

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>AGENDA LODI PLANNING COMMISSION</p>	<p>REGULAR SESSION WEDNESDAY, JUNE 12, 2019 @ 7:00 PM</p>
---	---	---

For information regarding this agenda please contact:

Kari Chadwick @ (209) 333-6711
Community Development Secretary

NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.

1. ROLL CALL
2. MINUTES – “January 9, 2019”, “February 13, 2019”, “March 13,2019”, “April 10, 2019” & “May 8, 2019”
3. PUBLIC HEARINGS
 - a. Request for Planning Commission approval of:
 - i. ~~Growth Management Allocation for 10 Low Density Lots~~; and
 - ii. A Subdivision Map for the City of Lodi – South Stockton Street Subdivision, a 1.53 acre, 10 unit subdivision at 2630 South Stockton Street.
(Applicant: City of Lodi; File: 2018-39 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

4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
8. ACTIONS OF THE LODI ARTS COMMISSION
9. COMMENTS BY THE PUBLIC (NON-AGENDA ITEMS)
10. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF (NON-AGENDA ITEMS)
11. 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,
February 13, 2019,
March 13, 2019,
April 10, 2019
&
May 8, 2019

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 June 12, 2019 meeting if they
have been completed.



**CITY OF LODI
PLANNING COMMISSION
Staff Report**

MEETING DATE: June 12, 2019

APPLICATION NO: Subdivision Application: 2018-39 S

REQUEST: Request for Planning Commission approval of:

- a) A Subdivision Map for the City of Lodi – South Stockton Street Subdivision, a 1.53 acre, 10 unit subdivision at 2630 South Stockton Street.

(Applicant: City of Lodi; File: 2018-39 S; CEQA Status: Section 15332 – In-fill development consistent with the General Plan and Zoning Code)

LOCATION: 2630 South Stockton Street
Lodi, CA 95240
APN: 058-660-15

APPLICANT: City of Lodi
PO Box 3006
Lodi, CA 95241

PROPERTY OWNER: City of Lodi
PO Box 3006
Lodi, CA 95241

RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed 10 lot Tentative Subdivision Map for the City of Lodi – South Stockton Street Subdivision subject to conditions in the attached draft resolution.

PROJECT/AREA DESCRIPTION

General Plan Designation: Low Density Residential

Zoning Designation: PD(39)

Property Size: 1.53 acres – 66,777 sq ft

The adjacent zoning and land use characteristics:

	ADJACENT ZONING DESIGNATIONS AND LAND USES		
	GENERAL PLAN	ZONING CLASSIFICATION	EXISTING LAND USE
North	Commercial	General Commercial	Gas Station
South	Commercial	PD(39)	Hotel and apartments
East	Commercial	PD(39)	Commercial center
West	Low Density Residential	PD(39)	single family residences

EXISTING CONDITIONS

The project site was originally created as part of the Reynolds Ranch development. The property was identified to provide a fire station site within the development. Ultimately, the property was conveyed to the City and then the need for a fire station was eliminated by new Fire Station 2 on Cherokee Lane.

The City of Lodi owns the land and has the ability to sell it. The property is configured for a residential subdivision.

This property is vacant and will provide the existing houses to the west with a buffer to the commercial development to the east.

ANALYSIS

The City of Lodi is proposing a 10 residential lot subdivision fronting on to the street. The project proposal includes lotting that meets the minimum lot standards. The proposed lot sizes are as follows:

Lot Number	Size – Square Feet
1	5,660
2	5,000
3	5,000
4	5,000
5	5,000
6	5,000
7	5,000
8	5,000
9	5,000
10	5,000

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 lotting meets the density requirements for parcel sizes.

The following General Plan Land Use and Community Design and Livability (CDL) goals and policies are applicable to the proposed subdivision:

- **Land Use Policy 3:** Do not allow development at less than the minimum density prescribed by each residential land use category.
- **Land Use Policy 22:** promote infill development that maintains the scale and character of established neighbors.
- **CDL Policy 2:** Ensure that Zoning and Subdivision ordinances include measures that guide infill development to be compatible with the scale, character and identity of adjacent development.

