

DATE: July 11, 2007
TO: Interested Parties
FROM: San Joaquin Delta Community College District

NOTICE OF PREPARATION AND SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR LODI / DELTA COMMUNITY COLLEGE MASTER PLAN AND EIR

INTRODUCTION

The San Joaquin Delta Community College District (District) is the Lead Agency for the Lodi / Delta Community College project (proposed project). The California Environmental Quality Act (CEQA) specifies that a public agency must prepare an environmental impact report (EIR) on any project that it proposes to carry out or approve that may have a significant direct or indirect impact on the environment (Public Resources Code Section 21100[a]). The District has determined that the proposed project may have significant impacts on the environment. This notice of preparation (NOP) is an initial step in the CEQA process, in accordance with Section 15082 of the State CEQA Guidelines. The purpose of the NOP is to provide interested agencies, organizations, and individuals with sufficient information describing the project and its potential environmental effects to enable them to provide meaningful responses with regard to the scope and content of the information to be included in the EIR. The responses to this NOP will help the District to determine the scope of the EIR and ensure an appropriate level of environmental review. The EIR will examine the environmental impacts of the proposed project and describe feasible mitigation measures that could minimize significant adverse impacts that would result from the project (State CEQA Guidelines Section 15126.4).

PROJECT LOCATION

The proposed project site consists of approximately 200 acres and is located approximately 800 feet east of the Lodi City limit. The site is bounded along the south by State Highway 12 (Victor Road) and along the north by the Mokelumne River. Kennison Road provides the western boundary of the site. Access is provided by Highway 12. Adjacent land consists primarily of vineyards and rural residential properties. The project surrounds a small private parcel that is not part of the project, to which access would be maintained. Exhibit 1 shows the location of the project site.

PROJECT DESCRIPTION

The 200-Acre project plan consists of a satellite community college campus for the San Joaquin Delta Community College District and a residential development. The satellite community college campus would consist of approximately 120 acres and a total of approximately 80 acres of residential development located to the east and west of the campus. The campus would be designed to accommodate approximately 1,200 full time equivalent students at projected build-out in 2025. The core campus portion of the college (e.g., classrooms, labs, public safety training, an "Academic Village" including bookstore, food services, viticulture, and other campus related facilities) would be located on approximately 40 acres. The other 80 acres of the campus would be utilized for recreational, agricultural, and open space uses, many of which would support the campus curriculum and be accessible to the public. The residential component of the project would be developed by a private entity. Approximately 350-380 dwelling units would be located in the residential areas. The proposed project includes improvements to Highway 12 (e.g., widening, signalized intersections) to accommodate project traffic, and utility connections to the City's existing utility systems.

ENVIRONMENTAL EFFECTS

The probable environmental effects of the project will be in the following areas:

Transportation and Circulation	Aesthetics
Air Quality	Public Health and Hazards
Noise	Geology and Soils
Population and Housing	Hydrology and Water Quality
Utilities	Land Use and Agriculture
Public Services	Biological Resources
Recreation	Cultural Resources

Submitting Comments

To ensure that the full range of project issues is addressed in the EIR, comments and suggestions are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be mailed to the following address by 5:00 p.m. on August 13, 2007:

City of Lodi
Community Development Department
221 West Pine Street
P.O. Box 3006
Lodi, CA, 95241-1910
Attn: Peter Pirnejad
Planning Manager

All written comments must include the commenter's name, address, and telephone number in order for staff to respond appropriately.

