closed the public hearing, and voted 7-0 to recommend the City Council approve the applicant's request for 232 low density growth management allocation units and approve the Final Map for the project.

ANALYSIS

The proposed project would permit the construction of 232 medium density residential units on 50-acre parcel located at 2875 West Lodi Avenue. It is bounded by Lodi Avenue to the south, Woodbridge Irrigation District Canal (WID) to the north, and San Joaquin County limits to the west. The parcel represents 50 acres of the 151 acre "Westside Project" annexed into the City in 2007. Surrounding land uses include vacant land to the south and west; commercial uses to the south; and residential uses to the north. Surrounding areas to the west are within the San Joaquin County jurisdictional limits. The topography of

APPROVED: 
Konradt Bartlam, City Manager

the site is relatively flat and generally sloped from north to southwest. Grassland habitat makes up the entire site.

The allocation system gives priority through point assignments to projects that reduce impacts on services, infrastructure, and resources. The ordinance sets an annual growth limit of two percent of the City's population, compounded annually. Once the amount of allocation units is figured, the City requires that the allocation units be distributed among housing types as follows; 65 percent low density, 10 percent medium density and 25 percent high density. For example, the following explains the 447 units available for 2013:

1. Calculate two percent of the City's current population: $62,930 \times 2\% = 1,258.6$
2. Divide 1,259 by the average number of persons per household $1,259/2.812 = 447.72$
3. Divide the 447.72 (448 du) units into the 3 housing types:
 - 65% low density = 291 units
 - 10% medium density = 45 units
 - 25% high density = 112 units

the City Council earlier this year expired allocations accumulated since 2008. In the five-year period since 2008, 2,235 allocations were added to the reserve. The Council eliminated 800 Low Density and 1,435 High Density allocations. This Council action created a new balance of 4,634 as detailed below in Table A.

Table A: Growth Management Allocation History

Density	Available Allocations		
	Total Available for 2012	2% Allocations for 2013	Total Available for 2013
Low (0.1-7)	2,995	291	3,286
Medium (7.1-20)	557	45	602
High (20.1-30)	1,122	112	1,234
TOTAL	4,634	448	5,122

As indicated above in the background discussion, the present project is being reviewed for growth management allocations for 2013. The project received allocations through a Development Agreement that has since been annulled. The applicant has submitted an application for a total of 232 low density growth management allocation units (0.1-7 units/acre). The City has a total of 3,286 low density units available for allocation. The applicant's request for 231 low density allocation can easily be accommodated.

The Growth Management Ordinance includes a priority location area and a point system to assist the City with prioritizing issuance of growth management allocations. The priority location area designates lands available for development and provides development categories of one, two or three, with Priority Area 1 being the first priority area for development. The priority areas are based on availability of city services (e.g., water, wastewater, storm drains, streets, police, fire and parks). The proposed project site is classified as an in-fill project. For scoring purposes in-fill projects are considered Priority Area 1 projects. The point system was established to rate projects based on various project merits in order to determine if one project should be approved before another, particularly if there are more allocation requests than there are available allocations. However, because the City hasn't had growth management allocation requests since 2006, surplus allocation has been accumulated in the amount of 660 medium density available units. The applicant's request for 12 medium density units can be accommodated.

The proposed vesting tentative map is consistent with the current General Plan (2010). The proposed exclusively residential development aligns with the residential land use designations and densities assigned to site in the current General Plan. The site for the proposed subdivision is suitable for the density and type of development proposed in that it is a flat piece of land. The project design of the subdivision and type of improvements proposed would not conflict with easements, acquired by the

public at large, for access through or use of the property within the proposed subdivision in that there are no existing public access easements on the site. The Planning Commission reviewed the project in its entirety and recommended the City Council approve the Final Map and grant the applicant 232 low density residences.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.



Konrad Bartlam
Community Development Director

KB/IB

Attachment:

1. Aerial Map
2. Vicinity Map
3. Proposed Site Plan
4. Planning Commission Staff Report
5. Planning Commission Resolution
6. Planning Commission minutes of October 9, 2013
7. Draft Resolution

Aerial Map

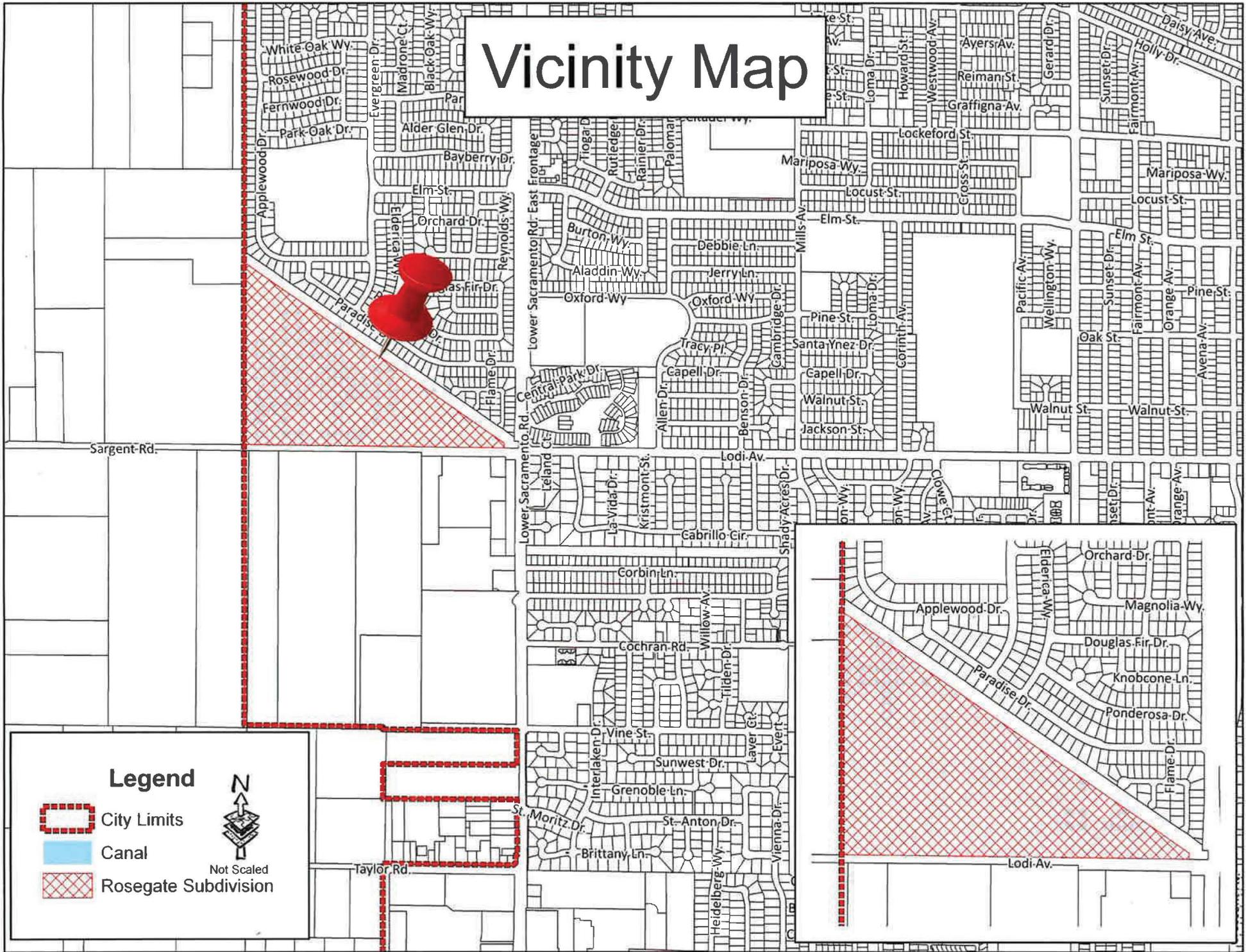


- Legend
-  City Limits
 -  Project Limits

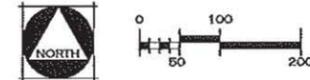


Not Scaled

Vicinity Map



TENTATIVE SUBDIVISION MAP
ROSE GATE
 A PORTION OF SECTION 3, TOWNSHIP 3 NORTH,
 RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
 CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA



KEY:

LOT PAD ELEVATION	[XX.X]
TOP OF CURB GRADES	XXXX
DIRECTION OF STREET SLOPE	→



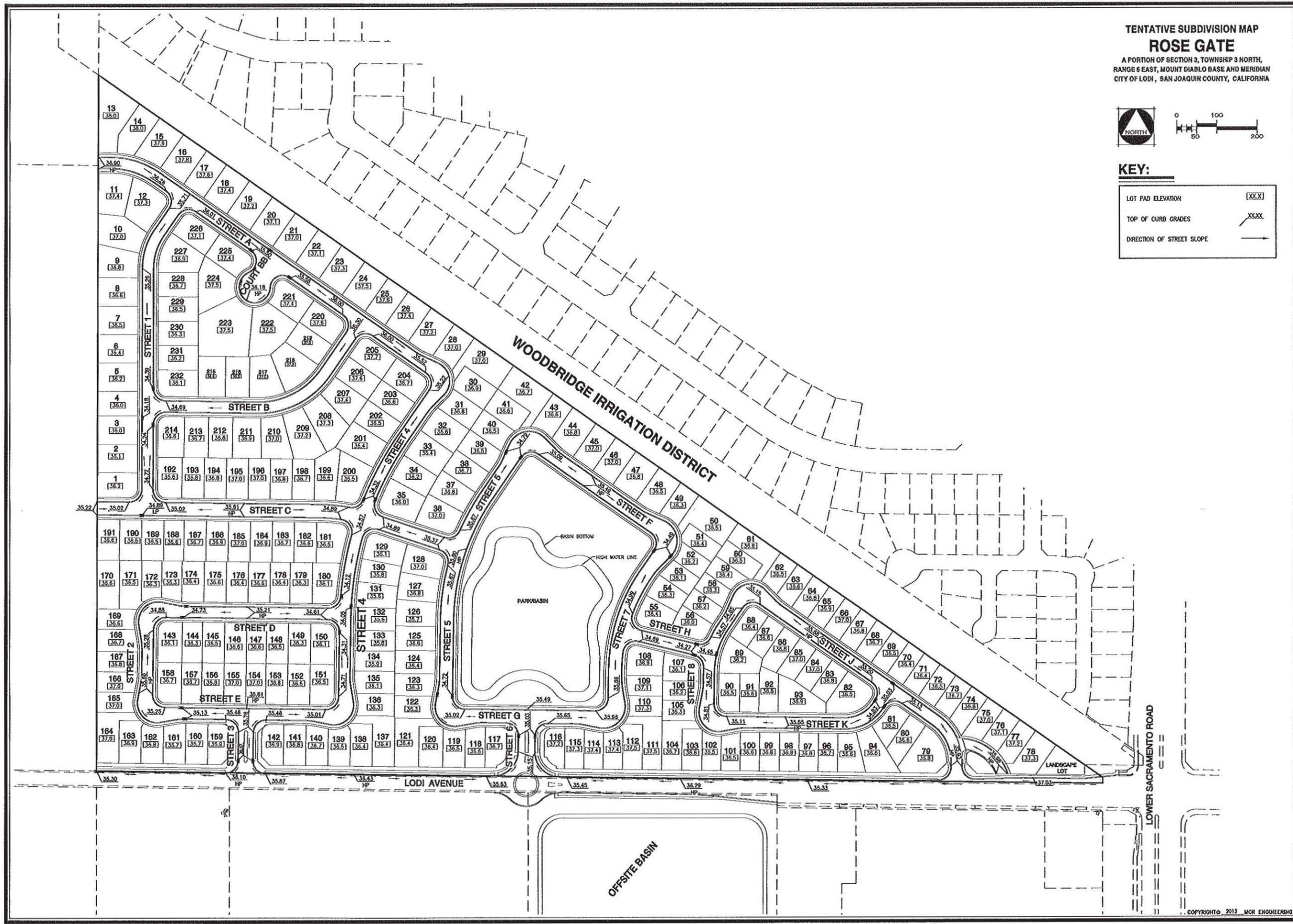
MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839
MCR ENGINEERING
 WWW.MCRENG.COM

NO.	REVISIONS	DATE	APPROVED

JOB NO.	05-008
DATE	07/17/13
SCALE	AS SHOWN
DR BY	SCU
CK BY	TRM
FILE	

GRADING & DRAINAGE PLAN
VESTING TENTATIVE SUBDIVISION MAP
ROSE GATE
 LODI CALIFORNIA

SHEET
6
 OF 7 SHEETS



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: October 9, 2013
APPLICATION NO: Subdivision Application: 13-S-01
 Growth Management Allocation: 13-GM-01

REQUEST: Request for Planning Commission approval of:
 a) Growth Management Allocation for 232 Low Density Residential Lots; and
 b) A Vested Subdivision Map for the Proposed Rose Gate Subdivision, a 50 acre, 232 lot, single-family residential subdivision
 c) Adopt Development Standards for the subdivision known as Rose Gate Subdivision located within Planned Development 42 Zoning District.
 (Applicant: FCB Homes, Inc.; File #'s: 13-S-01 and 13-GM-01; CEQA Status: Project Environmental Impact Report, State Clearinghouse No. 2005092096, Certified on November 15, 2006)

LOCATION: 2875 West Lodi Avenue
 APN: 029-380-05
 Lodi, CA 95240

APPLICANT: FCB Homes
 10100 Trinity Parkway, Suite 420
 Stockton, CA 95219

PROPERTY OWNER: Georgia Perlegos, ETAL
 P. O. Box 1823
 Lodi, CA 95241

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council approval of the request of FCB Homes for 232 low-density growth management allocations and a vesting subdivision map for the proposed Rose Gate Subdivision to be located at 2875 West Lodi Avenue, subject to conditions in the attached resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Low Density Residential
Zoning Designation: Planned Development 42 (PD-42)
Property Size: 49.74 acres (2,166,674.40 sq ft. sq. ft.)