The proposed subdivision would result in new lot sizes that are consistent with the density prescribed by the General Plan. The attached Tentative Map illustrates the final parcel configuration that would result from the proposed project.

Zoning Compliance: The project site is zoned PD(39) - Low Density Residential. This designation requires a minimum lot size of 5,000 sq. ft. and a maximum density of 8 units per acre.

The proposed parcels are consistent with zoning district and designation.

Subdivision Map: The proposed tentative map includes 10 lots ranging in size from 5,000 sq. ft. up to 5,660 sq. ft. The proposed lots exceed the minimum design standards

This subdivision and project is intended to buffer the existing residential lots to the west from the Reynolds Ranch commercial project to the east.

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 South Stockton Street. Each parcel will have public road access.

Growth Management Allocations

Every project in Lodi needs Growth Allocations to develop. For this project 10 allocations would be required. Because this project does not have a home builder or developer identified, the ultimate developer 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, June 1, 2019. Seventeen (17) 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 10 lot Tentative Subdivision Map for the City of Lodi – Stockton Street 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
City Planner

Stephen Schwabauer
Community Development Director

ATTACHMENTS:

- A. Vicinity / Aerial Map
- B. Subdivision Map
- C. Draft Resolution

VICINITY MAP



Reynolds Ranch - Stockton Street

STOCKTON STREET TENTATIVE SUBDIVISION MAP TRACT NO.

BEING A PORTION OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH,
RANGE 6 EAST, M.D.B.&M.
CITY OF LODI, SAN JOAQUIN COUNTY, CALIFORNIA
AUGUST 2018

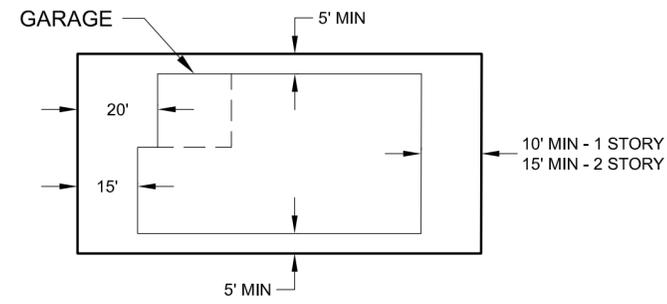
OWNER
CITY OF LODI
PO BOX 3006
LODI, CA 95241
209-333-6800

APN & ADDRESS
APN: 058-66-015
ADDRESS: 2630 S STOCKTON ST

GENERAL PLAN DESIGNATION & ZONING
LDR: LOW DENSITY RESIDENTIAL
ZONING DESIGNATION:
PD 39 (PLANNED DEVELOPMENT)

NOTES

1. THIS DEVELOPMENT CONTAINS 1.53 ACRES.
2. THIS PROPERTY IS NOT SUBJECT TO A 100-YEAR FLOOD.
3. UTILITIES:
WATER - CITY OF LODI
SEWER - CITY OF LODI
STORM DRAIN - CITY OF LODI
ELECTRICAL - CITY OF LODI EUD
GAS - PG&E
TELEPHONE - AT&T

