1. ROLL CALL

2. MINUTES – “January 9, 2019”

3. PUBLIC HEARINGS
   a. Request for Planning Commission approval of a Subdivision Map for the Twin Arbors Subdivision, a 5.42 acre, 287 unit subdivision at 2040 Cochran Road. (Applicant: Lodi Athletic Clubs; File: 2018-38 S; CEQA Status: Section 15332 – In-fill development consistent with the General Plan and Zoning Code)

   NOTE: The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31

1. PLANNING MATTERS/FOLLOW-UP ITEMS

2. ANNOUNCEMENTS AND CORRESPONDENCE

3. ACTIONS OF THE CITY COUNCIL

4. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

5. ACTIONS OF THE LODI ARTS COMMISSION

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

7. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)

8. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

Right to Appeal:
If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of $300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2nd Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.
January 9, 2019 Minutes

The above Planning Commission minutes were not available at the time of packet preparation.

They will be made available prior to the start of the February 13, 2019 meeting if ready.
MEETING DATE: February 13, 2019
APPLICATION NO: Subdivision Application: 2018-38 S

REQUEST: Request for Planning Commission approval of a Subdivision Map for the Twin Arbors Subdivision, a 5.42 acre, 27 unit subdivision at 2040 Cochran Road.

(Applicant: Lodi Athletic Clubs; File: 2018-38 S; CEQA Status: Section 15332 – In-fill development consistent with the General Plan and Zoning Code)

LOCATION: 2040 Cochran Road
Lodi, CA 95240
APN: 027-310-08

APPLICANT: Lodi Athletic Clubs
c/o Larry Gilzean
11344 Coloma Road #350
Gold River, CA 95670

PROPERTY OWNER: Lodi Athletic Clubs
c/o Larry Gilzean
11344 Coloma Road #350
Gold River, CA 95670

RECOMMENDATION
Staff recommends that the Planning Commission approve the proposed 27 lot Tentative Subdivision Map for the Twin Arbors-Cochran Road Subdivision subject to conditions in the attached draft resolution.

At the January 9, 2019 Planning Commission meeting, staff requested that the item be continued in order to work with the applicant to respond to roadway width and lot size concerns.

The applicant has removed an interior lot, made numerous lots larger and increased the width of the roadway.

The previous staff report is included as attachment C.
ANALYSIS
Lot Sizes
The table below identifies previous lot sizes and new proposed lot sizes in **bold**.

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Size – Square Feet</th>
<th>Lot Number</th>
<th>Size – Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7,595</td>
<td>15</td>
<td>6,435</td>
</tr>
<tr>
<td></td>
<td><strong>7,577</strong></td>
<td></td>
<td><strong>6,403</strong></td>
</tr>
<tr>
<td>2</td>
<td>6,932</td>
<td>16</td>
<td>6,435</td>
</tr>
<tr>
<td></td>
<td><strong>7,100</strong></td>
<td></td>
<td><strong>6,403</strong></td>
</tr>
<tr>
<td>3</td>
<td>6,932</td>
<td>17</td>
<td>8,002</td>
</tr>
<tr>
<td></td>
<td><strong>7,100</strong></td>
<td></td>
<td><strong>7,976</strong></td>
</tr>
<tr>
<td>4</td>
<td>6,932</td>
<td>18</td>
<td>6,558</td>
</tr>
<tr>
<td></td>
<td><strong>7,100</strong></td>
<td></td>
<td><strong>7,196</strong></td>
</tr>
<tr>
<td>5</td>
<td>6,644</td>
<td>19</td>
<td>5,940</td>
</tr>
<tr>
<td></td>
<td><strong>6,891</strong></td>
<td></td>
<td><strong>6,501</strong></td>
</tr>
<tr>
<td>6</td>
<td>9,351</td>
<td>20</td>
<td>5,940</td>
</tr>
<tr>
<td></td>
<td><strong>8,811</strong></td>
<td></td>
<td><strong>6,501</strong></td>
</tr>
<tr>
<td>7</td>
<td>9,305</td>
<td>21</td>
<td>5,940</td>
</tr>
<tr>
<td></td>
<td><strong>9,208</strong></td>
<td></td>
<td><strong>6,501</strong></td>
</tr>
<tr>
<td>8</td>
<td>7,401</td>
<td>22</td>
<td>6,535</td>
</tr>
<tr>
<td></td>
<td><strong>7,346</strong></td>
<td></td>
<td><strong>7,142</strong></td>
</tr>
<tr>
<td>9</td>
<td>7,412</td>
<td>23</td>
<td>6,435</td>
</tr>
<tr>
<td></td>
<td><strong>8,011</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>7,423</td>
<td>24</td>
<td>6,532</td>
</tr>
<tr>
<td></td>
<td><strong>7,584</strong></td>
<td>(23)</td>
<td><strong>7,140</strong></td>
</tr>
<tr>
<td>11</td>
<td>10,016</td>
<td>25</td>
<td>5,940</td>
</tr>
<tr>
<td></td>
<td><strong>9,443</strong></td>
<td>(24)</td>
<td><strong>6,501</strong></td>
</tr>
<tr>
<td>12</td>
<td>8,890</td>
<td>26</td>
<td>5,940</td>
</tr>
<tr>
<td></td>
<td><strong>8,685</strong></td>
<td>(25)</td>
<td><strong>6,501</strong></td>
</tr>
<tr>
<td>13</td>
<td>6,514</td>
<td>27</td>
<td>5,940</td>
</tr>
<tr>
<td></td>
<td><strong>6,383</strong></td>
<td>(26)</td>
<td><strong>6,501</strong></td>
</tr>
<tr>
<td>14</td>
<td>6,435</td>
<td>28</td>
<td>6,698</td>
</tr>
<tr>
<td></td>
<td><strong>6,402</strong></td>
<td>(27)</td>
<td><strong>7,334</strong></td>
</tr>
</tbody>
</table>
The applicant removed a lot from the inner portion of the development and made numerous lots larger to create parcels that would be more constant with the existing Sun West developments.