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Low Density Residential	Low Density Residential (LDR)	Residential
South	Low Density Residential Medium Density Residential Commercial	Planned Development 36 (PD-36) Planned Development 42 (PD-42)	Vacant land Shopping Center
East	Low Density Residential	Low Density Residential (LDR) Planned Development 29 (PD-29)	residential
West	San Joaquin County	San Joaquin County	Agricultural use

SUMMARY

The proposed vesting subdivision map seeks to create 234 lots on 49.74 acres resulting in an overall density of 4.7 dwelling units per acre (du/ac), which is far below the density range (2-8 du/ac) specified in the General Plan for the site. The lot sizes range from a minimum of 4,000 square feet to over 16,557 square feet, with the average being 6,000 square feet. The subdivision is designed to provide lot sizes that are comparable to the existing surrounding lots on the north and provide a variety house designs. The approved map also includes a 4.8-acre pocket park with a detention basin. The project site is located at the northwest corner of Lodi Avenue and Lower Sacramento Road, and is bounded on the north by Woodbridge Canal District (WID) Canal. The subdivision will be accessed from three points on Lodi Avenue.

BACKGROUND

The City of Lodi adopted the General Plan and certified the project EIR, State Clearinghouse No. 2005092096, on March 21, 2007. The Project EIR was prepared as a program-level EIR, pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq.*). The project site was annexed into the City as part of the Westside Subdivision, which measured approximately 160 acres. It was annexed into the City limits as part of the Westside Reorganization (Ordinance: Res. 2007-49) on March 21, 2007. In addition, the applicant and the City entered into a Development Agreement which established residential yearly allocation under the Growth Management Program, land use regulations fees and assessments, and infrastructure.

In December of 2006, the City entered into the first of two Development Agreements with FCB Homes. The City and FCB Homes executed Southwest Gateway Development Agreement first and, in April 2007, the Westside project Development Agreement was executed. On August 1, 2012, the City Council, at the request of the applicant, annulled the previously approved Development Agreement. This was done partially due to the fact the City has since adopted a new General Plan and impact fee program.

The City Council directed staff, as part of the overall City Council Goals and Strategic Plan, to conduct a comprehensive review of the Growth Management Plan (GMP), including a possible focus on expiring some of the unused units that have accumulated over the years due to the decline in residential construction activity. On May 15, 2013 the City Council approved the suspension of the GMP (see Attachment D staff report and resolution). As noted in the City Council staff report, the surplus allocations render the application schedule unnecessary.

On June 17, 2013, FCB Homes submitted an application for the Rose Gate Subdivision project, which included a Vesting Tentative Subdivision Map and review of the development standards for the Planned Development Unit.

ANALYSIS

Existing Conditions: The subject site consists of a vacant 50-acre triangular parcel located at 2875 West Lodi Avenue. It is bounded by Lodi Avenue to the south, Woodbridge Irrigation District Canal (WID) to the north, and San Joaquin County limits to the west. The parcel represents 50 acres of the 151 acre "Westside Project" annexed into the City in 2007. Surrounding land uses include vacant land to the south and west; commercial uses to the south; and residential uses to the north. Surrounding areas to the west are within the San Joaquin County jurisdictional limits. The topography of the site is relatively flat and generally sloped from north to southwest. Grassland habitat makes up the entire site.

Vesting Subdivision Map: The proposed Vesting Tentative Map would subdivide the project parcel into low density residential single-family lots and park/detention basin parcels. The approximately 50-acre property would be subdivided into approximately 232 single-family units, a park/retention basin, roadways and other infrastructure required to support the proposed development. Lot sizes would

range from 4,000 sq. ft. to 16,557 sq. ft., with an average lot size being 6,000 sq. ft. The development was separated into 3 "villages" with varying densities and housing types specified for each village.

The Planning Commission is embodied to review the vesting tentative map and recommend approval or denial of the vesting map to the City Council. If the Commission approves, a Final Map for a subdivision of five or more parcels must be prepared, filed, processed and recorded as set forth in Chapter 17.54 (Parcel Maps and Final Maps), to complete the subdivision. The City Council has a final say on the approval or disapproval of the vesting tentative map.

In accordance with Lodi Municipal Code Section, 17.52.130, an approved Tentative Map is valid for 24 months after its effective date (Section 17.66.130). At the end of 24 months, the approval shall expire and become void unless, the applicant petitions the Planning Commission for an extension and the Commission grants an extension in accordance with Lodi Municipal Code Section 17.52.130 (B)(1).

Access and Circulation: Three separate access points are proposed for the subdivision. All three access points would be located along West Lodi Avenue. The overall design incorporates good internal connectivity with all internal streets connecting to Lodi Avenue. The layout of the streets includes one court/dead end driveway. An approximately 4.8-acres detention basin with a community park intended for stormwater compliance is proposed at the middle of the subdivision. The project will reconstruct/construct north side improvements for Lodi Avenue. A key element of Lodi Avenue expansion is a roundabout, which will be centrally located at the main entrance of the project site. The roundabout in Lodi Avenue must be fully constructed with the first phase of development including the street intersection to the south, full landscape improvements, full sidewalk improvements and a transition (including sidewalk and landscape improvements) from the roundabout easterly to the existing improvements. Reconstruction/construction of Lodi Avenue will also include a modification to the existing configuration, eliminating the current ability for left-in or out movements from the eastern most Raley's parking lot access nearest the fuel station.

General Plan Compliance: The project site carries a General Plan Land Use designation of Low Density Residential. The proposed exclusively low density residential project is consistent with the current General Plan (2010) land use designation. The Low Density Residential designation mandates density ranges between two (2) to eight (8) units per acre. Further, the General Plan Land Use Policy 3 (LU P3) prohibits development at less than the minimum and maximum density prescribed by each residential land use category. The proposed project gross density of 4.7 units per acre does comply with applicable General Plan density requirements.

Zoning Compliance: The project site is zoned Planned Development 42 (PD-42). Planned Development zoning designations provide flexibility in the application of development standards that will produce development projects of superior quality, including retention of unique site characteristics, creative and efficient project design, etc., than would have been achieved through strict application of the development standards required by the primary zoning district. The proposed project is divided into three distinct areas called villages.

Village I would be located east of the central park. Lot sizes range in size from 4,320 sq. ft. to 4,560 sq. ft. These lot sizes provide compact designs in traditional neighborhood settings. Site coverage would range from fifty-five (55) percent for two story house to sixty (60) percent maximum for single story houses. Each house will have at least a two-car garage. Garages would maintain twenty (20) feet setback and houses/living spaces would maintain fourteen (14) feet setback.

The Village II area would be located on the southwestern part of the project, closer to Lodi Avenue. Lots range in size from 5,000 sq. ft. to 5,500 sq. ft. The lots would accommodate a variety of single-story and two-story home designs. Site coverage would range from fifty (50) percent for two story house to sixty (60) percent maximum for single story houses. Each house will have a minimum of two-

car garage. Garages would maintain twenty (20) feet setback and houses/living spaces would maintain fifteen (15) feet setback.

The Village III area would be located on northern part of the project. The parcels range in size from 6,000 sq. ft. to 7,500 sq. ft., with even larger parcels scattered throughout this area. The lots in this area are the largest lots and will provide for an increased variety of architectural design and variation of the street scene and greater opportunity for ranch style single-story homes. Site coverage would range from fifty (50) percent for two story house to sixty (60) percent maximum for single story houses. Each house will have at least a two-car garage. Garages would maintain twenty (20) feet setback and houses/living spaces would maintain fifteen (15) feet setback.

Elevations

As depicted in the development plans, the applicant is proposing to use several different elevation styles throughout the subdivision. The elevations use varying massing and architectural articulations. In addition, the subdivision is expected to allow custom homes and other builders to build homes at the project site, which will add architectural variations. Staff believes that the proposed design will provide not only an attractive streetscape, but interesting views from neighboring property owners as well.

Landscape and Fencing: The project also includes a preliminary landscape plan that generally places one large street tree in each front yard among other accent landscaping including various shrubs, ground cover and lawn. A decorative six foot masonry wall along Lodi Avenue has been proposed. The applicant has submitted preliminary landscaping and fencing plans for the subdivision. This includes a perimeter decorative sound wall along Lodi Avenue. In order to create pedestrian friendly landscape features, no more than 55% of the front and street side required minimum setback on standard rectangular lots may be paved with hardscape materials such as concrete or asphalt. Permeable paving or pavers do not count toward the maximum hardscape criteria. Hardscape design flexibility will be allowed for narrow frontage lots (e.g. bulb shaped and cul-de-sacs) and flag lots in excess of the 55% limitation. The landscaping plan would have to comply with the requirements of the Lodi Municipal Code Section 17.03.070 which regulate landscape water efficiency.

Growth Management Compliance: The allocation system gives priority through point assignments to projects that reduce impacts on services, infrastructure, and resources. The ordinance sets an annual growth limit of two percent of the City's population, compounded annually. Once the amount of allocation units is figured, the City requires that the allocation units be distributed among housing types as follows; 65 percent low density, 10 percent medium density and 25 percent high density. For example, the following explains the 447 units available for 2013:

1. Calculate two percent of the City's current population: $62,930 \times 2\% = 1,258.6$
2. Divide 1,259 by the average number of persons per household $1,259/2.812 = 447.72$
3. Divide the 447.72 (448 du) units into the 3 housing types:
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As mentioned above, the City Council earlier this year expired allocations accumulated since 2008. In the five-year period since 2008, 2,235 allocations were added to the reserve. The Council eliminated 800 Low Density and 1,435 High Density allocations. This Council action created a new balance of 4,634 as detailed below in Table A.

Table A: Growth Management Allocation History

Density	Available Allocations		
	Total Available for 2012	2% Allocations for 2013	Total Available for 2013
Low (0.1-7)	2,995	291	3,286
Medium (7.1-20)	557	45	602
High (20.1-30)	1,122	112	1,234
TOTAL	4,634	448	5,122

As indicated above in the background discussion, the present project is being reviewed for growth management allocations for 2013. The project received allocations through a Development Agreement that has since been annulled. The applicant has submitted an application for a total of 232 low density growth management allocation units (0.1-7 units/acre). There are 291 low density allocation units allocated for 2013; however, the City also has low density growth management units that were not issued in prior years as shown in **Table A** above, this leaves 2,995 low density units available for allocation from previous years. The 291 low density allocations available for 2013 are sufficient to provide for the proposed project.

Common areas

The subdivision proposes to create several lots with shared access facilities. Staff has added a condition to ensure adequate provisions are created to govern common areas, that front and street side yard landscape continue to be well designed and maintained. In addition, the conditions of approval require the applicant to annex in to the existing facility district.

Conclusion

Staff sent a copy of the application to various City departments for review and comment. Their comments and requirements have been incorporated into the attached resolution. As with all residential subdivisions that rear to a street, the City requires a reverse frontage wall and landscaping along Lodi Avenue. This project is conditioned to provide a right-of-way dedication at the Lodi Avenue frontage along the back of lots 78 to 164. The additional right-of-way contains the curb, landscaping, meandering sidewalk, and an 6-foot tall decorative masonry wall. Staff is also recommending the standard residential street design, which includes tree-lined parkways. Given that the Rose Gate vesting tentative subdivision map is in substantial compliance with applicable City polices, staff finds the subdivision appropriate and timely.

Staff believes that the Commission can make the findings in order to approve the proposed project, subject to conditions outlined in the attached resolution. The proposed vesting tentative map, as described in the code compliance sections above, is consistent with the current General Plan (2010). The proposed exclusively residential development aligns with the residential land use designations and densities assigned to site in the current General Plan. The site for the proposed subdivision is suitable for the density and type of development proposed in that it is a flat piece of land. Also the design of the subdivision and type of improvements would not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision in that there are no existing public access easements on the site. Further, as stated in the code compliance sections above, the applicant has proposed development standards for this subdivision that are generally consistent with recent subdivisions in the City.

ENVIRONMENTAL ASSESSMENT

The project is subject to the requirements of the California Environmental Quality Act (CEQA). All potentially significant environmental impacts were publicly disclosed and made available for comment via Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096, dated April 2006, prior to any decisions to approve any part of the whole project. On March 21, 2007, the City

Council adopted Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096, and Mitigation and Monitoring Plan that analyzed environmental impact aspects of the proposed project.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, September 28, 2013. One hundred and ninety-two (192) public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091(a) 3.

