

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION  
FOR A GENERAL PLAN AMENDMENT AND  
SPHERE OF INFLUENCE AMENDMENT TO ESTABLISH  
AN AGRICULTURE/GREENBELT DESIGNATION AND PLAN AREA**

Notice is hereby given that the City of Lodi (City) has completed a Initial Study and Negative Declaration in accordance with the California Environmental Quality Act for a City-initiated General Plan Amendment and Sphere of Influence Amendment to establish an Agriculture/Greenbelt community separator area between City of Lodi and the City of Stockton to the south.

The City-initiated General Plan and Sphere of Influence amendments include the following components:

- 1) Establishment of a new Lodi General Plan Land Use Designation to be called Agriculture/Greenbelt for an approximately 3½ square miles located south of the City's existing limits;
- 2) Establishment of a new General Plan implementation program for the Agriculture/Greenbelt planning area;
- 3) Minor text revisions to approximately eighteen existing Lodi General Plan policies and descriptions to ensure that preservation of the Agriculture/Greenbelt area between Lodi and Stockton is achieved;
- 4) Redesignation on the Lodi General Plan Land Use Diagram of an approximately 1½ square mile area currently designated Planned Residential Reserve (PRR) to Agriculture/Greenbelt located north of Armstrong Road;
- 5) Designation on the Lodi General Plan Land Use Diagram of an approximately 2 square mile area located south of Armstrong Road as Agriculture/Greenbelt; and
- 6) Amendment to the City's Sphere of Influence to add an approximately 2 square mile area south of Armstrong Road to the City's future planning area.

The Initial Study prepared by the City was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment and, therefore, staff has prepared a Negative Declaration. The Initial Study reflects the independent judgment of the City.

Copies of the Initial Study and the Negative Declaration are on file and available for review at the following locations: 1) Lodi City Hall, Community Development Department located in at 221 West Pine Street, Lodi, CA, 95240; 2) Lodi Public Library, 201 West Locust Street, Lodi, CA, 95240; and 3) City of Lodi website at [www.lodi.gov](http://www.lodi.gov). The City will receive comments on the Initial Study and Negative Declaration for a 20-day period, commencing on Monday, October 9, 2006 through Monday, October 30, 2006. Any person wishing to comment on the Initial Study and Negative Declaration must submit such comments in writing to the City at the following address:

Randy Hatch, Director of Community Development  
Community Development Department  
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 adoption the Negative Declaration, and to consider action on the General Plan and Sphere of Influence Amendments.

Randy Hatch, Community Development Director  
October 9, 2006

Prepared pursuant to City of Lodi Environmental Guidelines, §§ 1.7(c), 5.5.

**Project Name: Lodi Agriculture/Greenbelt Community Separator General Plan and Sphere of Influence Amendments**

**Description of Project:**

The City-initiated General Plan and Sphere of Influence amendments include the following components:

- 1) Establishment of a new Lodi General Plan Land Use Designation to be called Agriculture/Greenbelt for an approximately 3½ square miles located south of the City’s existing limits;
- 2) Establishment of a new General Plan implementation program for the Agriculture/Greenbelt planning area;
- 3) Minor text revisions to approximately eighteen existing Lodi General Plan policies and descriptions to ensure that preservation of the Agriculture/Greenbelt area between Lodi and Stockton is achieved;
- 4) Redesignation on the Lodi General Plan Land Use Diagram of an approximately 1½ square mile area currently designated Planned Residential Reserve (PRR) to Agriculture/Greenbelt located north of Armstrong Road;
- 5) Designation on the Lodi General Plan Land Use Diagram of an approximately 2 square mile area located south of Armstrong Road as Agriculture/Greenbelt; and
- 6) Amendment to the City’s Sphere of Influence to add an approximately 2 square mile area south of Armstrong Road to the City’s future planning area.

**Project Location:**

Approximately ½ mile north and ½ to ¾ mile south of Armstrong Road between HWY 99 and Lower Sacramento Road.

**Name of Project Proponent/Applicant: City of Lodi**

A copy of the Initial Study ("Environmental Information Form" and "Environmental Checklist") documenting the reasons to support the adoption of a Negative Declaration is available from the City of Lodi Community Development Department.