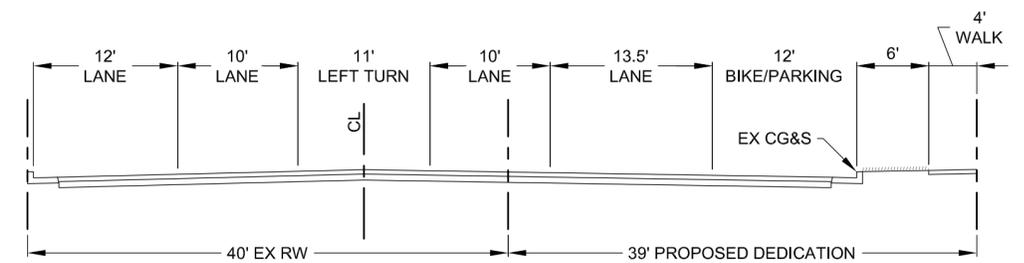


TYPICAL LOT
LDR - TYPE LOT SIZE

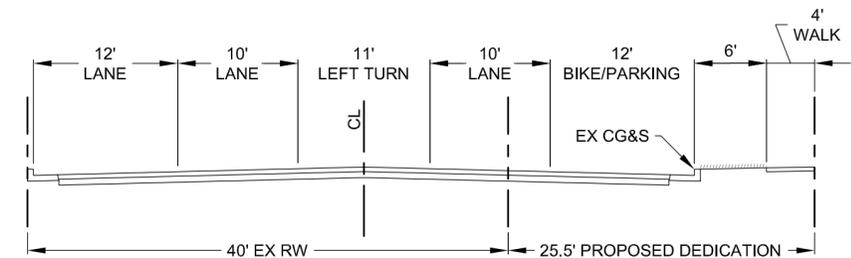
LAND USE AND DENSITY					
LAND USE	GROSS AREA (ACRES)	NET AREA (ACRES)	# OF UNITS	MINIMUM LOT SIZE	NET DENSITY
LDR	1.53	1.16	10	5,000 SF	6.54

LEGEND

- ▼▼▼▼ RELINQUISHMENT OF ACCESS RIGHTS
- * PROPOSED DEDICATION
- ** PREVIOUSLY DEDICATED PER DOC 2008-104997
- PUE PUBLIC UTILITY EASEMENT
- NPW NON-POTABLE WATER
- W WATER
- SD STORM DRAIN
- WW WASTEWATER
- ☉ CATCH BASIN
- SFR SINGLE FAMILY RESIDENTIAL
- EX EXISTING
- APN ZONING LAND USE PARCEL INFO