ALTERNATIVE PLANNING COMMISSION ACTIONS:

- Approve the request with attached or alternate conditions
- Deny the request
- Continue the request

Respectfully Submitted,



Immanuel Bereket
Associate Planner

Concur,



Konradt Bartlam
Community Development Director

ATTACHMENTS:

- A. Vicinity Map
- B. Aerial Map
- C. City Council Ordinance No. 1877 Revising Growth Management Ordinance.
- D. Site Plan, Subdivision Map
- E. Planned Development Standards
- F. Draft Resolution

RESOLUTION NO. 13-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF FCB HOMES FOR APPROVAL OF VESTED SUBDIVISION MAP FOR ROSE GATE SUBDIVISION, A 50-ACRE, 234-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND 232 GROWTH MANAGEMENT ALLOCATION REQUEST AT 2875 WEST LODI AVENUE

WHEREAS, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Vested Subdivision application, in accordance with the Lodi Municipal Code, Section 17.74; and

WHEREAS, the project site is located at 2875 West Lodi Avenue, Lodi, CA 95240 (APN: 029-380-05); and

WHEREAS, the applicant is FCB Homes, 10100 Trinity Parkway, Suite 420, Stockton, CA 95219; and

WHEREAS, the applicant, FCB Homes, has filed the "Rose Gate" Vested Subdivision Map and Growth Management Application with the City of Lodi; and

WHEREAS, the project properties owners of record are Georgia Perlegos ETAL, P. O. Box 1823, Lodi, CA 95241; and

WHEREAS, the applicant, FCB Homes, has filed the "Rose Gate" Vested Subdivision Map and Growth Management Application with the City of Lodi; and

WHEREAS, City Council Resolution No. 2007-49 adopted by the City Council on March 21, 2007, approved the land use designation as Low Density Residential, for the project site; and

WHEREAS, the City Council by Ordinance No. 1793, which became effective on March 21, 2007, granted Planned Development Zone P-D(42), to allow single-family residential development for the project site; and

WHEREAS, the City Council by Resolution No. 2007-48, which became effective on March 21, 2007, approved certified an Environmental Impact Report (EIR), State Clearinghouse No. 2005092096, for the project; and

WHEREAS, a copy of the Environmental Impact Report (EIR), State Clearinghouse No. 2005092096, is kept on file for public review within the Community Development Department by the Community Development Director at 221 West Pine Street, Lodi, CA; and

WHEREAS, the Vested Subdivision Map contains 50 acres, 234-lots, and is located at 2875 West Lodi Avenue, which is designated for low density residential development at up to 7 dwelling units per acre.

WHEREAS, the Community Development Department did study and recommend approval of said request; and

WHEREAS, after due consideration of the project, the Planning Commission did conditionally approve the project; and

WHEREAS, the Planning Commission's recommendation is based upon the following findings and determinations:

1. The proposed design and improvement of the tentative subdivision, as conditioned, will conform to the standards and improvements mandated by the adopted City of Lodi Public Works Department Standards and Specifications, Zoning Ordinance, as well as all other applicable standards.

2. The standard size, shape and topography of the site is physically suitable for residential development proposed in that the site is generally flat and is not within an identified natural hazard area.
3. The site is suitable for the density proposed by the tentative subdivision map in that the site can be served by all public utilities and creates design solutions for storm water, traffic and air quality issues.
4. The standard design of the proposed tentative subdivision and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat in that the site has been previously disturbed by agricultural activities and no significant environmental issues or concerns were identified through the Initial Study prepared for this development.
5. The design of the proposed tentative subdivision and type of improvements are not likely to cause serious public health problems in that all public improvements will be built per City standards and all private improvements will be built per the California Building Code.
6. The design of the proposed tentative subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed tentative subdivision.
7. The vested subdivision is conditioned to construct improvements to Lodi Avenue thereby insuring that an adequate Level of Service is maintained on the roadways within the area.
8. An Environmental Impact Reports and Mitigation Monitoring and Reporting Program, Environmental Impact Report (EIR), State Clearinghouse No. 2005092096, were prepared for this project in compliance with Public Resources Code section 21000 et seq, and were independently reviewed and certified by the City Council. All potentially significant environmental impacts were publicly disclosed and made available for comment prior to any decisions to approve any part of the whole project. On March 21, 2013, the City Council adopted an Environmental Impact Report and Mitigation Monitoring and Reporting Program for all aspects of the proposed project. all mitigation measures for the project identified in the initial study and accompanying studies are hereby incorporated into this approval.
9. The project is required to comply with all the mitigation measures outlined for the project in the Environmental Impact Report and in the Mitigation Monitoring and Report Program.
10. The vested subdivision map allows for the orderly growth of Lodi in that the Land Use and Growth Management Element allows for a maximum density of 7 dwelling units per acre and the proposed is at a density of 4.75 dwelling units per acre.
11. Said Vested Subdivision map complies with the requirements of Article 5 of the Lodi Development Code, governing subdivision maps.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED, by the Planning Commission of the City of Lodi hereby recommends that the City Council approve the Vested Subdivision Map, associated Development Standards for the Rose Gate Subdivision, and award FCB Homes 232 low density growth management allocation units, subject to the following development conditions and standards:

1. The property owner and/or developer and/or successors in interest and management shall, at their sole expense, defend, indemnify and hold harmless the City of Lodi, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include, but is not limited to, any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Lodi shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.
2. This recommendation for approval by the Planning Commission shall not constitute an authorization to begin any construction.

3. The developer shall comply with all the applicable requirements of the City's Community Development Department including Planning and Building Divisions; Public Works, Fire and Electric Utility Departments; and all other applicable local, state and federal agencies. It is the responsibility of the applicant to check with each agency for requirements that may pertain to the project.
4. The Vesting Tentative Map shall expire within 24 months of Planning Commission approval or a time extension must be granted by the Planning Commission.
5. The Final Map shall be in substantial conformance to the approved Vesting Tentative Map, as conditioned, and that any future development shall be consistent with applicable sections of the Municipal Code.
6. The developer shall install, on each residence, minimum four-inch high block style numbers for address identification. The numbers shall be in color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street during the day and night. The construction drawings for the house plans shall identify the location of the address boxes or numbers on the house façades, along with a detail or keynote that describes how the house numbers will be illuminated or made identifiable from the street.
7. The developer shall submit detailed landscape and irrigation plans (concurrently with the improvement plans) for the review and approval of the Parks & Recreation Department. The landscape plan shall include, in addition to normal landscape and irrigation details, screening of any above ground utility vaults and anti-siphon water valves.
8. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
9. A conceptual fencing/wall plan shall be submitted for the entire subdivision with the grading plan and a detailed fencing/wall plan shall be submitted with the improvement plans for each phase of development. The design, height, and location of walls shall be subject to approval of the Community Development Director prior to approval of improvement plans. Where fencing is adjacent to public parks and/or trails, plans shall be approved by the Recreation Commission at the time of park plan approval. When the adjacent area is sloped, the fence/wall design shall include a 4' bench (sloped no more than 2%) along the fence/wall for maintenance purposes, as determined by the Parks and Recreation and Cultural Services Department.
10. The proposed sound wall along Lodi Avenue shall be a minimum of six (6') feet in height, excluding caps, columns and pilasters, unless a higher wall or fence is required as an environmental mitigation measure, measured to the grade of the property at the highest point within four feet (4') of said wall or fence and shall be designed to insure clear vision at all street intersections to the satisfaction of the City Engineer.
11. The project shall incorporate all applicable mitigation measures as specified in the adopted Final Revised Environmental Impact Report EIR-05-01 (State Clearinghouse No. 2005092096) for the project.
12. Pursuant to project Environmental Impact Report, State Clearinghouse No. 2005092096, prior to recordation of the final map(s) for homes adjacent to existing agricultural operations, the applicant shall submit a detailed wall and fencing plan for review and approval by the Community Development Department (Land Use Mitigation Measure 1).
13. Pursuant to project Environmental Impact Report, State Clearinghouse No. 2005092096, Agriculture Resources Mitigation Measures 2 and 3, the applicant shall provide and undertake a phasing and financing plan (to be approved by the City Council) for one of the following mitigation measures:
 - a. Identify approximately 49.64 acres to protect for a period of time to be determined (but not less than 15 years) as an agricultural use in a location as determined appropriate by the City of Lodi in consultation with the Central Valley Land Trust; or

- b. Pay a fee equal to the value of 392 acres as determined by an independent qualified consultant retained by the City in consultation with the Central Valley Land Trust. The City will determine to whom the fee shall be paid.
14. Pursuant to project Environmental Impact Report, State Clearinghouse No. 2005092096, Biological Resources Mitigation Measures 1, 2, and 3, the applicant shall contact the San Joaquin County Council of Governments (SJCOG, Inc) for a pre-ground disturbance survey, to be performed by an SJMSCP biologist, to determine applicable Incidental Take Minimization Measures (ITMMS). The City shall not authorize any form of site disturbance until it receives an Agreement to Implement ITMMS from SJCOG, Inc. The City shall not issue a building permit for the proposed project until the San Joaquin County Council of Governments determine what, if any, Incidental Take Minimization Measures (ITMMS) apply to the project and until the San Joaquin County Council of Governments verifies all applicable ITMMS have been fully and faithfully implemented.
15. If archeological materials are uncovered during any construction or pre-construction activities on the site, all earthworks within one hundred feet (100') of these materials shall be stopped, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find, and outline appropriate mitigation measures, if they are deemed necessary.
16. All stub end streets planned for future continuation and undeveloped cul-de-sacs shall be temporarily protected with warning barricades and redwood headers to be approved by the City Engineer.
17. The improvement plans shall reflect that all storm drain inlets constructed or modified in conjunction with this project shall be labeled "No Dumping – Drains to Canal" using thermoplastic stencils to the satisfaction of the Community Development Director.
18. The developer shall pay for and install all street name signs, traffic regulatory and warning signs, and any necessary street striping and markings required by the City Engineer. Street striping and markings shall be raised ceramic markers or thermoplastic material, as directed by the City Engineer.
19. Road or street names shall not duplicate any existing road or street name in the City, except where a new road or street is a continuation of an existing street. Road or street names that may be spelled differently but sound the same shall also be avoided. Road or street names shall be approved by the Fire Chief and the Community Development Director.
20. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the City Plans and all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.
21. The developer shall ensure finished pad elevations are at a minimum one foot above the 100 year base flood elevation as shown on the latest Federal Emergency Management Agency (FEMA) floodplain maps for San Joaquin County, California. The developer shall be responsible for all necessary activities, applications, documentation and costs to amend floodplain maps for their development.
22. In accordance with the Growth Management and Infrastructure/Public Facilities Element of the City's General Plan, the environmental review prepared for this project, and the regulations of the applicable school districts, the Developer shall demonstrate that adequate provision is made for school facilities. To the extent permitted by law, this may include the payment of school facility mitigation fees adopted by the Lodi Unified School district, or alternative financial arrangements negotiated by agreement between the Developer and the applicable school districts.
23. A master street tree plan shall be approved by the Public Works Department for each phase of this vesting tentative subdivision map. A minimum of one street tree shall be provided for each lot

within this subdivision. On corner lots, three street trees shall be provided; one on the shorter lineal frontage and two on the longer lineal frontage. Street trees shall be a species selected from the City's adopted tree list, shall be a minimum fifteen (15) gallon size, spaced at thirty (30) feet intervals, and planted as reflected in the Engineering Department's Standard Plans and Specifications, with branches above average eye level. The trees selected shall be deep rooted and drought tolerant. Location and species shall be to the approval of the Public Works Department.