Mitigation measures are  are not  included in the project to avoid potentially significant effects on the environment.

The public review on the proposed Negative Declaration will end at 5:00 p.m. on October 30, 2006.

The Planning Commission will hold a public hearing on the proposed negative declaration and the proposed project on November 8, 2006.




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Randy Hatch  
Director of Planning and Community Development

October 9, 2006  
Date

INITIAL STUDY/NEGATIVE DECLARATION  
NO. 06-02

FOR

General Plan Text and Land Use Diagram  
Amendments to Establish  
Agriculture/Greenbelt Designation and Plan Area

AND

Sphere of Influence (SOI) Amendment for  
Agriculture/Greenbelt Plan Area

Applicant: City of Lodi

PREPARED BY:

CITY OF LODI  
COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. BOX 3006  
LODI, CA 95241

October 2006

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## PROJECT DESCRIPTION

The City of Lodi has initiated amendments to its General Plan and Sphere of Influence (SOI) to establish an approximately 3½ square mile agriculture/greenbelt community separator area (“plan area”) located in unincorporated San Joaquin County between Lodi and the City of Stockton. As depicted in Figure 1, the 3½ square mile (i.e., 2,280 acres) plan area, is located south of Lodi’s existing corporate boundary, extends ½ mile north of Armstrong Road to approximately ½ to ¾ mile south of Armstrong Road, approximately ¼ mile west of Lower Sacramento Road, and east to State Route 99.

Agriculture/viticulture and related uses, live stock keeping/grazing, and rural residences are the dominate land uses in the plan area, as depicted in Figure 2 (*Aerial Photo of Plan Area*). Other uses in the plan area include a portion of the Lodi Airstrip (west of Lower Sacramento Road), a mobile home park (adjacent to the S-curve in North West Lane), and the 258-acre Micke Grove Regional Park. The Woodbridge Irrigation District (WID) main canal transects the central portion of the plan area generally in a north-south direction, and the Pixley Slough transects the southeast portion of the area generally in an east-west direction.

The entire plan area is currently located outside of Lodi’s existing SOI, as well as Stockton’s existing and proposed SOI boundaries (Figure 3), and only the area located north of Armstrong Road is currently included within the Lodi General Plan’s planning area. Figure 4 depicts the existing Lodi General Plan and SOI boundaries within and adjacent to the plan area (currently designated Planned Residential Reserve). The majority of the plan area is designated General Agriculture (A/G) on the San Joaquin County General Plan Land Use Map (Figure 5) and is zoned General Agriculture (AG-40; 40 acre minimum parcel size) on the San Joaquin County Zoning Districts Map (Figure 6).

The project includes the following components:

- 1) The establishment of a new Lodi General Plan Land Use Designation for the plan area, referred to as Agriculture/Greenbelt (Attachment 1);
- 2) Establishment of a new implementation program for the agriculture/greenbelt planning area (Attachment 1; Implementation Program LU-19);
- 3) Minor text revisions to existing Lodi General Plan goals, policies, and implementation programs to ensure that preservation of the agriculture/greenbelt area between Lodi and Stockton is achieved (Attachment 1);
- 4) Re-designation of an approximately 1½ square mile area located north of Armstrong Road currently designated Planned Residential Reserve (PRR) to Agriculture/Greenbelt on the Lodi General Plan Land Use Diagram (Figure 7);
- 5) Designation of an approximately 2 square mile area located south of Armstrong Road as Agriculture/Greenbelt on the General Plan Land Use Diagram (Figure 7); and
- 6) Amendment to the City’s SOI boundaries to add an approximately 2 square mile area south of Armstrong Road to the City’s future planning area (Figure 7).

The proposed amendments would not result in any physical development. Instead, the Lodi General Plan and SOI amendments have been initiated to ensure that preservation of existing commercial agriculture/viticulture crop production and operation, which establishes and provides the “agriculture/greenbelt” character and community separator of the plan area, is achieved. Development in the plan area would be required to be consistent with the existing agricultural/rural uses

on large parcels with a minimum size of 40 acres, and required by the underlying San Joaquin County General Plan General Agricultural (A/G) land use designation for the area.