The previous project had an average lot size of 7,023 sq ft with the smallest lot at 5,984 sq ft and the largest lot at 10,016 sq ft.

The current proposal has an average lot size of 7,268 sq ft with the smallest lot at 6,383 sq ft and the largest lot at 9,443 sq ft.

- The average lot size has increased by 245 sq ft.
- The applicant has reduced the size of the largest lots and created lots that on average are larger.
- Sixteen of the lots are over 7,100
- Five lots are over 8,000 sq ft.
- The four smallest lots back-up to the WID canal.

**Roadway Width**

The public roadway curb to curb in Rose Gate is 30 ft.
The private roadway curb to curb in Harvest Crossing (Grupe) is 32 ft.
The private roadway curb to curb in Vintner Square (Grupe) is 32 ft.
The public roadway curb to curb in Vintner Terrace (Peterson Property) is 34 ft.
The private roadway curb to curb in Twin Arbors Cochran Road is 33 ft.

The proposed roadway is consistent with the current roadway standards for Lodi.

In accordance with Lodi Municipal Code Section, 17.52.070, the Commission may approve a tentative map only when it first finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6. The findings are included as part of the resolution and staff recommends approval of the subdivision 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). Phased Final Maps shall extend the expiration of the tentative map by 36 months or the date of the previously filed Final Map.
Conclusion

Staff sent a copy of the application to various City departments for review and comment. Their comments and requirements incorporated into the attached resolution. 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 tentative map, as described in the code compliance sections above, is consistent with the current General Plan (2010).

The proposed 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 consistent with the historical development of the City.

ENVIRONMENTAL ASSESSMENT

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “Projects.” A “Project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Tentative Subdivision Map is a project under CEQA.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Low Density Residential. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

The Class 32 “Infill” Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332 and no further environmental review is required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, February 2, 2019. Ninety-one (91) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project.
RECOMMENDED MOTIONS

Should the Planning Commission agree with staff’s recommendation, the following motion is suggested:

“I move that the Planning Commission adopt a Resolution finding that the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, the project is consistent with the findings of the previous environmental documents prepared for the 2010 Lodi General Plan and is an infill development in an urban area and approve the 27 lot Tentative Subdivision Map for the Twin Arbors – Cochran Road Subdivision subject to conditions in the attached resolution.”

ALTERNATIVE PLANNING COMMISSION ACTIONS:

• Approve the request with attached or alternate conditions
• Deny the request
• Continue the request.

Respectfully Submitted, Concur,

Craig Hoffman Stephen Schwabauer
City Planner Community Development Director

ATTACHMENTS:

A. Vicinity / Aerial Map
B. Subdivision Map
C. January 9, 2019 Planning Commission Staff Report
D. Draft Resolution
DEMOLITION NOTES:

1. All existing site improvements are to be removed as part of this project.
2. Existing drainage basins to be filled as part of this project.
3. Existing structures to be removed or replaced with new, similar structures.
4. Stormwater and irrigation systems to be installed as part of this project.
5. All utilities and improvements within the site are to be removed.
6. Storm and rainwater systems to be installed as necessary.
7. All requirements for public improvements.
8. Bomh and severe hazards are arranged prior to any necessary public improvements.