24. The developer, in order to reduce tracking of mud throughout the City, shall be responsible for cleaning up or any expenses incurred by the City for cleaning up mud, debris, etc. from City streets that is attributed to this project during construction.
25. Construction activities shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Monday through Sunday, consistent with the City's Ordinance.
26. The Developer shall notify all purchasers of homes or lots, either through the Department of Real Estate Subdivision Report or, if there is no Subdivision Report, through a statement signed by each buyer and submitted to the City, that the this subdivision is adjacent to an agricultural area, and as such, there are ground and aerial applications of chemicals, and early morning/night time farming operations which may create noise and dust, etc. In addition, all purchasers of homes or lots shall be made aware of the future possibility of oil and gas well exploration on surrounding and adjacent properties and that farm animals may be kept on adjacent properties that may be outside the City limits. The wording and format for notifying home buyers of this information is subject to approval by the Community Development Director.
27. All conditions of approval for this project shall be written by the project developer on all master building permit plan check sets submitted for review and approval. It is the responsibility of the developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. If the subdivision is to be built out using master plans. Please follow City of Lodi, Community Development Department Policies and Procedures # B-[08]-[13] Plan Submittal - Residential Master Plans and # B-[08]-[14] Permit Processing – Production Homes.
28. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

City of Lodi Fire Department

29. The developer shall comply with all applicable requirements of the California Fire Code and the adopted policies of the City of Lodi.
30. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 of the California Fire Code and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Ord. No. 1840, § 1, 11-17-2010)
31. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
32. The developer shall install on-site and/or boundary water mains, fire hydrants and related services. Hydrants shall adhere to the City's standard details, with their location determined by the Fire District and City Engineer, and shall be installed and in service prior to any combustible construction on the site. Public fire hydrant spacing and distribution shall be determined as follows:
 - a. At 300 feet spacing in high density, commercial, industrial zoning or high-value areas;
 - b. At 500 feet spacing in low density residential areas;
 - c. At 1000 feet spacing in residential reverse frontage;

- d. A fire hydrant shall be located within 200 feet of the radius point of all cul-de-sacs;
 - e. Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:
 - i. Streets have median center dividers that make access to hydrants difficult, cause time delays, or create undue hazards or both;
 - ii. On major arterials where there is more than four lanes of traffic;
 - iii. Width of street in excess of 88 feet;
 - iv. The existing street being widened or having a raised median center divider in the future pursuant to the General Plan Roadway Improvement Plans for the City of Lodi.
33. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

City of Lodi Public Works Department

- 34. Provide a drawing showing the connection details into the Vine Street and Lower Sacramento Road wastewater mainline.
- 35. Provide a water sampling station(s) within the subdivision. The location of the sampling station must be approved by the Public Works Director.
- 36. Remove the "Connect to Existing Sewer" note on Sheet 7.
- 37. Provide all sizing calculations for the temporary storm drain basin and the permanent storm drain basin. Provide details regarding the operations and interoperations of the permanent basin and the temporary basin.
- 38. Use the 2012 City of Lodi Storm Drainage Master Plan design criteria for all calculations.
- 39. Slopes for all parcels within the development must flow toward the proposed streets. All stormwater must be collected within the development and cannot flow into the neighboring parcels.
- 40. Storm drainage from the entire right-of-way of Lodi Avenue must be collected and conveyed to the proposed storm drainage basins.
- 41. Provide details for the conveyance of storm water runoff from the adjacent slopes of the Woodbridge Irrigation District (WID) canal to the public storm drainage facilities.
- 42. Design of the storm water facilities shall convey nuisance water around the permanent basin and directly to the outfall pipeline and to the temporary storm drain basin. Ultimately the nuisance storm water flows will be conveyed to the outfall pipeline and to G-basin at DeBenedetti Park. Demonstrate that the design of ultimate offsite storm drainage outfall pipeline conforms to the existing storm drainage pipelines in Westside Drive.
- 43. The permanent basin will require outfall structures including a storm water pump station. All pump stations shall have mechanical trash screening capabilities (1/2-inch sphere size), oil skimming capabilities, automatic controls, flow and level measuring gauges, SCADA remote control and all weather access. SCADA communication facilities are required that connect the Control Center and each pump station to permit flow pacing between the pump stations.
- 44. Use the 2012 City of Lodi Water Master Plan design criteria for all calculations.
- 45. All water valves shall have a maximum of 600-foot spacing in residential areas, including collector streets servicing residential areas.
- 46. As per the Lodi Municipal Code Section 16.24.040 – Streets – Improvements to Lodi Avenue must conform to existing City design standards. Provide existing pavement section conditions for Lodi

Avenue using boring methods at 10 equal-spaced intervals along the 5,000 foot project frontage. Design the future pavement section to a traffic index rating of 10.0. The project is required to reconstruct/ construct full width improvements for Lodi Avenue to and including curb and gutter on the south side (where required) including a transition from the roundabout. Approximately 2 feet of street easement shall be dedicated to the City from the parcels on the south side of Lodi Avenue to the western end of the development to accomplish this. Per Lodi Municipal Code Section 16.24.040 reimbursement shall be made by private reimbursement agreement in accordance with Chapter 16.40. (Refer to the attached ordinance amendments that are not yet publicly available.)

47. The roundabout in Lodi Avenue must be fully constructed with the first phase of development, full landscape improvements, full sidewalk improvements and a transition (including sidewalk and landscape improvements) from the roundabout easterly to the existing improvements. Per Lodi Municipal Code Section 16.24.040 reimbursement shall be made by private reimbursement agreement in accordance with Chapter 16.40.
48. Curb returns and corner cut-offs must conform to City of Lodi Standard Plans 611 and 612.
49. All streets must conform to Section 1.305 of the City Design Standards.
50. Provide all necessary traffic signs for the entire subdivision and any necessary traffic signs needed along Lodi Avenue.
51. The proposed change from 4 lanes to 2 lanes on Lodi Avenue will require a General Plan amendment. The General Plan Amendment may require a supplemental Traffic Study for this General Plan Amendment.
52. The intersection at Streets A and C and 4 will require a traffic calming measure.
53. All shared driveways will require private access and maintenance agreements that must be submitted to the City and recorded against the affected parcels.
54. Provide all dimensions and traffic striping for the proposed roundabout on Lodi Avenue. Fire Engine, garbage truck and bus turning movements must be provided.
55. Final location of temporary sewer lift station shall be approved by City Engineer.
56. Provide all design details for the proposed force main so that a determination of its acceptability can be made. No approvals of this interim wastewater service proposal are stated nor implied within these tentative map conditions.
57. Use the 2012 City of Lodi Wastewater Master Plan design criteria for all calculations.
58. Provide a detailed wastewater trunk line capacity analysis for the wastewater discharge into the Lower Sacramento Road wastewater trunk line. Developer must provide an analysis that proves the discharge from the development will not increase the wastewater flows in the Lower Sacramento trunk line beyond the City Design Standards. This analysis must account for future wastewater discharges to the Lower Sacramento Road wastewater trunk line from vacant or underdeveloped parcels upstream of the propose point of connection. Any deviation from the City Design Standards must be approved by the Public Works Director.
59. The development's wastewater will ultimately discharge to the new Westside wastewater trunk line that will convey wastewater to the City's wastewater outfall line, as shown in the City's 2012 Wastewater Master Plans. The Developer is proposing to install a temporary wastewater lift station that will discharge to the Lower Sacramento Road trunk line instead of constructing the new Westside trunk line. If the temporary connection to the Lower Sacramento Road wastewater trunk line is approved, the Developer is required to pay their fair share of the cost of the new Westside wastewater trunk line from Lodi Avenue to the existing City wastewater outfall line. Provide a cost sharing analysis for the development's fair share of the cost to construct the new Westside wastewater trunk line. Payment of the fair share cost as determined in the cost sharing analysis shall be provided prior to the first building permit final approval.

60. The private wastewater lift station shall be installed and operated by the Developer and approved by the Public Works Director. The wastewater lift station shall be temporary until the development can connect into the new Westside wastewater trunk line. The Developer shall provide plans and agreement to remove the temporary facility. The cost of making the connection to the new Westside wastewater trunk line, abandoning the temporary lift station, abandoning the temporary force main, and removing the temporary facilities and restoring the temporary lift station site shall be paid to the City prior to the first building permit final approval and placed in a City trust account. Unused funds will be returned to the Developer.
61. All operation and maintenance activities related to the private temporary wastewater lift station and appurtenant facilities shall be subject to and in conformance with Lodi Municipal Code, Chapter 13.12, Sewer Service. Developer agrees to provide evidence in the form of a binding maintenance agreement contract for monthly maintenance per City standards by a private contractor chosen by Developer and approved by the Public Works Director. The Agreement shall require reimbursement to the City for any and all maintenance and operation services provided by City forces.
62. An overland flood release pathway shall be incorporated into the streets and circulation design plan for each subarea. For example, when any particular catch basin is obstructed or overwhelmed with water, the street drainage design (high points and low points) for that subarea shall be designed such that no water shall pond higher than the adjacent right-of-way elevation without releasing the excess water toward the planned flood release point of the subarea.
63. Relocate proposed wall at northeast corner of Street J and Lodi Avenue to follow the westerly alignment of Street L; leaving the corner landscaping lot within public right of way.
64. Provide a slope easement or retaining wall along the west boundary of the development.
65. Provide a wall easement along all parcels that will have a public masonry wall adjacent to those parcels.
66. The park amenities will require the following items:
 - a. Bike rack
 - b. Playground
 - c. Picnic tables
 - d. Picnic shelter (rental) BBQ
 - e. Trees
 - f. Turf
 - g. Irrigation booster pump
 - h. Drinking fountain
 - i. Furniture
 - j. Lights
 - k. Signs
67. Engineering and preparation of improvement plans and estimates per City Public Improvement Design Standards for all public improvements prior to final map filing. Plans to include:
 - a. Approved tentative map, signed by the Community Development Director.
 - b. Detailed utility master plans, including engineering calculations, for all phases of the development. Storm drainage facilities design shall conform to the City of Lodi Storm Water Development Design Standards.
 - c. Current soils report. If the soils report was not issued within the past three (3) years, provide an updated soils report from a licensed geotechnical engineer.
 - d. Grading, drainage and erosion control plan.
 - e. Copy of Notice of Intent for NPDES permit, including storm water pollution prevention plan (SWPPP) and WDID number.
 - f. Reverse frontage wall, landscaping and irrigation system. Minimum wall height shall be 6 feet above the adjacent pad elevation or as required by Community Development Department to satisfy General Plan requirements.

- g. Street tree planting plan for parkway strip along lot frontages. Requires approval of the Community Development Director and Public Works Director.
- h. All utilities, including street lights and electrical, gas, telephone and cable television facilities.
- i. Joint trench plans.
- j. Undergrounding of existing overhead utilities along Lodi Avenue from Lower Sacramento Road to the west end of the project parcel.
- k. Street improvements in Lodi Avenue from the intersection with Lower Sacramento Road to the end of the project site, including a transition to Sargent Road west of the project site.
- l. Traffic striping and signage modifications for Lodi Avenue.
- m. Traffic signal modifications and loop detector relocation plan at the intersection of Lodi Avenue and Lower Sacramento Road intersection including the installation of a raised median extending from the intersection westerly approximately 150-feet.

NOTE: A complete plan check submittal package, including all the items listed above plus the Map/Improvement Plan Submittal cover letter, Improvement Plan Checklist and engineering plan check fees, is required to initiate the Public Works Department plan review process for the engineered improvement plans.

- 68. Abandonment/removal of wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes prior to approval of public improvement plans.
- 69. Installation of all public utilities and street improvements within the limits of the map, plus the following "off-site" improvements:
 - a. Street improvements in Lodi Avenue from the intersection with Lower Sacramento Road to the end of the project site, including a transition to Sargent Road west of the project site.
 - b. Installation of curb, gutter, sidewalk and street lights along the north side of Lodi Avenue.
 - c. Installation of curb, gutter and sidewalk along the south side of Lodi Avenue east of the proposed roundabout.
 - d. Installation/extension of the wastewater, water, recycled water (purple pipe) and storm drainage public mains from the intersection with Lower Sacramento Road to the west end of the project site.
 - e. Undergrounding of existing overhead utilities along Lodi Avenue from Lower Sacramento Road to the end of the project parcel.
 - f. Utility and service stubs (water, wastewater, recycled water, electric, telephone, cable, etc.) for the parcels adjacent to the west subdivision boundary and the south subdivision boundary.
 - g. Transit amenities, including, but not limited to, bus stops, bus pullouts, bus shelters and signage, in conformance with the GrapeLine Short Range Transit Plan and as approved by the Transit Manager.
 - h. Fencing along the WID Canal right-of-way per WID approval.
- 70. All public improvements to be installed within one year of final map filing under the terms of an improvement agreement to be approved by the City Council prior to final map filing. The developer will be required to provide warranty security in the amount of 10% of the value of the public improvements. The warranty period will be two (2) years commencing on the date of acceptance of the public improvements or as per condition No. 62, whichever is later.
- 71. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP) and shall employ the Best Management Practices (BMPs) identified in the SMP. The State Water Resources Control Board recently adopted a new NPDES storm water permit that the City and this development must comply with.
 - a. Storm Water Development Standards will be required for this project. The design of projects containing more than 10 units in a home subdivision is required to follow these Standards.
 - b. State-mandated construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of the

developer and must be paid prior to map filing or commencement of construction operations, whichever occurs first.

72. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA) and California Title 24. Project compliance with ADA standards is the developer's responsibility.
73. The City of Lodi is a participant in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). An application for evaluation of the project site with respect to SJMSCP requirements shall be submitted to the San Joaquin Council of Governments (SJCOG) prior to commencement of any clearing, grading or construction activities on the project site.
74. If this project is constructed in phases, the following improvements shall be constructed with the first phase:
 - a. Full length street and public utility improvements along the Lodi Avenue frontage, including undergrounding and relocation of existing overhead utilities and installation of a reverse frontage wall, landscaping and irrigation.
 - b. Traffic striping modifications in Lodi Avenue.
 - c. Transit amenities, including, but not limited to, bus stops, bus pullouts, bus shelters and signage, in conformance with the GrapeLine Short Range Transit Plan and as approved by the Transit Manager.
 - d. Fencing along the WID Canal right-of-way per WID requirements.
 - e. 10-inch water main across WID Canal at Lots 14 and 15.
75. Dedication of public utility easements as required by the various utility companies and the City of Lodi.
76. Acquisition of the following easements outside the limits of the map:
 - a. Street easements on Lodi Avenue for APN 027-400-01, 027-400-02 and 027-400-15 to accommodate installation of street frontage improvements to the approval of the Public Works Director.
77. All property dedicated to the City of Lodi shall be free and clear of all liens and encumbrances and without cost to the City of Lodi and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.
78. Submit final map per City and County requirements including the following:
 - a. Preliminary title report.
 - b. Waiver of access rights at:
 - i. All lots adjacent to Lodi Avenue.
 - c. Standard note regarding requirements to be met at subsequent date.
79. Payment of the following:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.
 - c. Regional Transportation Impact Fee (RTIF) at the time of building permit issuance.
 - d. Stormwater compliance inspection fee prior to map filing or commencement of construction operations, whichever occurs first.
 - e. Cost Sharing Analysis for the Westside wastewater trunk line and all fees associated with the analysis. Payment of the projects portion of the cost sharing analysis will be due prior to the first building permit final approval.
 - f. Private temporary wastewater lift station abandonment costs.
 - g. Annexation into the City of Lodi Community Facilities District – Estimated cost is \$10,000.