Further, the City of Lodi is not pursuing annexation of the plan area as a part of this project. As such, no change in existing service providers would result and, correspondingly, no analysis is provided speculating which services may eventually be provided by the City in the future if annexation of the plan area occurred. Instead, the Lodi General Plan amendment includes Implementation Program LU-19, which provides the following direction:

*“The City shall establish a program addressing the long-range preservation and development within agriculture/greenbelt areas. This program shall include, at a minimum, a thorough planning process involving all interested stake-holders (including local farmers, residents and business owners within the City limits, study area, and surrounding community) that would result in the specific locations and intensities of land uses, circulation system, infrastructure, services, financing plan, as well as design guidelines and other implementation measures.”*

As such, prior to initiating annexation of the plan area, the City would establish the program provided for by Implementation Program LU-19, including a determination of which public services, utilities, and infrastructure would be transferred from County to City providers. Consistently, at the time annexation is pursued in the future, additional environmental analysis would be conducted to evaluate proposed changes to service providers, utilities, and infrastructure within the plan area.

The City of Lodi is the lead agency for this project. The San Joaquin County Local Agency Formation Commission is a responsible agency for this project, and will use this Initial Study/Negative Declaration in making its determination on the City initiated amendment to its Sphere of Influence (SOI).

## **INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

1. Project Title:

Lodi Agriculture/Greenbelt Community Separator General Plan and Sphere of Influence Amendments.

2. Lead Agency Name and Address:

City of Lodi  
Community Development Department  
221 W. Pine Street  
Lodi, CA 95240

3. Contact Persons and Phone Numbers:

Randy Hatch, Community Development Director, 209.333.6711  
Jennifer Craven, Contract Planner, 510.540.7331

4. Project Location: Depicted in Figure 1.

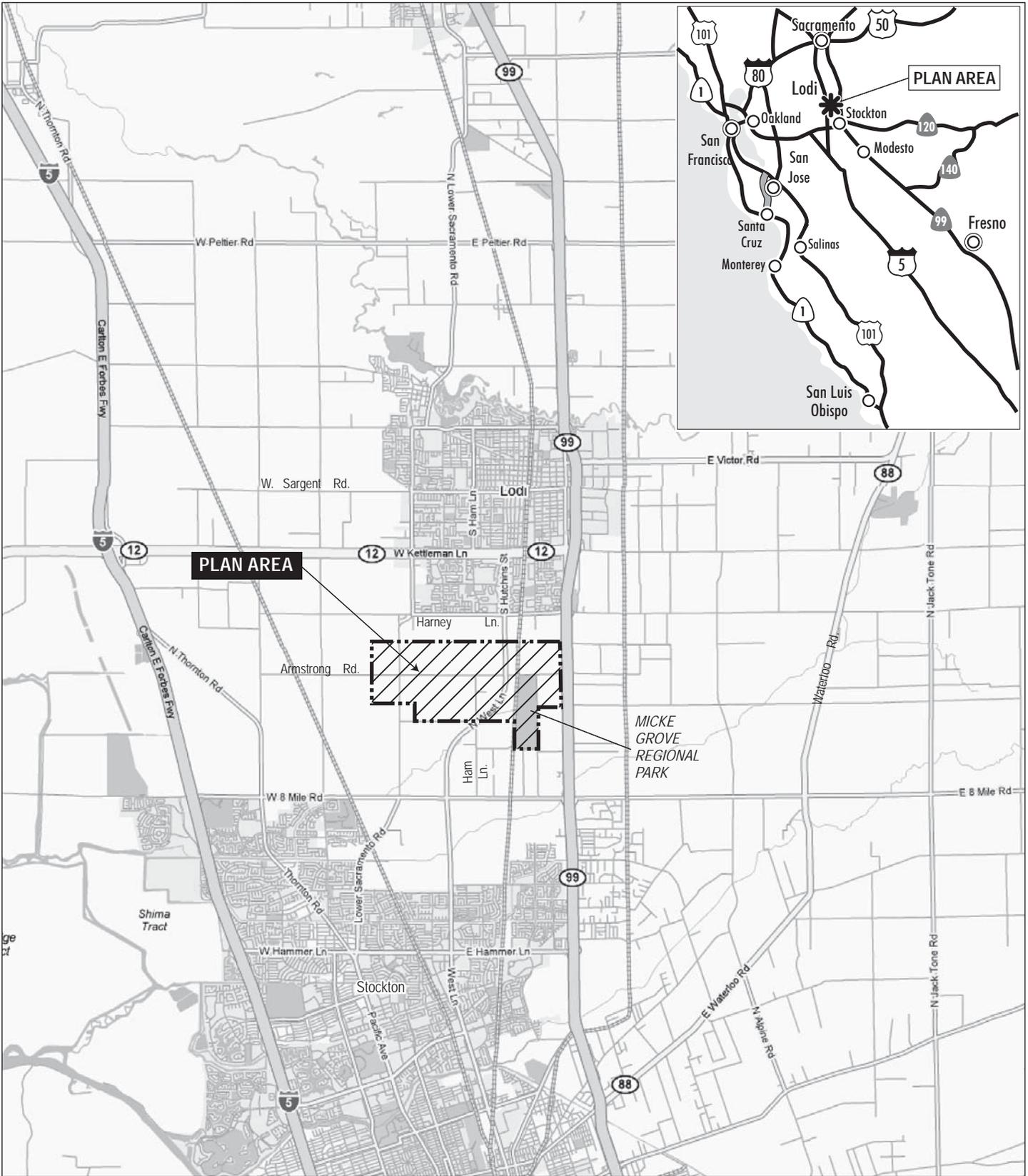
- Northern boundary – Approximately ½-mile north of Armstrong Road;
- Southern boundary – Approximately ½- to ¾-mile south of Armstrong Road;
- Western boundary – Approximately ¼-mile west of Lower Sacramento Road; and
- Eastern boundary – State Route 99 (SR 99).