TOPOGRAPHY NOTE

All topographical information is based on the most current topographic survey. All depths and elevations are given in feet and feet above sea level. All contours are based on the 2-foot contour interval. All existing structures are shown in the map. The map is subject to change without notice. The map is not to be used for any legal purposes. The map is for reference only. The map is not a replacement for a professional survey. The map is not to scale. The map is not to be used for construction purposes. The map is not a replacement for a professional survey. The map is not to scale.
MEETING DATE: January 9, 2019
APPLICATION NO: Subdivision Application: 2018-38 S

REQUEST: Request for Planning Commission approval of a Subdivision Map for the Twin Arbors Subdivision, a 5.42 acre, 28 unit subdivision at 2040 Cochran Road.
(Applicant: Lodi Athletic Clubs; File: 2018-38 S; CEQA Status: Section 15332 – In-fill development consistent with the General Plan and Zoning Code)

LOCATION: 2040 Cochran Road
Lodi, CA 95240
APN: 027-310-08

APPLICANT: Lodi Athletic Clubs
 c/o Larry Gilzean
11344 Coloma Road #350
Gold River, CA 95670

PROPERTY OWNER: Lodi Athletic Clubs
 c/o Larry Gilzean
11344 Coloma Road #350
Gold River, CA 95670

RECOMMENDATION
Staff recommends that the Planning Commission approve the proposed 28 lot Tentative Subdivision Map for the Twin Arbors-Cochran Road Subdivision subject to conditions in the attached draft resolution.

The proposed project includes a private roadway with Home Owners Association to maintain any common features. The current proposal includes a choked down entry feature. Gates are not proposed at this time, but could be included in the future.

PROJECT/AREA DESCRIPTION
General Plan Designation: Low Density Residential
Zoning Designation: Low Density Residential
Property Size: 5.42 acres
The adjacent zoning and land use characteristics:

<table>
<thead>
<tr>
<th></th>
<th>ADJACENT ZONING DESIGNATIONS AND LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>GENERAL PLAN</td>
</tr>
<tr>
<td>North</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>South</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>East</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>West</td>
<td>Low Density Residential</td>
</tr>
</tbody>
</table>

BACKGROUND

The project site is part of the Sun West development area. This area is comprised of larger lots and larger homes in Lodi.

The Sun West Swim and Tennis Club was granted Use Permit approval in September 1971. Ultimately, the property was annexed into the City Limits in early 1972 and building permits issued for the property in July of 1972.

Since 1973 the property has operated as a private Swim and Tennis Club. This is not a public facility and has never been used in that manner.

The property has always had a low density residential underlying General Plan and Zoning designation consistent with the surrounding area.

The existing site has a parking lot, swimming pool, tennis courts, gym building and associated site improvements.

ANALYSIS

Existing Conditions: The subject site is a 5.42 acre parcel containing a private swim and tennis club.

General Plan Compliance: The project site carries a General Plan Land Use designation of Low Density Residential. The low density designation allows for residential development with 2 to 8 dwelling units per acre. The proposed project density is 5.16 units per acre. The proposed lotting meets the density requirements for parcel sizes.

Zoning Compliance: The project site is zoned Low Density Residential. This designation requires a minimum lot size of 5,000 sq ft and a maximum density of 8 units per acre.