- h. Reimbursement fees per existing agreements:
 - i. RA-08-01 – Reimbursement for Vintner's Square Shopping Center

NOTE: The above fees are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.

- 80. In order to assist the City of Lodi in providing an adequate water supply, the Owner/Developer on behalf of itself, its successors and assigns, shall enter into an agreement with the City that the City of Lodi be appointed as its agent for the exercise of any and all overlying water rights appurtenant to the proposed Rose Gate subdivision, and that the City may charge fees for the delivery of such water in accordance with City rate policies. In addition, the agreement shall assign all appropriate or prescriptive rights to the City. The agreement will establish conditions and covenants running with the land for all lots in the subdivision and provide deed provisions to be included in each conveyance.
- 81. Reverse frontage walls, landscaping and irrigation improvements Lodi Avenue and street trees in the parkways in the public rights-of-way within the subdivision boundaries are required and shall be constructed by the developer at the developer's expense to the approval of the Public Works Director and Community Development Director. The design of the wall shall be compatible with the existing reverse frontage walls along Lower Sacramento Road.
- 82. The developer shall provide for on-going maintenance and replacement of reverse frontage walls, landscaping and irrigation improvements, street trees in the parkways, and other public services as set forth in Resolution No. 2007-59 approved by the City Council on April 4, 2007, by annexation to the City of Lodi Community Facilities District No 2007-1 prior to final map filing. All costs associated with annexation to the District shall be the developer's responsibility. Developer shall be responsible for the regular and ongoing maintenance and replacement of the landscaping and irrigation improvements and street trees in the parkways until the first revenues are received by the City from the District.
- 83. Obtain the following permits:
 - a. San Joaquin County well/septic abandonment permit.
 - b. San Joaquin County encroachment permit for work within their right-of-way.
 - c. City of Lodi encroachment permit for work within their right-of-way.
 - d. Woodbridge Irrigation District permit for improvements within their right-of-way.

Woodbridge Irrigation District

- 84. The District owns the 100' Canal ROW along the north side of the property and has historically requested that the developer construct a chain link fence for purposes of restricting access and public safety. As a condition of the development, we would also request that restrictive covenants be placed on lots adjacent to the canal not allowing for access gates to be cut through the protective fence. The minimum fencing requirements include a chain link fence built to WID fencing specifications as attached. Other fencing materials may be considered depending on the developers plans and may be approved by the District.
- 85. That a shallow drainage swale be constructed at the toe of the outer slope of the South Side canal road to catch rain water run-off that may occur during rain events so as to limit the run off onto lawns of the proposed subdivision. The Lodi West Subdivision on the north side of the canal is an example of what has been done in the past and has worked well.
- 86. The District requests that a non claimable canal road gate be constructed on the east and west entrances to the right of way and that the fencing ties in and conforms to the developers fencing plan for development.
- 87. The map shows that a proposed water line is to be constructed from across the canal the Lodi West Subdivision to serve the Rose Gate Subdivision. We require that an encroachment permit be filed to the District for any conduit or utility crossing the WID canal right of way.

88. It is noted that the Developer intends to enter into a temporary storm drainage agreement with the District for storm drainage into the District's canal system until a proper conduit can be constructed. It should be noted that this canal delivers water through its system of canal to the City of Stockton Delta Water Treatment (SWTP) plant and that canal during the irrigation season and should not be considered to carry storm water containing contaminants from the site.

Dated: October 9, 2013

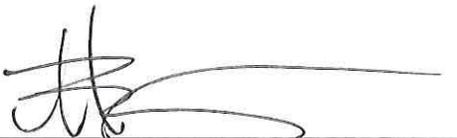
I certify that Resolution No. 13-17 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on October 9, 2013 by the following vote:

AYES: Commissioners: Heinitz, Hennecke, Kiser, Kirsten, Olson, Slater, and Chair Jones

NOES: Commissioners: None

ABSENT: Commissioners: None

ATTEST



Secretary, Planning Commission

**LODI PLANNING COMMISSION
REGULAR COMMISSION MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
WEDNESDAY, OCTOBER 9, 2013**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of October 9, 2013 was called to order by Chair Jones at 7:00 p.m.

Present: Planning Commissioners – Heinitz, Hennecke, Kiser, Kirsten, Olson, Slater and Chair Jones

Absent: Planning Commissioners – None

Also Present: Community Development Director Konradt Bartlam, Deputy City Attorney Janice Magdich, Neighborhood Services Manager Joseph Wood, and Administrative Secretary Kari Chadwick

2. MINUTES

"August 14, 2013"

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kiser, Slater second, approved the minutes of August 14, 2013 as written. (Commissioners Heinitz and Jones abstained because they were not in attendance of subject meeting)

"September 11, 2013"

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Heinitz, Kiser second, approved the minutes of September 11, 2013 as written. (Commissioners Hennecke and Kirsten abstained because they were not in attendance of subject meeting)

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to allow a mixed martial arts studio and training facility within an existing industrial building located at 1744 Akerman Drive. (Applicant: Mike Kogan, on behalf of Diaz Ventures, LLC; File 13-U-14; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)

Director Bartlam gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned.

Hearing Opened to the Public

- None

Public Portion of Hearing Closed

- Commissioner Olson asked if staff had the floor plan on one of the slides. She would like to know how all of the equipment was going to fit into the space. There seems to be a lot of activity going on in the space. Director Bartlam stated that he did not have that plan on one of the slides.
- Vice Chair Kiser asked if the applicant is going to be required to bring the building up to code for ADA purposes. Director Bartlam stated that they will need to meet all the codes.

MOTION / VOTE:

The Planning Commission, on motion of Kirsten, Kiser second, approved the request to continue the Use Permit to allow a mixed martial arts studio and training facility within an existing industrial building located at 1744 Akerman Drive subject to the conditions in the resolution.

- Commissioner Heinitz stated his opposition to approving a project when the applicant doesn't attend the meeting to answer questions such as Commissioner Olson's.
- Commissioner Olson asked if it could be a matter of the applicant being late. Director Bartlam stated that they were informed of the meeting.
- Commissioner Heinitz asked if the Commission could continue the item to a future date rather than deny the application, so the applicant won't have to incur new fees. Director Bartlam stated that if the Commission wished they could continue the item to a future meeting.
- Commissioner Kirsten stated that he was fine with the application and comfortable with staff recommendation and would like his motion to stand.
- Commissioner Hennecke stated that his support for the project.
- Commissioner Olson stated her support for the project and her disappointment that the applicant wasn't able to make to answer questions.

The motion carried by the following vote:

Ayes: Commissioners – Hennecke, Kiser, Kirsten, Olson, Slater and Chair Jones
Noes: Commissioners – Heinitz
Absent: Commissioners - None

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission for approval of a Use Permit to establish a ready-mix batch plant at 1560 East Pine Street. (Applicant: Reyes Jaramillo; File No. 13-U-11; CEQA Determination: Categorical Exemption Pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects)

Director Bartlam gave a brief PowerPoint presentation based on the staff report. The protest letters were pointed out to the Commission. Staff recommends approval of the project as conditioned.

Commissioner Hennecke asked for confirmation that there will not be any recycling on the property. Director Bartlam stated that the condition has been added because that is not the applicant's intent. Hennecke asked about the surplus concrete that customers bring back. Typically that is recycled. Bartlam stated that that is a good question for the applicant.

Vice Chair Kiser asked if the equipment has been check for the possibility of causing noise issues. Director Bartlam stated that the site is not going to be a crushing site. This will be very similar to the old US Rentals site.

Chair Jones asked about the distances on the sound level chart in the Blue Sheet letters. Mr. Snider stated that the column directly below the center circle is in feet.

Commissioner Heinitz asked if the chart that has been supplied is accurate and if the comparisons used correct. Director Bartlam stated that staff confirmed that the chart is accurate.

Hearing Opened to the Public

- Stephen Snider, representative for the applicant, came forward to answer questions. The facility is going to be mixing a yard at a time; it is not a large batch plant. Mr. Snider pointed out the correspondence that he sent to the Commission earlier today. He stated that the chart was sent to the Lodi Cemetery by his office along with some correspondence. The applicant has expressed his willingness to work with the neighbors if they have an event occurring at the cemetery.
- Commissioner Slater asked for confirmation regarding the fact that the business is only for the business use and not open to the public and if the applicant is willing to clean up any accidental

spillage of concrete in the streets. Mr. Snider stated that the applicant will definitely be proactive with any messes made by his business.

- Commission Hennecke asked if the trailers are the rotating trailers. Reyes Jaramillo stated that they are. Hennecke stated his concern for the noise that they put out. He would like to know what the noise factor is for the mobile trailers. Director Bartlam stated that our noise ordinance does not pertain to mobile noise sources.
- Mr. Snider questioned condition number twenty-nine addresses noise pertaining to the envelope of the building and there is no building involved with this situation. Bartlam stated that condition twenty-nine is directly out of the noise ordinance.
- Vice Chair Kiser asked if Mr. Jaramillo planned on getting a larger batch truck. Mr. Jaramillo came to the podium to answer the question. Kiser would like to insert a condition that would stipulate that only one yard trucks shall be used for the business. Mr. Jaramillo stated that he does not plan to increase the size at this time. Kiser asked if he would be okay with a condition that states that only one yard trailers will be used. Mr. Jaramillo stated that he isn't sure if he will be using larger trucks, so he isn't sure.
- Commissioner Heinitz stated that since there isn't any plan at this time to have bigger trucks then we should be able to put the condition in and Mr. Jaramillo could come back and ask to enlarge the truck size. Heinitz stated that he visited the site and commended Mr. Jaramillo for placing the batch site as far away from the cemetery as possible.
- Commissioner Slater stated his agreement with Commission Kiser and Heinitz.

Public Portion of Hearing Closed

- Vice Chair Kiser would like to have a condition added for limiting the size of the trailer.
- Commissioner Olson asked if there is already a condition in the resolution that limits the size. Director Bartlam stated that there isn't a condition that addresses the size of the trucks, but the condition could be added as number thirty-seven.
- Commissioner Kirsten stated that the sound conversion chart seems to nullify the eighty disciple level for the concerns of the cemetery. Kiser stated that when the tubs on the trailers are rotating with dry material the noise is higher than after it is mixed. Bartlam added not to take away from the cemetery's historic location, but once the trucks exist the property they are on an industrial street surrounded by industrial uses.

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Kiser, Heinitz second, approved the request to continue the Use Permit to establish a ready-mix batch plant at 1560 East Pine Street subject to the conditions in the resolution with the condition below added.

Director Bartlam stated:

Condition #37 – "The maximum size of any truck/trailer hauling concrete from the site shall not exceed one yard capacity."

The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kiser, Kirsten, Olson, Slater and Chair Jones
Noes: Commissioners – None
Absent: Commissioners - None

- c) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission Approval of:
- Growth Management Allocation for 232 Low Density Residential Lots; and

- A Vested Subdivision Map for the Proposed Rose Gate Subdivision, a 50 acre, 232 lot, single-family residential subdivision
- Adopt Development Standards for the subdivision known as Rose Gate Subdivision located within Planned Development 42 Zoning District

(Applicant: FCB Homes, Inc.; File #'s: 13-S-01 and 13-GM-01; CEQA Status: Project Environmental Impact Report, State Clearinghouse No. 2005092096, Certified on November 15, 2006)

Director Bartlam gave a brief PowerPoint presentation based on the staff report. Staff recommends approval of the project as conditioned.

Vice Chair Kiser asked if another development agreement would be put into place since the original agreement has been cancelled. Bartlam stated there would not be another agreement. Kiser asked if there was originally supposed to be a 300 foot easement over the Woodbridge Irrigation District Canal. Bartlam stated that the easement is only 100 foot, but there was originally a 300 foot easement set up to run along the westerly edge which was the original city limits line. That line was pushed further to the west with the adoption of the new General Plan.

Commissioner Slater asked about a few of the flag lots and the parking issues that can occur. Bartlam stated that his personal view of flag lot allows for design flexibility and it takes a special kind of home owner to live on a flag lot. Heinitz stated that flag lots can be very successful in Lodi.

Commissioner Heinitz asked about the retention basin being so large and the departure from the plan to put smaller parks and a long line of water retention along the westerly edge of the project with a walking/biking path. Bartlam state that this is an in-between basin/park combination and will allow for smaller neighborhood style parks to be placed in all of the subsequent new subdivisions.