5. Project Applicant:
  - City of Lodi
  - 221 W. Pine Street
  - Lodi, CA 95240
6. Property Owner: Multiple.
7. General Plan Designation:
  - *City of Lodi* – Planned Residential Reserve (PRR) (area ½ mile north of Armstrong Road only) (see Figure 4).
  - *County of San Joaquin* – General Agricultural (A/G), Public (P), and Open Space and Recreation (OS/RC) (see Figure 5).
8. Zoning:
  - *City of Lodi* – None.
  - *County of San Joaquin* – AG-40 (General Agricultural, Minimum Parcel Size of 40 Acres); and Public Facilities (P-F) (see Figure 6).
9. Description of Project: General Plan and Sphere of Influence (SOI) amendments to establish an agriculture/greenbelt community separator area between Lodi and the City of Stockton (described above for more detail, depicted in Figure 3, and defined in Attachment 1).
10. Surrounding Land Uses and Setting: As depicted in Figure 2, surrounding land uses to the north, west, south, and east are similar to those within the plan area. The uses are primarily comprised of agriculture/viticulture, live stock keeping and grazing, and rural residential uses. Farther west, a small, private general aviation airstrip operates (west of the Lodi Airstrip, described in the Project Description). To the northwest of the plan area, there is an established low density single-family residential neighborhood (Springer Lane area). East of SR 99, uses are comprised of similar agriculture/viticulture operations and smaller rural residential parcels (designated for five acre lots). Northeast of the plan area is the recently approved Reynolds Ranch 220-acre master planned community site, currently occupied by agricultural, rural residential and quasi-public uses (i.e., Moose Lodge).
11. Other Public Agencies Whose Approval is Required: San Joaquin County Local Agency Formation Commission (LAFCo) for Sphere of Influence (SOI) Amendment.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Land Use and Planning  | <input type="checkbox"/> Transportation/Circulation   | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources         | <input type="checkbox"/> Utilities and Service Systems      |
| <input type="checkbox"/> Geological Problems    | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics                         |
| <input type="checkbox"/> Water                  | <input type="checkbox"/> Hazards                      | <input type="checkbox"/> Cultural Resources                 |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Noise                        | <input type="checkbox"/> Recreation                         |
|   |   | <input type="checkbox"/> Mandatory Findings of Significance |