SCOPING MEETING

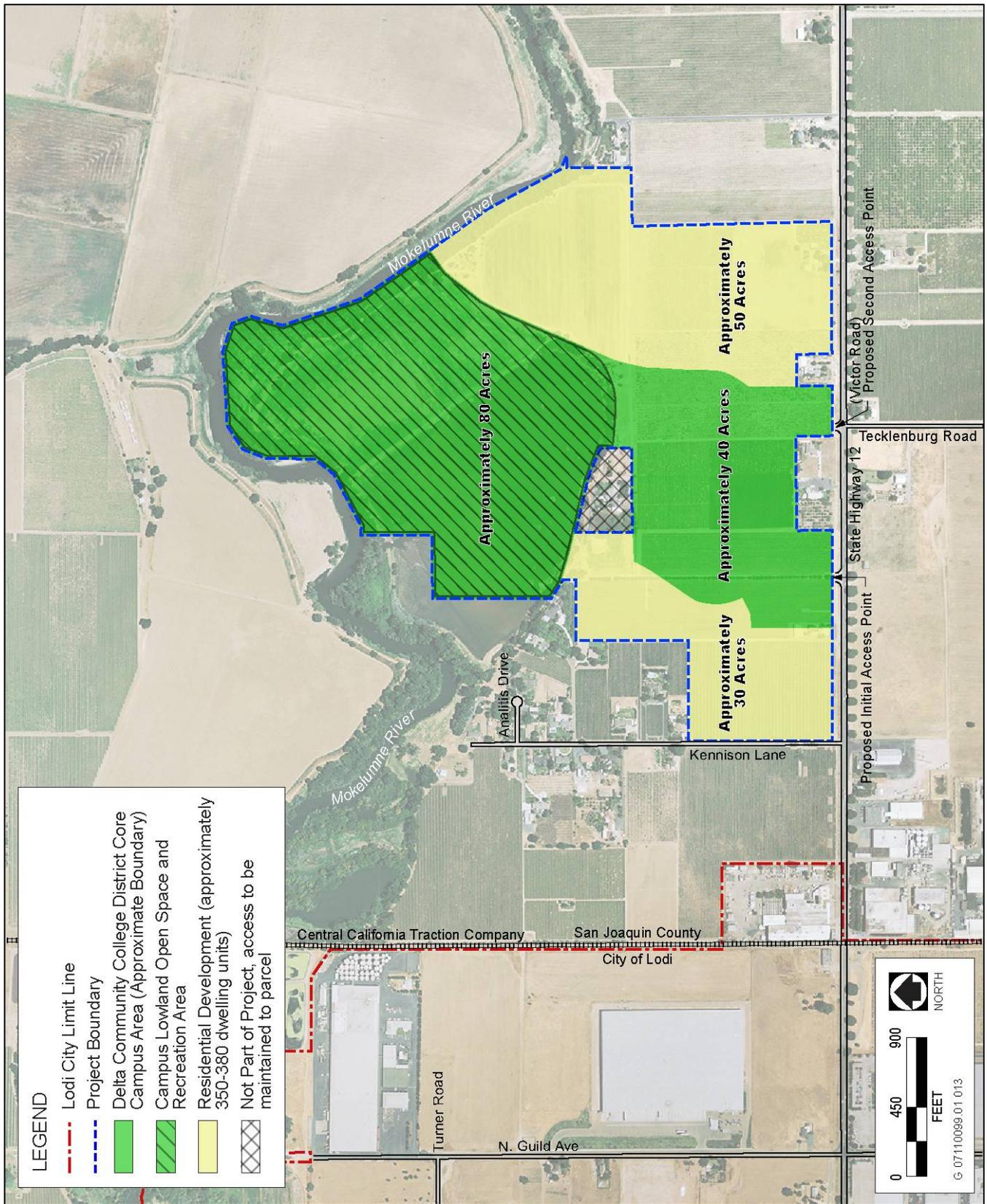
A public scoping meeting will also be held **on July 26, 2007 at 6:00 at the following location:**

City of Lodi Carnegie Forum
City Council Chambers
305 West Pine
Lodi, CA 95241-1910

Agency representatives and the public are invited to attend the public meeting and provide input on the scope of the EIR.



Maria L. Baker
San Joaquin Delta Community College District
Director of Facilities Planning and Management



Source:

Lodi Delta Community College Master Plan and EIR

Exhibit 1