Commissioner Olson asked what staffs thoughts are regarding the subdivision street size. Bartlam stated that the improvements to Lodi Avenue will be fully built out for the project up to the roundabout and will then transition back to a two-lane road. Olson asked if the public services are in place to services this development. Bartlam stated that the community facility district will be collecting 650 dollars per year per dwelling.

Commission Kiser asked if there will be parking on both sides of the street. Bartlam stated there will be parking on both sides.

Commission Hennecke asked about the fire trucks needing 24' and the sizes illustrated on the plans are smaller than that. Bartlam stated that this is the same type of layout that has existed for the last then years in the development south of Century Boulevard around Mills Avenue and the Fire Department has had no problems maneuvering in the trucks through the area.

Commissioner Heinitz asked if there will be a Mello-Roos fee paid. Bartlam stated that there will be only the Community Facilities District Fee paid which will cover more than a typical Landscape District fee. Jones asked it will include the slurry-sealing of the streets. Bartlam stated it would not.

Hearing Opened to the Public

- Tom Doucette, applicant, came forward to answer questions.
- Commissioner Hennecke disclosed that he has had a conversation with the applicant regarding the project.
- Chair Jones asked why the lot sizes. Doucette stated that it allows for a good variety of housing prices as well as different looks. There will be a good mix of single-story and two-story dwelling styles.
- Commissioner Heinitz stated his appreciation of the project. He also added his concern with the way that the corners turn out.
- Mr. Doucette added that the size of the streets has caused a few complaints from people that live there, but all of the studies say that they are safer because they cause the vehicles to naturally slow down. Heinitz stated that the only complaint that he has heard over the years is on garbage day it can be tough to find an open spot to put the cans.
- Kathy Polinski, Lodi resident, came forward to ask about the roundabout and if anyone using Lodi heading towards Davis Road will encounter it. It was confirmed that you will encounter the

roundabout if you head west on Lodi Avenue heading to Davis Road coming from Lower Sacramento Road.

Public Portion of Hearing Closed

- Commissioner Kirsten shared that on Myth-busters they confirmed that roundabouts make the roads safer. Heinitz stated that there is a roundabout in Woodbridge if you want to experience driving through one.
- Commissioner Hennecke stated his pleasure at seeing growth in Lodi.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Kirsten, Hennecke second, approved the request for a Vested Subdivision Map for Rose Gate Subdivision, a 50-acre, 234-lot, single-family residential subdivision, Development Standards for Rose Gate Subdivision and recommends that the City Council approve 232 Growth Management Allocations at 2875 West Lodi Avenue subject to the conditions in the resolution. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kiser, Kirsten, Olson, Slater and Chair Jones
Noes: Commissioners – None
Absent: Commissioners - None

Commissioner Heinitz asked Mr. Doucette to come forward and explain the reason for picking the name Rose Gate. Mr. Doucette came forward and explained that while developing the plans it came up that the City of Lodi's official flower is the Rose.

- d) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Jones called for the public hearing to consider the request of the Planning Commission to recommend to the City Council Adoption of the Draft Climate Action Plan and Certify the Negative Declaration.

Director Bartlam introduced Joseph Wood, Neighborhood Services Manager and the Climate Action Plan (CAP) project manager. Mr. Wood introduced the item and the AECOM consultant representative, Culley Thomas, who has been working on this item with the City. Mr. Thomas gave a brief PowerPoint presentation based on the staff report.

Staff recommends that the Planning Commission recommend to the City Council approval of the plan as presented.

Chair Jones asked if the grant covered all of the costs to create the plan. Bartlam stated that it did not cover our staff costs; it did cover the consultant and outreach costs. Jones asked if the grant came from State or Federal monies. Bartlam stated that it was a Federal grant. Jones asked what the incentives will be. Culley stated that the incentives are the CEQA streamlining. Bartlam stated that the various businesses and homeowners can take advantage of the programs that are offered because the CAP is in place. The program is completely voluntary from a private sector standpoint, and will be mandatory for the City. There are things that are considered just good business that the City will be doing from an energy standpoint that will save the rate payers money. Jones stated that the State is mandating that energy companies be operating with 33% green energy by 2020; what percent of the City's energy sources? Bartlam stated that the City is currently at 20%. Culley added that currently all large hydro in California is not considered green. Bartlam stated that the State does not consider large Hydro green because of the offsetting environmental impacts such as damming rivers and streams.

Commissioner Slater complimented the City on the programs that have been offered already to the citizens. How are we going to be delivering the wastewater, purple pipe? Bartlam stated that our own plant is currently putting things into motion to be a zero discharge plant within the next five to ten years.

Hearing Opened to the Public

- None

Public Portion of Hearing Closed

- None

MOTION / VOTE:

The Planning Commission, on motion of Kirsten, Kiser second, approved the request to Recommend to the City Council Adoption of the Draft Climate Action Plan and Certify the Negative Declaration. The motion carried by the following vote:

Ayes: Commissioners – Heinitz, Hennecke, Kiser, Kirsten, Olson, Slater and Chair Jones
Noes: Commissioners – None
Absent: Commissioners - None

4. PLANNING MATTERS/FOLLOW-UP ITEMS

None

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Director Bartlam stated that there wasn't a memo provided, but he would be happy to answer any questions the Commission may have.

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

4. ART IN PUBLIC PLACES

Commissioner Kirsten gave a brief report on recent meetings. The bronze statues may come back to the downtown. The first phase of the Utility Box painting project is complete and the next phases are being planned. The Commissioners complimented how the boxes have turned out. Jones asked if the money being spent on renting the statues be put toward purchasing permanent art. Kirsten stated that the statues are extremely pricey, so probably not the statues. Heinitz asked if the new developments will be bringing in new revenues for Art In Public Places. Bartlam stated it will. Bartlam clarified that the boxes are traffic signal boxes not electrical utility boxes.

8. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)

None

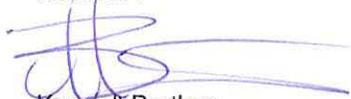
9. COMMENTS BY STAFF AND COMMISSIONERS (NON-AGENDA ITEMS)

None

10. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:31 p.m.

ATTEST:



Konrad Bartlam
Planning Commission Secretary

RESOLUTION NO. 2013-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LODI APPROVING THE PLANNING COMMISSION'S
RECOMMENDATION FOR THE 2013 GROWTH
MANAGEMENT ALLOCATIONS FOR FCB HOMES

=====

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the 2013 Growth Management Allocation as recommended by the Lodi Planning Commission, as shown as follows:

	<u>Requested 2013 Allocations</u>	<u>Recommended 2013 Allocations</u>
FCB Homes	232	232 Low Density
TOTAL	232	232

Dated: November 20, 2013

=====

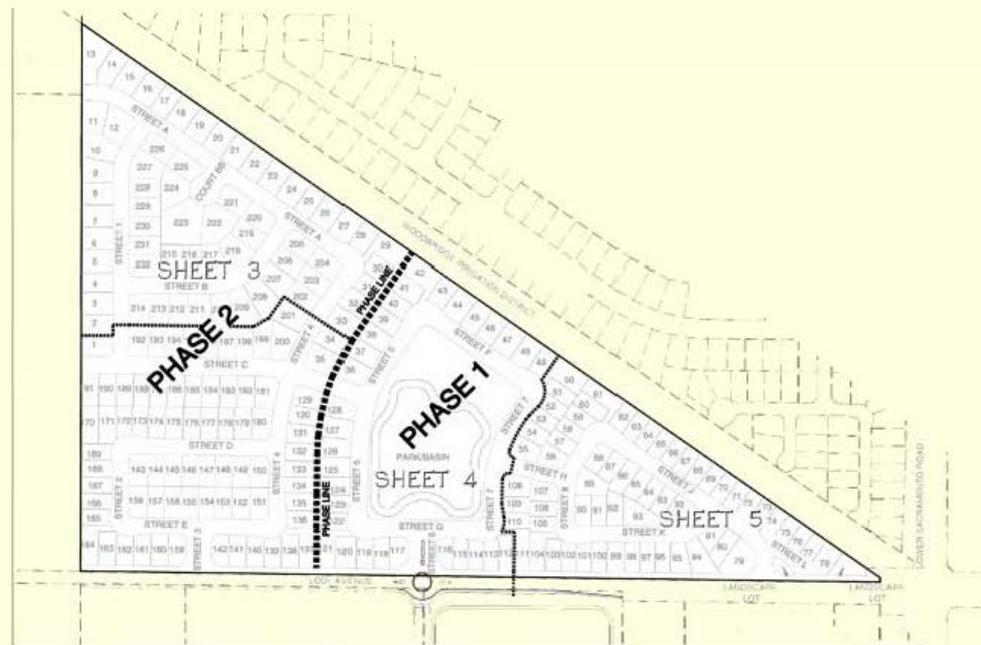
I hereby certify that Resolution No. 2013-208 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 2013, by the following vote:

- AYES: COUNCIL MEMBERS – Johnson, Katzakian, Mounce, and Mayor Nakanishi
- NOES: COUNCIL MEMBERS – None
- ABSENT: COUNCIL MEMBERS – None
- ABSTAIN: COUNCIL MEMBERS – Hansen



RANDI JOHL-OLSON
City Clerk

ROSE GATE



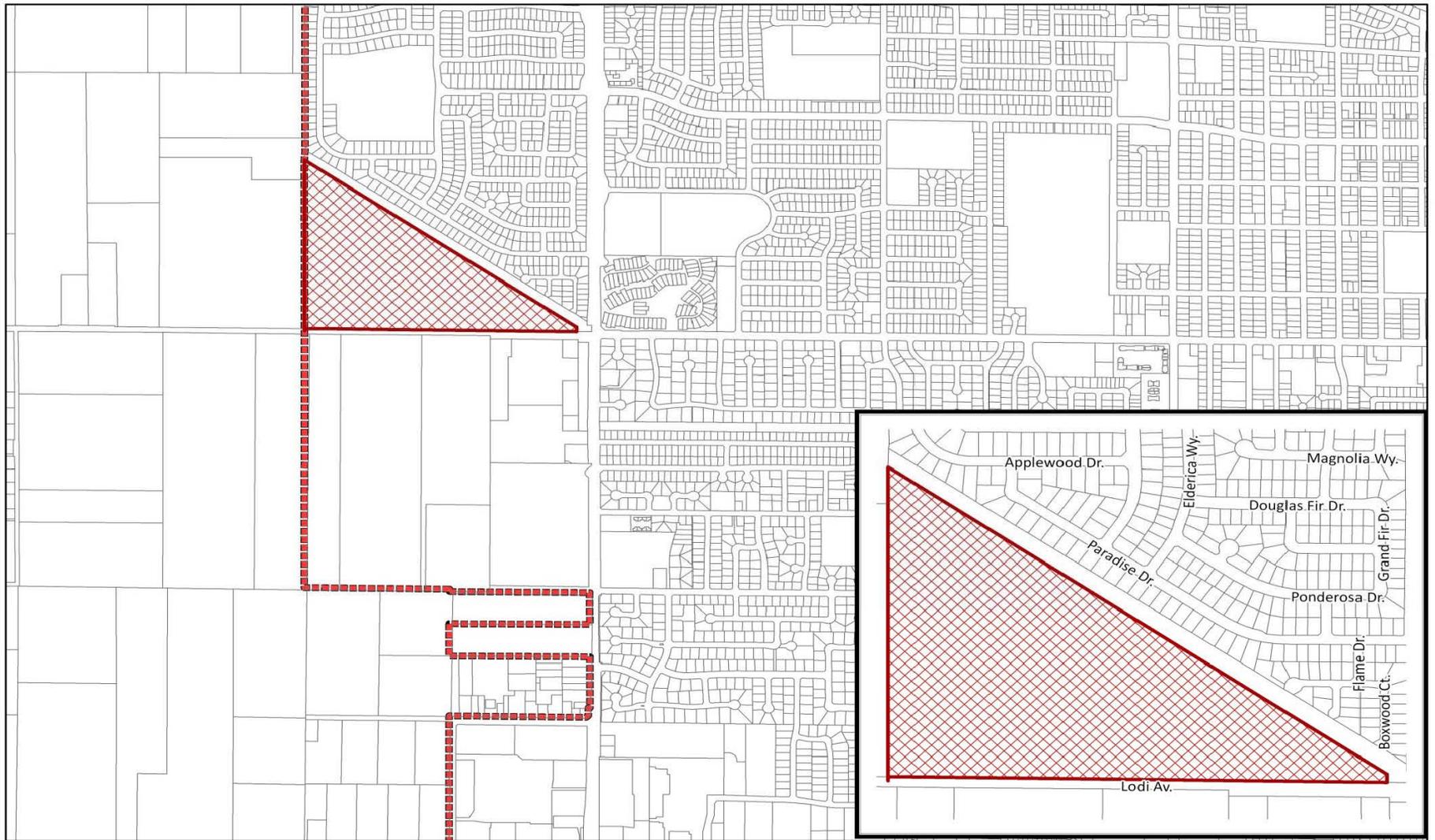
APPLICANT:
APPLICATION NO:

FCB Homes
13-S-01
13-GM-01

CEQA Status:

Project Environmental Impact Report
State Clearinghouse

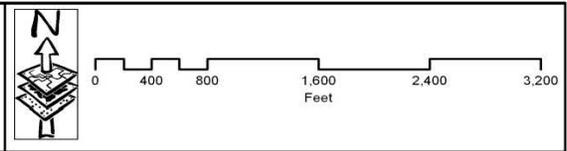
No. 2005092096, Certified on November 15, 2006



Legend

-  Rosegate Subdivision
-  Parcels
-  City Limits

Vicinity Map





BACKGROUND INFORMATION

- **Annexed on March 21, 2007**
 - **Part of Westgate Subdivision**
 - **General Plan**
 - **Low Density Residential**
 - **Zoning**
 - **Planned Development 42**
 - **EIR Certified**
 - **Development Agreement executed**
 - **Automatic Growth Management Allocation**
 - **Development Agreement Annulled**
 - **Growth Management Program Suspended**
 - **FCB Home submitted application**
-

EXISTING CONDITIONS

■ 50 Acres vacant lot

- Represents 50 acres of the 151 acre “Westside Project”

■ Surrounding land uses

- Vacant land to the south and west;
- Commercial uses to the south; and
- Residential uses to the north.
- West are within the San Joaquin County jurisdictional limits.