Subdivision Map: The proposed tentative map includes 28 lots ranging in size from 5,940 sq ft up to 10,016 sq ft. Lots 1 thru 6 along the western boundary range in size from 6,644 sq ft to 9,351 sq ft. Lots 7 thru 11 along the southern border range in size from 7,401 sq ft to 10,016 sq ft. Lots 12 thru 17 along the eastern / WID canal border range in size from 6,435 sq ft to 8,890 sq ft. Lots 18 thru 28 on the interior of the project range in size from 5,940 sq ft to 6,698 sq ft. The following table identifies the lot and corresponding lot size.
<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Size – Square Feet</th>
<th>Lot Number</th>
<th>Size – Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7,595</td>
<td>15</td>
<td>6,435</td>
</tr>
<tr>
<td>2</td>
<td>6,932</td>
<td>16</td>
<td>6,435</td>
</tr>
<tr>
<td>3</td>
<td>6,932</td>
<td>17</td>
<td>8,002</td>
</tr>
<tr>
<td>4</td>
<td>6,932</td>
<td>18</td>
<td>6,558</td>
</tr>
<tr>
<td>5</td>
<td>6,644</td>
<td>19</td>
<td>5,940</td>
</tr>
<tr>
<td>6</td>
<td>9,351</td>
<td>20</td>
<td>5,940</td>
</tr>
<tr>
<td>7</td>
<td>9,305</td>
<td>21</td>
<td>5,940</td>
</tr>
<tr>
<td>8</td>
<td>7,401</td>
<td>22</td>
<td>6,535</td>
</tr>
<tr>
<td>9</td>
<td>7,412</td>
<td>23</td>
<td>6,435</td>
</tr>
<tr>
<td>10</td>
<td>7,423</td>
<td>24</td>
<td>6,532</td>
</tr>
<tr>
<td>11</td>
<td>10,016</td>
<td>25</td>
<td>5,940</td>
</tr>
<tr>
<td>12</td>
<td>8,890</td>
<td>26</td>
<td>5,940</td>
</tr>
<tr>
<td>13</td>
<td>6,514</td>
<td>27</td>
<td>5,940</td>
</tr>
<tr>
<td>14</td>
<td>6,435</td>
<td>28</td>
<td>6,698</td>
</tr>
</tbody>
</table>

Parcels in the northern Sun West area range on average anywhere from 5,000 sq ft to 14,000 sq ft in size. There are a number of lots that are 7,000 sq ft and 7,500 sq ft in size. There is not a uniform lot size in the area, but lots are generally larger custom home site.

The lots within the Twin Arbors project vary. That is consistent with the neighborhood area.

In accordance with Lodi Municipal Code Section, 17.52.070, the Commission may approve a tentative map only when it first finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan, and that none of the findings for denial can be made. The findings shall apply to each proposed parcel as well as the entire subdivision, including any parcel identified as a designated remainder in compliance with Map Act Section 66424.6. The findings are included as part of the resolution and staff recommends approval of the subdivision 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). Phased Final Maps shall extend the expiration of the tentative map by 36 months or the date of the previously filed Final Map.

Access and Circulation: The main access to the proposed project is off Cochran Road. The project includes a private looped road that will be maintained by a Home Owners Association. The road includes 32 feet of travel lane. This is typical of our roadway development standards.

The current proposal includes a choked down entry feature. Entry gates are not proposed at this time, but could be included in the future.

Project Traffic: The Twin Arbors club had an average off-season daily member attendance of 250 to 400 members and a daily traffic volume of approximately 300 to 450 vehicle trips. The club had an average Summer daily member attendance of 500 to 700 members and a daily traffic volume of 500 to 800 trips.

The proposed project will generate 28 lots times 8 average trips per day totaling 224 daily trips. These are less trips than currently take place with a commercial health club facility.

Comments on the project

- Community members have requested that the City purchase the property and turn the facility into a public park. The City of Lodi does not have the finances to make the purchase and support the annual operating expenses. The property has been used for private recreation. A public park would be a very different feature in this neighborhood. Staff does not support a land use change to a public park in this neighborhood.

- This facility has provided a recreational opportunity to Lodi High School student athletes for tennis and swimming. The City of Lodi needs to replace these opportunities. Staff understands that district dollars are being spent on updating school athletic facilities. The Lodi tennis team may be playing at Woodbridge Golf and Country Club. The school district needs to verify what facilities are available and the current condition of these facilities.

- The City needs to provide more public recreation facilities. As new residential development build, neighborhood parks and community park impact fees are being collected. Rose Gate Park and Reynolds Ranch Park have been constructed as part of the developments. Villa Fiori and Gateway North will be building in the next 2 years. Expanded recreational opportunities are being constructed as needed with new developments.

Growth Management Allocations

Every project in Lodi needs Growth Allocations to develop. For this project 28 allocations would be required. Because this project does not have a home builder or developer identified, the applicant will come back at a later date to request allocations. At that time the neighborhood will be able to know who the home builder is and see what product they are looking to build.

Conclusion

Staff sent a copy of the application to various City departments for review and comment. Their comments and requirements incorporated into the attached resolution. 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 tentative map, as described in the code compliance sections above, is consistent with the current General Plan (2010).

The proposed 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 consistent with the historical development of the City.