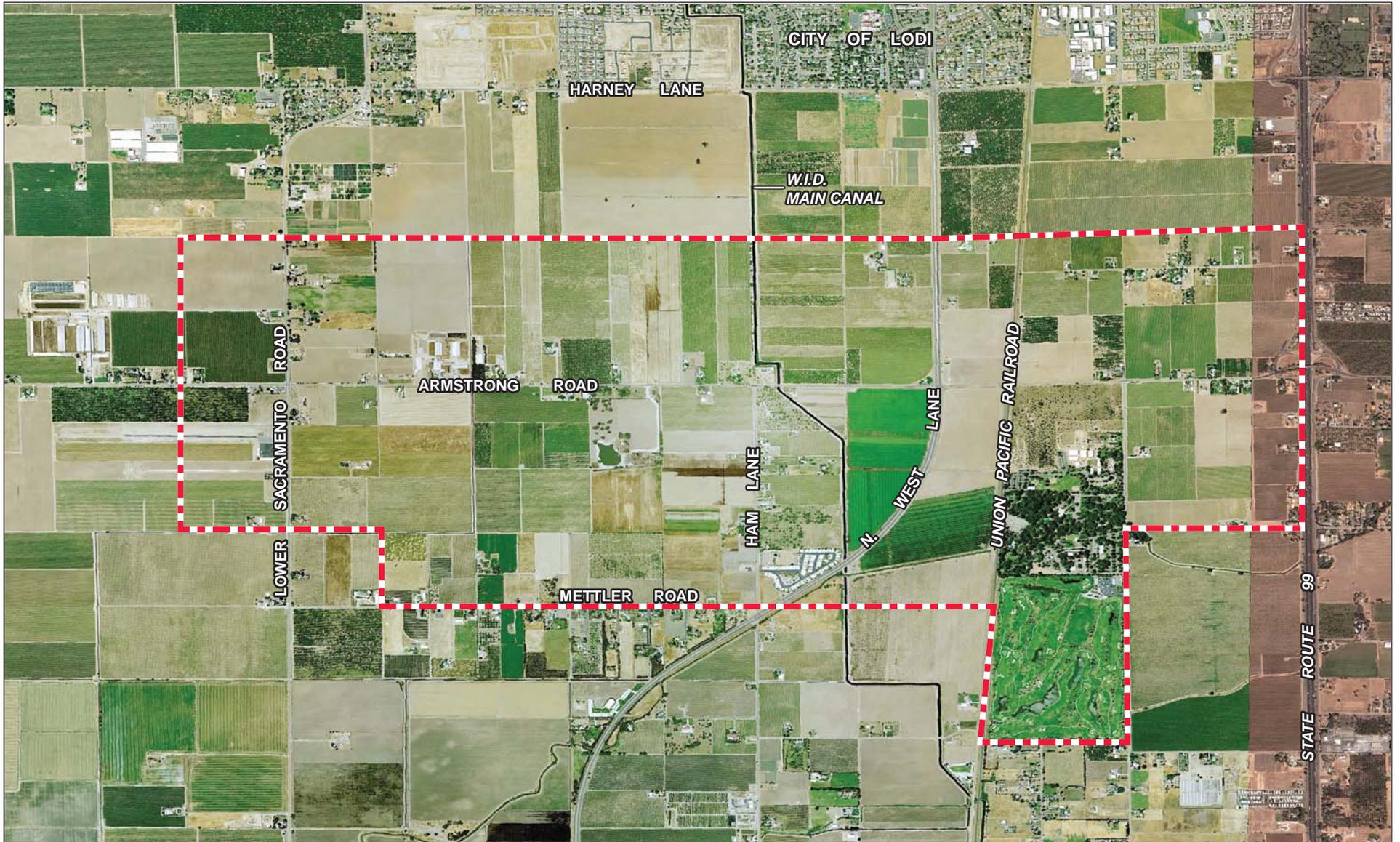


SOURCE: GOOGLE.COM; LSA ASSOCIATES, INC., 2006

FIGURE 1

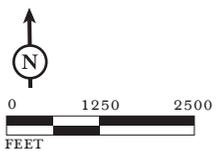


*Lodi Ag/Greenbelt General Plan and Sphere of Influence Amendments*  
 Plan Area Vicinity and Regional Map Locations