PROPOSED SUBDIVISION

- **232 Single Family Residences**
- **4.8-acres detention basin with a park**

GENERAL PLAN COMPLIANCE

- **Low Density Residential.**
 - **Consistent with the General Plan (2010)**
 - **Density ranges between two to eight du/ac**
 - **The proposed gross density of 4.7 units per acre**

GROWTH MANAGEMENT COMPLINACE

Density	Available Allocations		
	Total Available for 2012	2%Allocations for 2013	Total Available for 2013
Low (0.1-7)	2,995	291	3,286
Medium (7.1-20)	557	45	602
High (20.1-30)	1,122	112	1,234
TOTAL	4,634	448	5,122

- Project requests 232 Low Density Allocation
 - Total of **3,286** units available

PLANNING COMMISSION ACTION

■ Recommend Allocation



Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION APPROVING THE PLANNING COMMISSION'S RECOMMENDATION TO AUTHORIZE 232 LOW-DENSITY RESIDENTIAL GROWTH MANAGEMENT ALLOCATIONS FOR FCB HOMES

PUBLISH DATE: SATURDAY, NOVEMBER 9, 2013

LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: LNS ACCT. #0510052
RANDI JOHL-OLSON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, NOVEMBER 7, 2013

**ORDERED BY: RANDI JOHL-OLSON
CITY CLERK**

Jennifer M. Robison
JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
Phoned to confirm receipt of all pages at _____ (time) _____ JMR _____ MD (initials)



DECLARATION OF POSTING

PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION APPROVING THE PLANNING COMMISSION'S RECOMMENDATION TO AUTHORIZE 232 LOW-DENSITY RESIDENTIAL GROWTH MANAGEMENT ALLOCATIONS FOR FCB HOMES

On Thursday, November 7, 2013, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider adoption of resolution approving the Planning Commission's recommendation to authorize 232 low-density residential Growth Management Allocations for FCB Homes (attached and marked as Exhibit A) was posted at the following locations:

Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 7, 2013, at Lodi, California.

ORDERED BY:

**RANDI JOHL-OLSON
CITY CLERK**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION APPROVING THE PLANNING COMMISSION'S RECOMMENDATION TO AUTHORIZE 232 LOW-DENSITY RESIDENTIAL GROWTH MANAGEMENT ALLOCATIONS FOR FCB HOMES

On Thursday, November 7, 2013, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to consider adoption of resolution approving the Planning Commission's recommendation to authorize 232 low-density residential Growth Management Allocations for FCB Homes, attached hereto Marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

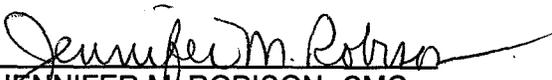
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 7, 2013, at Lodi, California.

ORDERED BY:

**RANDI JOHL-OLSON
CITY CLERK, CITY OF LODI**


JENNIFER M. ROBISON, CMC
ASSISTANT CITY CLERK

MARIA DITMORE
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: November 20, 2013

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl-Olson

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

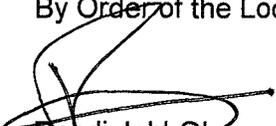
NOTICE IS HEREBY GIVEN that on **Wednesday, November 20, 2013**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Adoption of resolution approving the Planning Commission's recommendation to authorize 232 low-density residential Growth Management Allocations for FCB Homes.**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

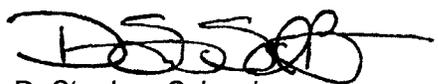
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:


Randi Johl-Olson
City Clerk

Dated: November 6, 2013

Approved as to form:


D. Stephen Schwabauer
City Attorney

PARCEL	OWNER	ATTN	ADDRESS	CITY	STATE	ZIP
applicant	FCB HOMES		10100 TRINITY PKWY STE 420	STOCKTON	CA	95219
2724001	TEMPLE, BONNIE J TR		6929 BISMARK DR	N HIGHLANDS	CA	95660
2724002	HALE, RAYMOND L		309 LELAND CT	LODI	CA	95242
2740001	TRAVERSO, JEFFREY VIRGIL ETAL	MICHAEL L MANNA RANCH INC	PO BOX 247	ACAMPO	CA	95220
2740002	DHKS DEV CO		621 EVERGREEN DR	LODI	CA	95242
2740004	KRISTMONT WEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826
2740005	WESTGATE SHOPPING CENTER LLC	AKT DEVELOPME NT INC	7700 COLLEGE TOWN DR #101	SACRAMENTO	CA	95826
2740006	2500 WEST LODI INVESTOR LLC		7700 COLLEGE TOWN DR #101	SACRAMENTO	CA	95826
2740011	KRISTMONT, WEST		7700 COLLEGE TOWN DR #111	SACRAMENTO	CA	95826
2740015	LODI WESTSIDE PROPERTIES LLC		10100 TRINITY PKWY STE 420	STOCKTON	CA	95219
2902022	JUNGEBLUT, ROSEMARY TR ETAL		859 TILDEN DR	LODI	CA	95242
2902020	PERROTT, PATRICK ANDREW ETAL		17560 HIGHLAND BLVD	SONOMA	CA	95476
2902021	PERROTT, PATRICK ANDREW ETAL		17560 HIGHLAND BLVD	SONOMA	CA	95476
2902022	PERROTT, PATRICK ANDREW ETAL		17560 HIGHLAND BLVD	SONOMA	CA	95476
2932001	DOLLINGER, VIOLA TR		2537 CENTRAL PARK	LODI	CA	95242
2932002	GRIFFANTI, NANCY L		2541 CENTRAL PARK	LODI	CA	95242
2932091	PARKVIEW TERRACE HOMEOWNER ASS		2346 CENTRAL PARK DR	LODI	CA	95242
2938004	WOODBIDGE, IRRIG					0
2938005	PERLEGOS, GEORGIA		PO BOX 1823	LODI	CA	95241
2943011	BRAND, RICKY L & LEILA M TR		2931 APPLEWOOD DR	LODI	CA	95242
2943012	TURNER, RICHARD & MARGARITA		2943 APPLEWOOD DR	LODI	CA	95242
2943013	GARIBALDI, RONALD ANDREW & SHA		52 APPLEWOOD DR	LODI	CA	95242
2943026	SHERMAN, PATRICK H & JANET R T		63 APPLEWOOD DR	LODI	CA	95242
2943027	MILLER, RICKY D &		55 APPLEWOOD DR	LODI	CA	95242
2943028	SPALETTA, JASON & JENNIFER		45 APPLEWOOD DR	LODI	CA	95242
2943029	GIANNONI, KERRY M		PO BOX 477	WOODBIDGE	CA	95258
2943030	BATCH, ROBERT II &		2952 APPLEWOOD DR	LODI	CA	95242
2943031	KORT, DALLAS & JONI ELLEN TR		2944 APPLEWOOD DR	LODI	CA	95242
2943032	HERYFORD, WILLIAM P & TINA C W		2936 APPLEWOOD DR	LODI	CA	95242
2943033	HANSEN, LAWRENCE DONALD & LIND		2928 APPLEWOOD DR	LODI	CA	95242

November 20, 2013 PH Mailing List for FCB Growth Management Allocations

2943034	SIMPSON, STEPHEN M & MARNE		PO BOX 956	WOODBIDGE	CA	95258
2943035	HEINSELMAN, BRENT & JENNIFER		29 PARADISE DR	LODI	CA	95242
2949004	ARCHULETA, JORDAN		2811 PARADISE DR	LODI	CA	95242
2949005	SHEPARD, ROBERT L JR & ANGELA		2819 PARADISE DR	LODI	CA	95242
2949006	JACKSON, KENNETH L & MARY L TR		8235 BELLA VINA	LODI	CA	95240
2949007	REITZ, MICHAEL DONALD & DIANA		2833 PARADISE DR	LODI	CA	95242
2949008	CRIVELLI, STEVEN &		2841 PARADISE DR	LODI	CA	95242
2949009	DICKERSON, DONALD		1275 S ORANGE AVE	LODI	CA	95240
2949010	GATSCHET, TIMOTHY W & DONNA LE		2868 PARADISE DR	LODI	CA	95242
2949011	PEARSON, SUSAN P		2860 PARADISE DR	LODI	CA	95242
2949012	HERRICK, BRADLEY C & BEVERLY F		2852 PARADISE DR	LODI	CA	95242
2949013	HALL, LYNN E TR ETAL	BRENDA HALL	2715 W KETTLEMAN LN STE 203119	LODI	CA	95242
2949014	STURMAN, JOSHUA J & LAUREN M		2836 PARADISE DR	LODI	CA	95242
2949015	BUTORAC, JOHN P TR		2828 PARADISE DR	LODI	CA	95242
2949016	KESSLER, JOAN M TR		2820 PARADISE DR	LODI	CA	95242
2949017	DHILLON, INDERPREET S &		2812 PARADISE DR	LODI	CA	95242
2949018	CHRISTENSEN, ANDERS & JOAN		2804 PARADISE DR	LODI	CA	95242
2949019	DEMPSEY, LLOYD B & MARCIA M TR		2728 PARADISE DR	LODI	CA	95242
2949020	HEBERLE, FREDERICK J & JUDY D		2720 PARADISE DR	LODI	CA	95242
2949021	CRANFORD, STEVE P & LISA C		2712 PARADISE DR	LODI	CA	95242
2949022	CURL, JASON &		2704 PARADISE DR	LODI	CA	95242
2949023	MCMILLEN, LARRY K & JEANNE L		2715 PARADISE DR	LODI	CA	95242
2949024	MAGDANZ, KENNETH G SR & NAOMI		4 EVERGREEN DR	LODI	CA	95242
2950001	ROJAS, RICHARD M & GAYLE A TR		2694 PARADISE DR	LODI	CA	95242
2950002	UYEMURA, DELMER T & JULIE K		2688 PARADISE DR	LODI	CA	95242
2950003	WATSON, STEVEN D &		2682 PARADISE DR	LODI	CA	95242
2950004	NORTON, RONALD G & NAOMI JOYCE		2676 PARADISE DR	LODI	CA	95242
2950005	LUNDQUIST, JOAN TR		2670 PARADISE DR	LODI	CA	95242
2950006	MARTINEZ, ERASMO JR & ELAINA L		2664 PARADISE DR	LODI	CA	95242
2950007	MILLER, JAMES D JR & LARELLE L		2658 PARADISE DR	LODI	CA	95242
2950008	PROVOST, PERCY P & FRANCES J T		2639 PARADISE DR	LODI	CA	95242
2950009	DHALIWAL, JASBIR & HARBINDER T		2647 PARADISE DR	LODI	CA	95242