ENVIRONMENTAL ASSESSMENT

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary “Projects.” A “Project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Tentative Subdivision Map is a project under CEQA.

The City Council, by Resolution No. 2010-41, which became effective on April 7, 2010, certified an Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, for the City of Lodi General Plan. This General Plan designated the project site as Low Density Residential.

No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

The Class 32 “Infill” Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15332 and no further environmental review is required.

PUBLIC HEARING NOTICE:

Legal Notice for the Use Permit was published in the Lodi News Sentinel on Saturday, December 29, 2018. Eighty-seven (87) public hearing notices were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091 (a) 3. Public notice also was mailed to interested parties who had expressed their interest of the project.

RECOMMENDED MOTIONS

Should the Planning Commission agree with staff’s recommendation, the following motion is suggested:
“I move that the Planning Commission adopt a Resolution finding that the project has satisfied the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, the project is consistent with the findings of the previous environmental documents prepared for the 2010 Lodi General Plan and is an infill development in an urban area and approve the 28 lot Tentative Subdivision Map for the Twin Arbors – Cochran Road Subdivision subject to conditions in the attached resolution.”

ALTERNATIVE PLANNING COMMISSION ACTIONS:

• Approve the request with attached or alternate conditions
• Deny the request
• Continue the request.

Respectfully Submitted, Concur,

Craig Hoffman Stephen Schwabauer
City Planner Community Development Director

ATTACHMENTS:

A. Vicinity / Aerial Map
B. Surrounding parcels lot sizes
C. Subdivision Map
D. Comment Letters
E. Draft Resolution
RESOLUTION NO. 19-XX
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI
APPROVING THE REQUEST OF LODI ATHLETIC CLUBS FOR APPROVAL OF
SUBDIVISION MAP FOR TWIN ARBORS-COCHRAN ROAD SUBDIVISION, A 5.42-
ACRE, 27-LOT SINGLE-FAMILY RESIDENTIAL AT 2040 COCHRAN ROAD.

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

WHEREAS, the project site is located at 2040 Cochran Road, Lodi, CA 95240 (APN: 027-
310-08); and

WHEREAS, the applicant is Lodi Athletic Clubs, c/o Larry Gilzean, 11344 Coloma Road
#350, Gold River CA ; and

WHEREAS, the applicant, Lodi Athletic Clubs, c/o Larry Gilzean, has filed the “Twin
Arbors-Cochran Road” Subdivision Map Application with the City of Lodi; and

WHEREAS, the project property owners of record is Lodi Athletic Clubs, c/o Larry Gilzean,
11344 Coloma Road #350, Gold River CA ; and

WHEREAS, City Council Resolution No. 2010-41 adopted by the City Council on April 7,
2010, approved the land use designation as Low Density Residential for the
project site; and

WHEREAS, the City Council by Ordinance No. 1869, which became effective on March 21,
2013, granted Low Density Residential for the project site; and

WHEREAS, the City Council by Resolution No. 2010-41, which became effective on April 7,
2010, certified an Environmental Impact Report (EIR), State Clearinghouse No.
20009022075, for the City of Lodi General Plan; and

WHEREAS, a copy of the Environmental Impact Report (EIR), State Clearinghouse No.
20009022075, 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 Class 32 “Infill” Categorical Exemption (CEQA Guideline Section 15332),
hereafter referred to as the Class 32 Exemption, exempts infill development
within urbanized areas if it meets certain criteria. The class consists of
environmentally benign infill projects that are consistent with the General Plan
and Zoning requirements. This class is not intended for projects that would
result in any significant traffic, noise, air quality, or water quality impacts; and

WHEREAS, the Subdivision Map contains 5.42 acres, 27-lots, and is located at 2040
Cochran Road, which is designated for low density residential development; and

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. The project is consistent with the previous EIRs prepared for the property.

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 subdivision is conditioned to construct improvements thereby insuring that an adequate Level of Service is maintained on the roadways within the area.

8. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan EIR. No increase in development density beyond what was anticipated in the General Plan for the Project site would occur. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

9. The Class 32 “Infill” Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts. This exemption is not limited to any use type and may apply to residential, commercial, industrial, public facility, and/or mixed-use projects.

10. The subdivision map allows for the orderly growth of Lodi in that the Land Use and Growth Management Element allows for density consistent with the proposed subdivision map.

11. Said 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 approves the Twin Arbors-Cochran Road subdivision map project 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 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 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. 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. 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.