SOURCE: GLOBEXPLORER; LSA ASSOCIATES, INC., 2006

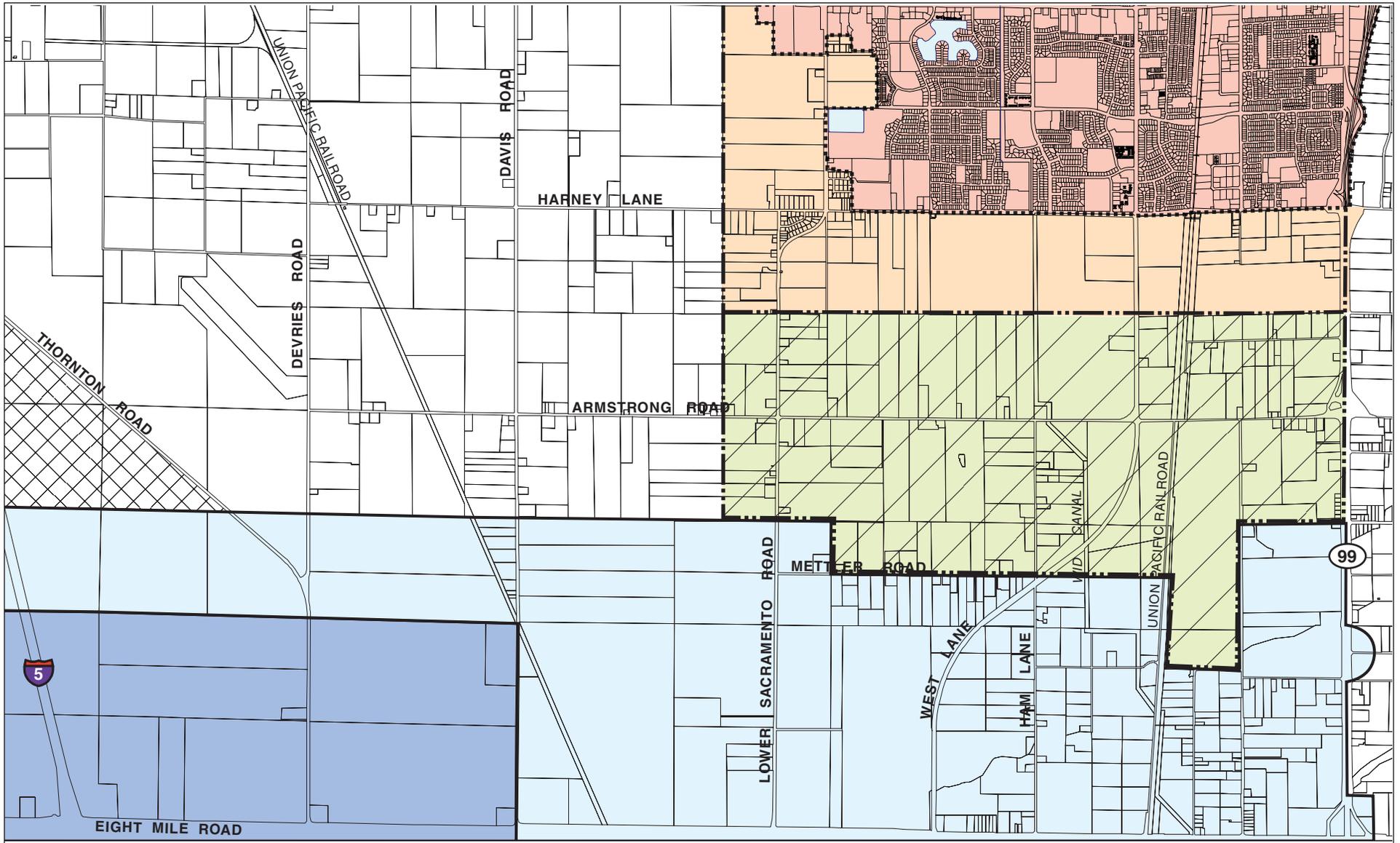
FIGURE 2



LEGEND

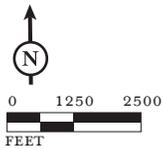
 PLAN AREA

*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments  
Aerial Photo of Plan Area*