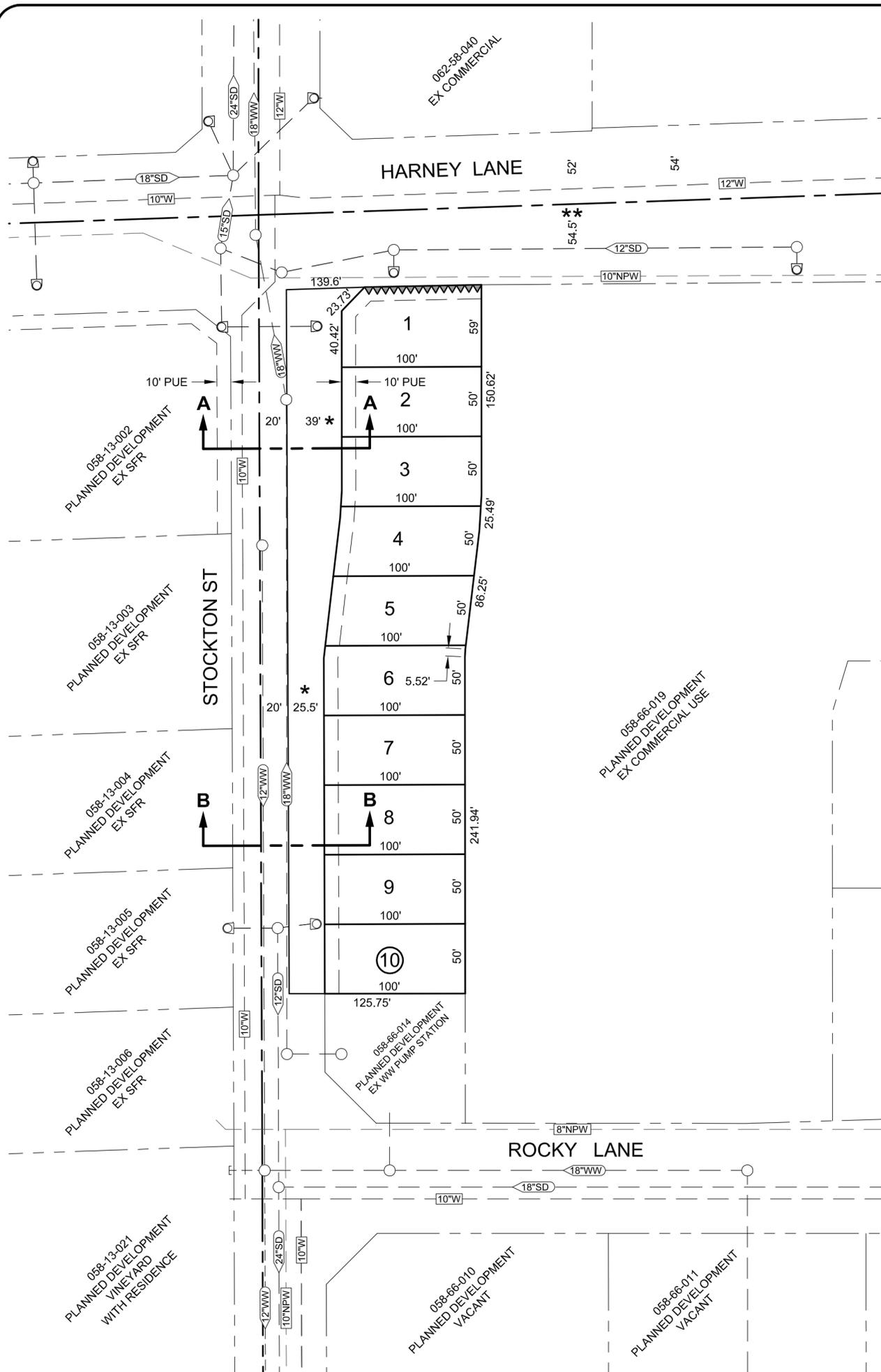


SECTION A-A
NOT TO SCALE
LOOKING NORTH



SECTION B-B
NOT TO SCALE
LOOKING NORTH

SCALE: 1"=60'



RESOLUTION NO. 19-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LODI APPROVING THE REQUEST OF THE CITY OF LODI FOR
APPROVAL OF SUBDIVISION MAP FOR CITY OF LODI – SOUTH
STOCKTON STREET, A 1.53-ACRE, 10-LOT SINGLE-FAMILY
RESIDENTIAL SUBDIVISION AT 2630 SOUTH STOCKTON STREET**

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 2630 South Stockton Street, Lodi, CA 95240 (APN: 058-660-15); and

WHEREAS, the applicant is City of Lodi, PO Box 3006, Lodi, CA 95241; and

WHEREAS, the applicant, City of Lodi, PO Box 3006, Lodi, CA 95241, has filed the “City of Lodi – South Stockton Street” Subdivision Map with the City of Lodi, CA 95240; and

WHEREAS, the project properties owners of record are City of Lodi, PO Box 3006, Lodi, CA 95241; 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 Subdivision Map contains 1.53 acres, 10-lots, and is located at 2630 South Stockton Street, 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. An Environmental Impact Reports and Mitigation Monitoring and Reporting Program, Environmental Impact Report (EIR), State Clearinghouse No. 20009022075, 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.
8. 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.
9. 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.
10. 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 City of Lodi – South Stockton Street subdivision map and associated Development Standards for the South Stockton Street 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. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. No variance from any City of Lodi adopted code, policy or specification is granted or implied by this approval.

CDD - PLANNING

18. 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.
19. The construction of the new buildings and related site improvements shall require building permits. All plan submittals shall be based on the City of Lodi Building Regulations and currently adopted 2016 California Building code. Please review our policy handouts for specific submittal procedures.
20. The project will need to secure 10 growth allocations prior to the final map becoming effective.