11. 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.
12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. A master street tree plan shall be approved by the Public Works Department for each phase of this 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.

19. 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.

20. 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.

21. 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.
22. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

CDD - PLANNING

23. The City places a high value on quality design and materials in the construction of fencing and buffers for developments. Fencing is an integral design feature in residential developments and defines property ownership and boundaries. The City expects quality materials that will last and maintain an appealing aesthetic within neighborhoods. This includes metal or pressure treated posts for fencing.

24. Prior to the construction of this project, the applicant / property owner / developer needs to secure Growth Management Allocations.

CITY OF LODI FIRE DEPARTMENT

25. The developer shall comply with all applicable requirements of the California Fire Code and the adopted policies of the City of Lodi.

26. 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)

27. 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.

28. 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.

29. 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 BUILDING DEPARTMENT

30. Building permit is required for Site work. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2013 California Building code. Please review our policy handouts for specific submittal procedures.

31. The 2013 California Residential Code, Section R313.2 requires all new one and two-family dwellings to have an automatic residential fire sprinkler system installed.

32. Dwelling unit walls less than 3’ from the property lines are required to be 1 hour fire rated. 2013 CRC, Section R302, Table R302.1 (2

33. Sanitary sewer drainage pipe shall be sized as per 2013 CPC, Table 703.2 or 717.1 and is to be sloped a minimum of 1% (4” – 6” pipe). 2013 CPC, Section 718.1

34. Plans to specify and show a fire access lane to extend within 150’ of all portions of any structure. Fire access lane to be a minimum of 24’ wide. Dead end fire access lanes in excess of 150’ in length shall be provided with an approved area for turning around fire apparatus. Further, amend plans to specify and show fire lane striping (red curb or stripe with “Fire Lane” in 4” high white letters, ¾” stroke at intervals not less than 50’) and fire lane sign at the entrance and the extremity of the lane. 2016 CFC, Section 503.1 and LMC 15.20.080

CITY OF LODI PUBLIC WORKS DEPARTMENT

The following conditions of approval are required for the subject project per City codes and standards, all to be accomplished prior to, or concurrent with, final map filing unless noted otherwise:

35. Engineering calculations for the storm drain, water, and wastewater mains shall be submitted for approval with the improvement plans.

36. Engineered Improvement plans and cost estimates shall be submitted for approval per the City Public Improvement Design Standards for all public improvements prior to final map filing. Plan submittal shall include:
   a) Approved tentative map, signed by the Community Development Director.
   b) Storm drainage facilities design shall conform to the Multi-Agency Post-Construction Stormwater Standards Manual (PCSP) as adopted by City Council on November 4, 2015.
   c) Irrigation plans and plantings shall conform to the Model Water Efficient Landscaping Ordinance (MWELO) per the Governor’s Executive Order B-29-12 adopted on December 31, 2015.
      i) Landscape Planting Plan required with the first submittal. Full landscape and irrigation plans are required with the second submittal.
      ii) MWELO landscape plan submittal will be required with the second submittal.
   d) 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.
   e) Grading, drainage and erosion control plan.
   f) Copy of Notice of Intent for NPDES permit, including storm water pollution prevention plan (SWPPP).
   g) All utilities, including electrical, gas, telephone and cable television facilities.
h) Joint Trench plans (required with second submittal).

i) Provide an onsite fire truck/garbage truck turning analysis.

j) Traffic striping and signage modifications for Cochran Road.

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.

37. Design and installation of public improvements to be in accordance with City master plans. Street, wastewater, storm drainage, and water master plans and design calculations for the development will be required.

a) Street

i) Install frontage improvements including but not limited to pavement, driveway, streetlights, landscaping, curb, gutter and sidewalk along the Cochran Road frontage within the project limits in accordance with City Standards.

ii) Construct concrete driveway access to Kaufman Circle on Cochran Road. The driveways shall be designed per City of Lodi Standard Plans.

iii) Provide all necessary traffic signs for the entire subdivision, including any necessary traffic signs needed along Cochran Road.

iv) Repair existing damaged frontage improvements, including but not limited to curb, gutter, sidewalk, and pavement along the Cochran Road frontage within the project limits in accordance with ADA and City Standards.

v) Traffic striping modifications shall be performed as necessary along Cochran Road.

vi) The private street should allow parking on one side of the street to alleviate future street parking issues on Cochran Road.

b) Wastewater

i) Wastewater system shall be designed in conformance with the City's Wastewater Master Plan and design standards.

