

NOTICE OF AVAILABILITY

Notice is hereby given that the City of Lodi, Community Development Department, has completed an initial study and proposed a Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the project described below.

The initial study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the initial study, Community Development Department staff has concluded that the project will not have a significant effect on the environment, and therefore has prepared a proposed Mitigated Negative Declaration 08-01. The initial study reflects the independent judgment of the City.

FILE NUMBER: 10-MND-06

PROJECT TITLE: South Hutchins Annexation Project

PROJECT DESCRIPTION: The project site is located within the southwest portion of the City of Lodi Planning Area, immediately south of the City's southern boundary (along Harney Lane) and west of State Route (SR) 99. The project site is located in northern San Joaquin County, in the northern portion of California's Central Valley. Geographically, the project site lies between the Sierra Nevada Mountains to the east and San Francisco Bay to the west. From a regional perspective, the project site is located approximately 34 miles south of Sacramento, 6.5 miles north of Stockton, and 90 miles east of San Francisco.

The Project site is located adjacent to the southern boundary of the City of Lodi in San Joaquin County. The project site consists of one (1) parcel covering a total of approximately 30 acres (Assessors Parcel Number 058-100-03). The 30-acre Project site is bound by Harney Lane to the north, West Lane to the east, and agricultural fields to the south and west. The Project's southern boundary lies approximately 1,025 feet to the south of Harney Lane while the Project's western boundary lies about 1,230 feet to the west of the West Lane. While the project site is located outside the City of Lodi's jurisdictional boundary, it is within the City's Sphere of Influence. The project site has been given a land use designation in the City's General Plan, and the goals and policies of the General Plan are applicable. The current General Plan designation for the project site is Commercial.

The project proposes a mix of retail and office uses including the entire infrastructure needed to support future development of the site. The proposed project would include the following land uses: a retail center, a restaurant and medical office uses. Implementation of the proposed Project would result in the development of up to 103,350 square feet of commercial/retail use, including a 5,000 square foot bank, 6,400 square feet of restaurant space, and 179,200 square feet of office space, including a 68,000 square foot medical office building with a laboratory (3,000 square feet). In total, implementation of the proposed project would result in the development of up to

103,350 square feet of commercial/retail use, 6,400 square feet of restaurant use, and 179,200 square feet of office space, including 3,000 square feet of laboratory space.

The proposed Project would also provide a total of 1,501 parking spaces, 147 more parking spaces than is required by the parking regulations set forth in the Lodi Municipal Code. Of these spaces, 517 stalls would be provided for the retail component, 80 stalls would be provided for the restaurant component, and 904 stalls would be provided for the office component.

Principal vehicular access to the site is provided along Harney Lane while regional access is provided via SR 99. An existing private drive extending south from Harney Road serves as vehicle access to an abandoned golf driving range. Other unpaved access roads occur throughout the site principally to serve existing agricultural operations on the eastern portion of the property.

PUBLIC REVIEW PERIOD: The City will receive comment on the Initial Study and proposed Mitigated Negative Declaration for a 30-day period, commencing on **Monday, November 29, 2010** through **Thursday, December 30, 2010**. Copies of the Initial Study and the proposed Mitigated Negative Declaration are on file and available for review at the following locations:

- **Community Development Department**, 221 West Pine Street, Lodi, CA 95240
- **Lodi Public Library**, 201 West Locust Street, Lodi, CA 95240
- **Public Works Department**, 221 West Pine Street, Lodi, CA 95240

The Mitigated Negative Declaration is also available for review on the internet at the following web address: www.lodi.gov/com_dev/EIRS.html.

Any person wishing to comment on the Initial Study and proposed Negative Declaration must submit such comments in writing **no later than 5:00 PM on Thursday, December 30, 2010** to the City of Lodi at the following address:

Community Development Director
City of Lodi
P. O. Box 3006
Lodi, CA 95241

The City will provide additional public notices when the public hearings have been scheduled to consider approval of the Negative Declaration.



Signature

11-19-10

Date

Konradt Bartlam

Printed Name

For