

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE LODI CITY COUNCIL TO AMEND THE GENERAL PLAN LAND USE MAP FOR 9.0 ACRES (PL2021-030 GPA) FROM INDUSTRIAL TO MIXED USE CENTER AT 1018 NORTH LOWER SACRAMENTO ROAD (115-640-03, 115-640-09, 115-640-10), AND TO ADOPT THE FINAL ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM

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WHEREAS, the Planning Commission of the City of Lodi held a duly noticed public hearing on March 27, 2024, as required by law, on the requested determination, in accordance with the California Government Code Section 65402(a); and

WHEREAS, on March 27, 2024, the Planning Commission recommended the City Council approve the General Plan Amendment; and

WHEREAS, the project site is located at 1018 North Lower Sacramento Road, Lodi, CA 95242 (APNS: 115-640-03, 115-640-09, 115-640-10) ("Site"); and

WHEREAS, project proponent is 157 California Reserve, Inc., 67667 Highway 20, Bend, OR 97701 ("Applicant"); and

WHEREAS, the project property owner is the Applicant; and

WHEREAS, based on review of the entire record herein, including the accompanying staff report, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission recommended the City Council make the following findings, pursuant to Lodi Municipal Code ("LMC") Section 17.72.70(A):

1. The proposed amendment is internally consistent with the General Plan. The amendment is consistent with General Plan policies LU-G1, LU-G4, LU-G5, LU-P6, LU-P12, and LU-P27 while not conflicting with any other policy. The requested General Plan Amendment will allow a wider range of a mix of uses on the Site while prohibiting uses that could impact nearby residential neighborhoods. The project will be in compliance with the Noise Element of the General Plan if staff recommended conditions of approval as listed in this resolution are implemented.
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city. The proposed amendment will allow a mix of uses on the Site that are appropriate for the area around the Site while prohibiting industrial uses that have greater potential to impact nearby neighborhoods.
3. The Site is physically suitable for existing and future uses on the Site under the proposed amendment. The Site is physically suitable for existing and future uses proposed in the project. All necessary on- and off-site roadways, water, wastewater, and storm drainage infrastructure and utilities are present, or will be installed by the developer. Staff recommended conditions of approval will keep noise impacts from the Northern California Power Agency ("NCPA") power plant at acceptable levels.

4. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (“CEQA”), and the Lodi Environmental Review Guidelines. The City as the lead agency prepared an Initial Study for the General Plan Amendment, Rezone, and Use Permit requests. The Initial Study determined that there will be substantial evidence that the Project will significantly affect the environment. Thus, the City as the lead agency, prepared a draft EIR (“DEIR”). The DEIR identified significant environmental effects, mitigation measures to either remove or reduce the effects and project alternatives. The City then prepared a Final EIR (“FEIR”) which includes public comments on the DEIR and staff’s responses to those comments. The City has also prepared a Mitigation Monitoring Reporting Program (“MMRP”) to be adopted by the Council. Mitigation measures have been incorporated into the Project’s conditions of approval.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby concur with the recommendation of the Planning Commission and certifies and adopts the FEIR and MMRP, and approves a General Plan Amendment to modify the Land Use Map of Assessor’s Parcel Numbers 115-640-03, 115-640-09, 115-640-10 from Industrial to Mixed Use Center.

Dated: May 15, 2024

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I hereby certify that Resolution No. 2024-_____ was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 15, 2024, by the following vote:

AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –

Olivia Nashed
City Clerk

2024-_____