ii) Individual private wastewater services shall be provided to each parcel from an on-site private wastewater main.

iii) The on-site private wastewater system from the private sewer lift station shall be connected to the existing 6-inch public wastewater main in Cochran Road per City Standards. The force main and any gravity mains upstream of the lift station shall be private and shall remain in the private property or private easement. A manhole or riser shall be installed at the lift station site to separate the private wastewater line from the public wastewater line.

c) Storm Drainage

i) The storm drain system shall be designed in conformance with the City's Storm Drain Master Plan and design standards. The engineer shall submit a C factor calculation to show the proposed development meets the current standard runoff coefficient, otherwise the engineer shall consider using higher C factors to calculate storm water runoff from the development.
ii) On-site storm water shall be collected on-site with private storm drain mains and discharged to the public storm drain pipe in Cochran Road. A manhole or riser shall be installed at the right of way to delineate the private storm water from the public storm water line.

iii) Slopes for all parcels within the development shall flow towards the proposed streets. All stormwater shall be collected within the development and cannot flow to neighboring parcels.

iv) 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) shall be calculated so that no water shall pond higher than 1-foot below any finished floor elevation without releasing the excess water toward the planned flood release point.

v) The starting hydraulic grade line (HGL) for the project at the Cochran Road storm drain manhole connection is 35.96.

d) Water

i) The water system shall be designed in conformance with the City’s Water Master Plan and design standards.

ii) Individual water services shall be provided to each parcel from an on-site public water main. Service sizes shall be identified on the plans.

iii) The on-site public water main shall be looped and connected to the existing public water main in Cochran Road subject to approval of City Engineer.

iv) Water meter boxes shall be located inside a public utility easement and outside of areas subject to vehicular travel.

38. All public improvements shall 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 to the City acceptable security to guarantee the construction of the public improvements. Prior to acceptance of the improvements, a warranty security in the amount of 10% of the value of the public improvements shall be provided to the City. The warranty period for public improvements will be two (2) years, commencing on the date of acceptance of the public improvements.

39. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). City of Lodi Standard Plans are in the process of being revised and it should not be assumed that current standard plans are fully ADA compliant. Project compliance with ADA standards is the developer’s responsibility.

40. The project development shall comply with the requirements of Senate Bill (SB) 5, related to an urban level of flood protection (200-year storm event). The developer has the option of 1) Preparing their own 200-year flood protection report to prove that their property is in compliance, or 2) Contribute towards the City’s delineation map and study that is currently being completed. The preliminary delineation map identifies portions of this property as having flood depths of less than 1’, which does not require any additional measures for compliance. The City’s cost for the delineation map and study is approximately $200 per lot.
41. Project design and construction shall be in compliance with the applicable terms and conditions of the Multi-Agency Post-Construction Stormwater Standards Manual adopted by the City of Lodi in compliance with the State Water Resources Control Board’s Phase II MS4 permit.

   a) A Project Storm Water Plan must be submitted for approval prior to any improvement plans submittal.

   b) State-mandated construction site inspections to assure compliance with the City of Lodi’s Phase II MS4 permit are required. The fee for these inspections is the responsibility of the developer and must be paid prior to the map filing or commencement of construction operations, whichever occurs first.

42. All existing unused water, wastewater or storm drain connections shall be abandoned in accordance with City Standards at the owner’s expense.

43. Remove or abandon all wells, septic systems, irrigation pipes, and underground tanks in conformance with applicable City and County codes and requirements prior to the approval of the public improvement plans.

44. If this project is constructed in phases, the following improvements shall be constructed with the first phase:

   a) All public frontage improvements.

   b) Public and private utility mains and services for each parcel including the extension of the public storm main.

   c) Private access road improvements and emergency vehicle entrance.

45. As set forth in Resolution No. 2007-59 approved by the City Council on April 4, 2007, the territory included in the subdivision map shall be annexed to the City of Lodi Community Facilities District No 2007-1 (Public Facilities) prior to final map approval. All costs associated with annexation to the District shall be the Developer’s responsibility.

46. The Project shall include a Home Owner Association (HOA). HOA for the project shall be provided to the Community Development for review and approval prior to recordation of the final map. HOA shall contain appropriate mechanisms for the permanent ongoing maintenance of facilities, including but not limited to private storm drain system, private wastewater system, common landscaping, wall, fencing and shared drives. The HOA shall include an appropriate mechanism to assess and collect assessments for said maintenance and the ability to enforce adherence to the HOA. The HOA shall clearly provide that the homeowner is responsible for HOA compliance and is liable for any renter’s violations of the HOA. The HOA shall also discuss guest parking and garbage pick-up. Following approval of the HOA by staff, the HOA shall be recorded concurrently with the final map.