CITY OF LODI FIRE DEPARTMENT

21. The developer shall comply with all applicable requirements of the California Fire Code and the adopted policies of the City of Lodi.
22. 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)
23. 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.
24. 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

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:

25. 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 City's cost for the delineation map and study is approximately \$200 per lot.
26. 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 master plan and 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 commencement of construction operations.
27. Engineered improvement plans and cost estimate shall be submitted for approval per City Public Improvement Design Standards for all public improvements prior to final map filing. Plan submittal to include:
 - a. Approved tentative map, signed by the Community Development Director.
 - b. Landscape and irrigation plans 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.
 - 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).
 - f. All utilities, including street lights and electrical, gas, telephone and cable television facilities.
 - g. Undergrounding of all overhead utilities required (if applicable).
 - h. Joint Trench plans (required with second submittal).

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.

28. Design and installation of public improvements shall be in accordance with City Master Plans.
 - a. Street
 - i. Install driveways along Stockton Street in accordance with City of Lodi Standard Plan 135.
 - ii. Remove and replace all broken, damaged or non ADA conforming frontage along Stockton Street and Harney Lane in conformance with City of Lodi Standards.
 - b. Wastewater
 - iii. Wastewater system shall be designed in conformance with the City's Wastewater Master Plan and design standards.
 - iv. Separate wastewater services in conformance with Standard Plan 201 shall be provided for each parcel from the public wastewater main in Stockton Street.
 - c. Water
 - v. The water system shall be designed in conformance with the City's Water Master Plan and design standards.
 - vi. Separate water services in conformance with Standard Plan 403 shall be provided for each parcel from the public water main in Stockton Street. Service sizes shall be identified on the plans.
 - vii. Water meter boxes shall be located inside a public utility easement and outside of areas subject to vehicular travel.
29. 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 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.
30. Provide a slope easement or retaining wall along the boundary of the development for all grade differentials of 0.5 feet or greater.
31. All unused water, wastewater and storm drain stubs shall be abandoned at the developer's expense.
32. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA) and California Title 24. 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
33. The developer shall dedicate all street right-of-way (ROW) and public utility easements (PUEs) required by the various utility companies and the City of Lodi. All existing easements shall be identified and labeled.
34. 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.

35. As required by the California Green Building Code (CALGreen), project shall participate in the Construction and Demolition Recycling Program.
36. Prior to any work within City Right-of- Way, the applicant shall obtain an encroachment permit issued by the Public Works Department.
37. All existing survey monuments are to be preserved per California Senate Bill 1467. It is the applicant's responsibility to ensure that monuments are properly protected and/or perpetuated. If any of the monuments are to be disturbed or are near the area of construction, a licensed surveyor must confirm that the monuments have been protected and/or perpetuated and the appropriate documentation has been recorded.
38. 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 at lot adjacent to Harney Lane (lot 1).
 - c. Standard note regarding requirements to be met at subsequent date.
 - d. Final Map Guarantee.
39. 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.
 - c. Encroachment Permit issued from the City of Lodi Public Works Department for anywork 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.
40. Payment of the following fees:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Installation of water and wastewater services by City Forces if property does not have existing services or current services shall be upsized.
 - c. Water meter installation fees.
 - d. Regional Transportation Impact Fee (RTIF).
 - e. Encroachment Permit fee.
 - f. Stormwater Compliance Inspection Fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
 - g. Any applicable reimbursement agreement fees at time of building permit issuance.
41. Payment of the following fee prior to temporary occupancy or occupancy of the building unless noted otherwise:
 - a. Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule.

b. County Facilities Fees.

(The fees referenced above 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.)

42. Additional comments and conditions will be provided during the building permit review process when more detailed plans are available.

Dated: June 12, 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 June 12, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ATTEST

Secretary, Planning Commission

DRAFT