November 20, 2013 PH Mailing List for FCB Growth Management Allocations

2950010	BRUNO, JEFFERY P & KATHLEEN M		2655 PARADISE DR	LODI	CA	95242
2950011	BALL, DOUGLAS		2661 PARADISE DR	LODI	CA	95242
2950012	TWITTY, MIKE W & JILL		2667 PARADISE DR	LODI	CA	95242
2950013	CROSBY, JUDY A		2673 PARADISE DR	LODI	CA	95242
2950014	DAVIS, ROGER E & PATRICIA A TR		2679 PARADISE DR	LODI	CA	95242
2950015	LEWIS, MARTHA E		935 INTERLAKEN DR	LODI	CA	95242
2950016	SHANKLES, WILLIAM D & JANICE J		2691 PARADISE DR	LODI	CA	95242
2950017	HURST, SHARON D TR		2652 PARADISE DR	LODI	CA	95242
2950018	WOODS, STEVEN P & DENISE L		2646 PARADISE DR	LODI	CA	95242
2950019	PERGERSON, MATTHEW T & GINA E		2640 PARADISE DR	LODI	CA	95242
2952001	PERLEGOS, GEORGIA		PO BOX 1823	LODI	CA	95241
2952002	KIMBRELL, JESS H JR & MICHELLE		2628 PARADISE DR	LODI	CA	95242
2952003	ROMERO, ANTHONY J & MELISSA M		2622 PARADISE DR	LODI	CA	95242
2952004	BYRD, RICHARD &		2618 PARADISE DR	LODI	CA	95242
2952005	FUREY, GREGORY J & MABEL L TR		4555 N PERSHING AVE PMB#33113	STOCKTON	CA	95207
2952009	WU, STEVEN C M & CHIN MEI TR		2609 CREEKSIDE DR	LODI	CA	95242
2952010	OSENGA, DENNIS J & PATRICIA J		2615 CREEKSIDE DR	LODI	CA	95242
2952011	LINCZ, FRANK		2621 CREEKSIDE DR	LODI	CA	95242
2952012	WILSON, ROBERT G & NANCY A TR		2627 CREEKSIDE DR	LODI	CA	95242
2952013	CHANG, CHE MING TR		2633 CREEKSIDE DR	LODI	CA	95242
2952014	LIEBELT, BRIAN D & MARLIES N		2639 CREEKSIDE DR	LODI	CA	95242
2952015	SINGH, MOHINDER P		2643 CREEKSIDE DR	LODI	CA	95242
2952016	PERLEGOS, JEFF ETAL	JOHN PERLEGOS	PO BOX 1823	LODI	CA	95241
2952017	MAGEE, JERRY K &		2640 CREEKSIDE DR	LODI	CA	95242
2952018	WEBB, BRADLEY B & BRONWYN A		109 FIELDSTONE CT	LODI	CA	95242
2952019	TISDALE, TAMRA L		127 FIELDSTONE CT	LODI	CA	95242
2952020	O DONNELL, ZACHARY R & KELLY J		130 FIELDSTONE CT	LODI	CA	95242
2952021	SOUTHERN, MARK L & VICKIE L TR		120 FIELDSTONE CT	LODI	CA	95242
2952022	HAPPEL, DEAN A		114 FIELDSTONE CT	LODI	CA	95242
2952023	LARRABEE, GARY M & KELLY L		108 FIELDSTONE CT	LODI	CA	95242
2952024	MCGOWAN, DENNIS J		107 BOXWOOD CT	LODI	CA	95242
2952025	HALEY, TRUDY L		115 BOXWOOD CT	LODI	CA	95242
2952026	WENTZ, RYAN J		121 BOXWOOD CT	LODI	CA	95242
2952027	MATTHEWS, DALE K		127 BOXWOOD CT	LODI	CA	95242
2952028	BURKS, PHILLIP C & LINDSEY E		139 BOXWOOD CT	LODI	CA	95242
2952029	MYERS, JERRY L TR		142 BOXWOOD CT	LODI	CA	95242
2952030	NICHOLS, DENNIS L		136 BOXWOOD CT	LODI	CA	95242

November 20, 2013 PH Mailing List for FCB Growth Management Allocations

2952031	ODOM, DENISE A		130 BOXWOOD CT	LODI	CA	95242
2952032	WILSON, TERRIE		124 BOXWOOD CT	LODI	CA	95242
2952033	NAHIGIAN, JUDI A		118 BOXWOOD CT	LODI	CA	95242
2952043	LODI CITY OF	CITY CLERK	PO BOX 3006	LODI	CA	95241
2932003	WESTERBACK, EDWIN & DENISE TR		2545 CENTRAL PARK DR	LODI	CA	95242
2932004	MCFARLAND, JAMES R & ELNA		2549 CENTRAL PARK DR	LODI	CA	95242
2932005	UPDEGRAFT, BARBARA D TR ETAL		2553 CENTRAL PARK DR	LODI	CA	95242
2932006	WRIGHT, JOAN F		2557 CENTRAL PARK	LODI	CA	95242
2932007	FANDRICH, ALVIN A & GLADYS I T		2561 CENTRAL PARK DR	LODI	CA	95242
2932008	ROSEBERRY, CAROL		2565 CENTRAL PARK	LODI	CA	95242
2932009	MCMAHON, MARY		2569 CENTRAL PARK	LODI	CA	95242
2932010	CAVEY, NOLAND B & SANDRA J TR		8079 CARIBBEAN WAY	SACRAMENTO	CA	95826
2932011	BONNER, CHERYL		2577 CENTRAL PARK	LODI	CA	95242
2932012	BENTZ, BEVERLY TR		2581 CENTRAL PARK	LODI	CA	95242
2932013	MORIWAKI, SUGA ANN		2585 CENTRAL PARK	LODI	CA	95242
2932014	GARIBALDI, WILMA J		2589 CENTRAL PARK	LODI	CA	95242
2932015	FIELD, MARILYN E TR		624 PALM AVE	LODI	CA	95240
2932016	MCINTOSH,		2339 HYDE PARK CIR	LODI	CA	95242
2932017	PARKIN, PATRICIA LEA		2343 HYDE PARK CIR	LODI	CA	95240
2932018	COONEY, LOLA M TR		2347 W HYDE PARK CIR	LODI	CA	95242
2932019	WHITE, WARNER &		5185 CONGRESSIONAL	CHOWCHILLA	CA	93610
2932020	GRANT, JAMES R III & KATHRYN		2355 HYDE PARK CIR	LODI	CA	95242
2932021	HONEY, RAYMOND L & JANET K		2359 HYDE PARK CIR	LODI	CA	95242
2932022	LEONARD, BARBARA JEAN TR		2363 HYDE PARK CIR	LODI	CA	95242
2932023	MACOMBER, ROY C & ADELAIDE TR		2367 HYDE PARK CIR	LODI	CA	95242
2932024	BANK OF STOCKTON TRUST DEPT TR	ANNE LEWIS AVP TRUST O	PO BOX 201014	STOCKTON	CA	95201
2932025	GABRIELSON, CURTIS G & BEVERLY		2375 HYDE PARK CIR	LODI	CA	95242
2932026	SWEENEY, PATRICK T		1930 EDGEWOOD DR	LODI	CA	95242
2932027	DURHAM, JUDITH J TR		2383 HYDE PARK CIR	LODI	CA	95242
2932028	FARRELL, COLETTE L TR	THERESE CONNOLLY	2330 MEDALLION WAY	LODI	CA	95242
2932029	STARRICK, RAY & EUSTOLIA TR		2388 HYDE PARK CIR	LODI	CA	95242
2932030	SEIBEL, DONALD J TR		2384 HYDE PARK CIR	LODI	CA	95242
2932031	DRUMMOND,		2376 HYDE PARK CIR	LODI	CA	95242
2932032	WALKER, STEPHEN U & JUDY ANN T		2348 HYDE PARK CIR	LODI	CA	95242
2932033	EUSTIS, MARY JO		2342 HYDE PARK CIR	LODI	CA	95242
2932034	MCLEAN, MARGARET		2338 HYDE PARK CIR	LODI	CA	95242
2932035	PARKISON, MARJORIE		2334 HYDE PARK CIR	LODI	CA	95242
2932036	GEORGE, FRED W TR ETAL	GEORGE REV TRUST	208 GRAMERCY PARK DR	LODI	CA	95242
2932037	REISS, W & C COTRS		204 GRAMERCY PARK	LODI	CA	95242

November 20, 2013 PH Mailing List for FCB Growth Management Allocations

2932038	MITCHELL, CHERYL R		200 GRAMERCY PARK	LODI	CA	95242
2932039	EVANS, RICHARD LEE & BONNIE		2495 MACARTHUR PKWY	LODI	CA	95242
2932040	BUNNELL, DOLORES A		2491 MACARTHUR	LODI	CA	95242
2932041	ROSENAU, LELAND A & D ARLENE R		2487 MACARTHUR PKWY	LODI	CA	95242
2932042	SWOFFORD, DIANE		2483 MACARTHUR	LODI	CA	95242
2932043	SMITH, DONALD R & LILA F TR		2479 MACARTHUR PKWY	LODI	CA	95242
2932044	SOLARI, PAUL E & BOBBYE N TR		2475 MACARTHUR PKWY	LODI	CA	95242
2932045	DEMSKI, STANLEY L TR ETAL		2471 MACARTHUR PKWY	LODI	CA	95242
2932046	BOSSALLER, ANDREW P & KIM M		2467 MACARTHUR PKWY	LODI	CA	95242
2932047	ORGON, ANNA TR		2463 MACARTHUR	LODI	CA	95242
2932048	KUEHNE, LLOYD D TR		2459 MACARTHUR	LODI	CA	95242
2932049	MCINTOSH, GREGORY JAMES & LORI		PO BOX 414	PACIFIC PALISAD	CA	90272
2932050	PAIGE, JAMES M		2451 MACARTHUR	LODI	CA	95242
2932051	FORE, MILLARD L & NORMA J TR		2447 MACARTHUR PKWY	LODI	CA	95242
2932052	GLENN, JERRY L & SUSAN Y		2443 MACARTHUR PARKWAY	LODI	CA	95242
2932053	BRADEN, RONALD B &		2439 MACARTHUR	LODI	CA	95242
2932054	RIPPLINGER, RICHARD R & ZELPHA		2435 MACARTHUR PKWY	LODI	CA	95242
2932055	WESTGATE, LARRY & JO ANN		2431 MACARTHUR PKWY	LODI	CA	95242
2932056	ROBINSON, DEAN N & JANET F TR		1114 HEIDELBERG WAY	LODI	CA	95242
2932057	FILBIN, KELLY A		2396 CENTRAL PARK	LODI	CA	95242
2932058	ANDERSON, DONALD K & LORETTA S		725 FAIRVIEW BLVD #17	INCLINE VILLAGE	NV	89451
2932059	DANIELS, VIRGINIA T TR ETAL		2406 CENTRAL PARK DR	LODI	CA	95242
2932060	GROVE, BARBARA W		2410 CENTRAL PARK	LODI	CA	95242
2932061	YACOPETTI,		PO BOX 2152	LODI	CA	95241
2932062	APPLING, CAROLE N		PO BOX 1555	WOODBIDGE	CA	95258
2932063	HARO, SAL JAMES TR & EMILY M T		2401 CENTRAL PARK DR	LODI	CA	95242
2932064	FORNEY, CHARLES A & MAVIS B TR		2397 CENTRAL PARK DR	LODI	CA	95242
2932065	HANDEL, LEON E TR		2393 CENTRAL PARK	LODI	CA	95242
2932066	SCHULENBURG, ROBERT W TR		15740 MOORE RD	LODI	CA	95242
2932067	KERNER, MARLO L & HAZEL M TR		2430 CENTRAL PARK DR	LODI	CA	95242
2932068	BAUSERMAN, GEORGE L & CAROL K		2434 CENTRAL PARK DR	LODI	CA	95242
2932069	KRONEMANN, LINDA L		2438 CENTRAL PARK	LODI	CA	95242
2932070	HUKILL, ANNETTE M TR	GEORGE S CHALMERS	1234 HEARTWOOD DR	ROHNERT PAR	CA	94928
2932071	PHILLIPS, LESLIE TR	HERMANOTT ER REV	2446 CENTRAL PARK DR	LODI	CA	95242

November 20, 2013 PH Mailing List for FCB Growth Management Allocations

2932072	WILLIAMS, ELIZABETH N LF EST	THOMAS H VANDYKE	2375 E SPIESS RD	ACAMPO	CA	95220
2932073	EMLER, LYDIA M TR		2462 CENTRAL PARK	LODI	CA	95242
2932074	THOMASON, BOB M & DONNA D TR		2466 CENTRAL PARK DR	LODI	CA	95242
2932075	MERRILL, H L TR		2470 CENTRAL PARK	LODI	CA	95242
2932076	MOREHEAD, SKIP R		2474 CENTRAL PARK	LODI	CA	95242
2932077	BLAUFUS, JOHN L &		2478 CENTRAL PARK	LODI	CA	95242
2932078	IKEMOTO, MICHAEL & MARJORIE TR		2482 CENTRAL PARK DR	LODI	CA	95242
2932079	HALL, C LELAND & MARY L TR		2486 CENTRAL PARK DR	LODI	CA	95242
2932080	EWOLDT, ETHEL L TR ETAL	LINDA GAYLE BLANCO TR	2490 CENTRAL PARK DR	LODI	CA	95242
2932081	BEWLEY, JOSEPH & MONIQUE		2494 CENTRAL PARK DR	LODI	CA	95242
2932082	SOLARI, ANNETTA M TR ETAL		2498 CENTRAL PARK DR	LODI	CA	95242
2932083	CONN, JANET L TR		PO BOX 738	LODI	CA	95241
2932084	POLLARD, ROBERT E & CORINNE C		2485 CENTRAL PARK DR	LODI	CA	95242
2932085	GARVEY, SHARON A		2481 CENTRAL PARK	LODI	CA	95242
2932086	PEABODY, DERRIL E & LINDA L		2477 CENTRAL PARK DR	LODI	CA	95242
2932087	SWIFT, SYLVIA L TR	SWIFT FAMILY TRUST	PO BOX 1977	MINDEN	NV	89423
2932088	HOPE, BETTY L TR		2469 CENTRAL PARK	LODI	CA	95242
2932089	KING, NORMAN D & LAQUITA J TR		2465 CENTRAL PARK DR	LODI	CA	95242
2932090	BRUSA, SELDON C & ELIZABETH TR		2461 CENTRAL PARK DR	LODI	CA	95242