47. The following comments are provided as a matter of information. The items listed are not requirements of the Public Works Department, but indicate conditions normally imposed by other City departments or agencies which affect and/or need to be coordinated with the design and installation of Public Works requirements:

   a) Fire hydrants and on-site fire protection as required by the Fire Department.

   b) Landscaping and irrigation system as required by the Community Development Department.
c) Applicable agreements and/or deed restrictions for access, use and maintenance of shared, private facilities to Community Development Department approval.

d) Community parking needs per Community Development Director.

e) Fire Department requires a 96-foot diameter curb to curb for fire truck turn around at the cul-de-sacs.

f) Encroachment permit or right-of-entry from Woodbridge Irrigation District.

48. Provide a slope easement or retaining wall along the boundary of the development for all grade differentials of 0.5 feet or greater.

49. Existing water and wastewater pipelines shall not be impacted by this project. If portions of pipeline are to be temporarily taken out of service or modified, the developer must provide alternative services with equal or greater flow capacity. Any modification and/or alternative services must be approved by the Public Works Director prior to disturbing any services.

50. Provide locations of all water valves and fire hydrants within the development. All water valves and fire hydrants shall have a maximum spacing conforming to the City Design Standards section 4.501 and 4.502, respectively.

51. The developer shall dedicate all public utility easements required by the various utility companies and the City of Lodi, including, but not limited to the on-site public water main.

52. 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.

53. The Non-Exclusive Egress and Ingress Easement along the private road and other access easements for all common drives shall be dedicated for the purposes of access. Said access easement shall be to the approval of the Public Works Department, Community Development Department and Fire Department.

54. Submit final map per City and County requirements including the following:

a) Preliminary title report including copies of all referenced exception documents.

b) Waiver of access rights on Cochran Road except at driveway locations specifically approved by the Public Works Department.

c) Waiver of access rights along the Woodbridge Irrigation Canal property.

d) Standard note regarding requirements to be met at subsequent date.

e) Subdivision Map Guarantee.

f) Home Owners Association’s proposed Declaration of Covenants, Conditions, and Restriction.

g) Standard note identifying public and private infrastructure and the associated maintenance and operation responsibilities.

h) Annexation to Community Facilities District 2007-1
The project area shall fund the establishment of a new Mello-Roos Community Facilities District (CFD) or provide an alternative funding mechanism which is acceptable to the Finance Director of the City, to fund the project’s fair share of public services which may include, but is not be limited to, police protection, fire protection, parks/parkway maintenance, landscape maintenance, street maintenance, street light maintenance, flood and storm drainage protection services, as well as maintenance and operations of other community facilities, as well as the maintenance costs of other community facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the establishment of the CFD is due prior to the Resolution of Intention to Establish the CFD and Levy the Special Tax.

55. 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 at the time of final inspection of the homes.
   c) Water meter installation fees at the time of building permit issuance for each parcel.
   d) Regional Transportation Impact Fee (RTIF) at the time of building permit issuance for each parcel.
   e) Stormwater compliance inspection fee prior to map filing or commencement of construction operations, whichever occurs first.
   f) Fees charged for design, review, inspection, impact, or encroachment by the various agencies and utility companies having jurisdiction in this area.
   g) Annexation into the new City of Lodi Community Facilities District – Estimated at $10,000 prior to recording the final subdivision map. The annexation process generally requires 2-3 months to complete.
   h) Storm drainage volume mitigation bank for Post Construction Storm Water if needed. It is estimated to be $100 per cubic yard.
   i) SB 5 certification fee ($200 per lot) if needed.

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.

56. 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 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 appropriative 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.

57. Obtain the following permits:
a) Grading Permit issued from the City of Lodi Building Department.

b) Building Permit issued from the City of Lodi Building Department for all private utilities and on-site private street improvements.

c) Encroachment Permit issued from the City of Lodi Public Works Department for any work within the City’s public right of way or on existing public water, wastewater and storm drain infrastructure.

d) NPDES Construction General Permit (SWPPP).

e) San Joaquin Valley Air Pollution Control District (SJVAPCD) permits.

Dated: February 13, 2019

I certify that Resolution No. 19-XX was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on February 13, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST
Secretary, Planning Commission