SOURCE: CITY OF LODI, 2006; SAN JOAQUIN COUNTY LAFCO, 2005

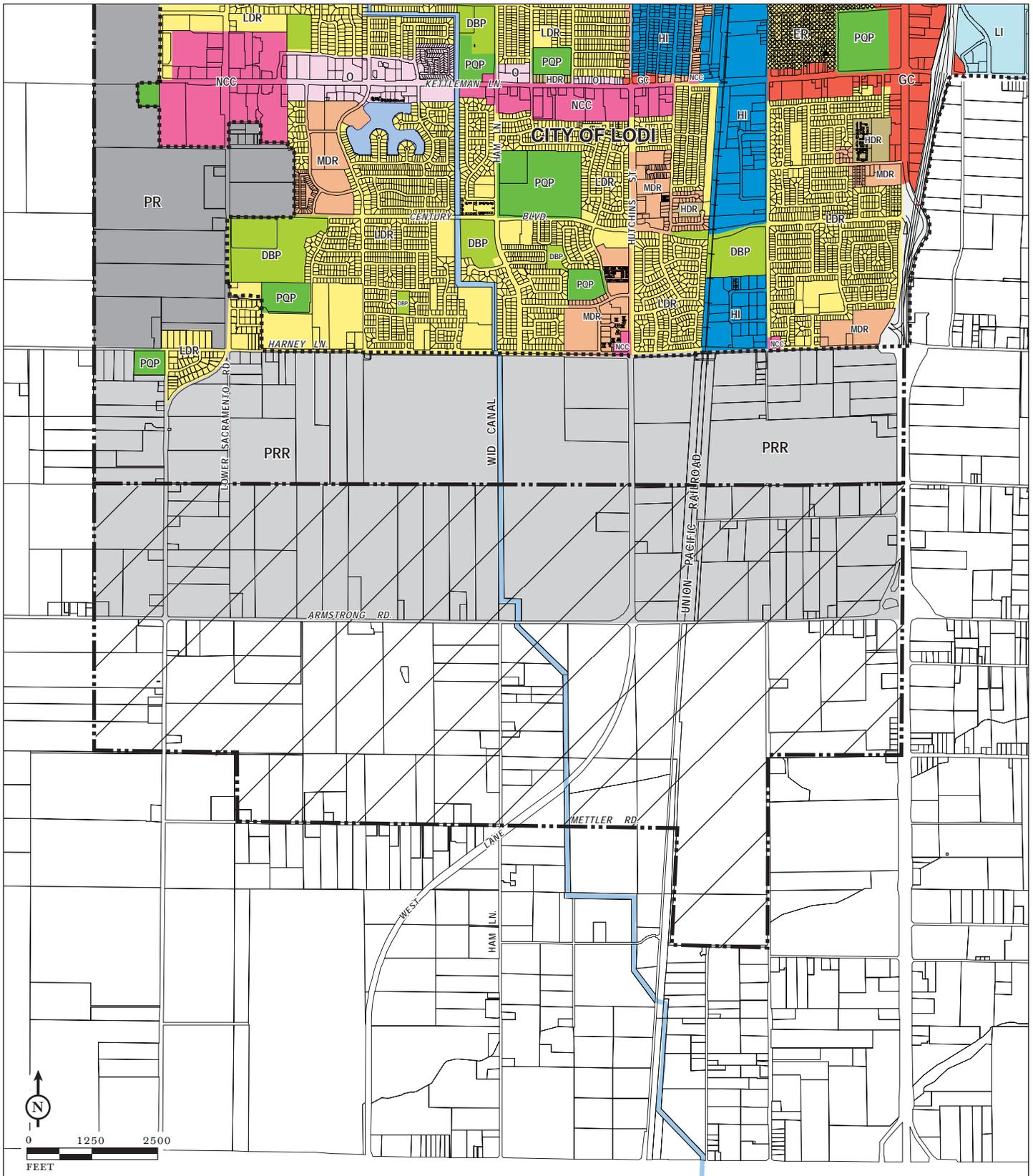
FIGURE 3



LEGEND

- |   |  |  |  |
|---|--|--|--|
|  | CITY OF LODI CORPORATE BOUNDARIES                          |  | CITY OF STOCKTON CURRENT SPHERE OF INFLUENCE               |
|  | EXISTING CITY OF LODI SPHERE OF INFLUENCE                  |  | PROPOSED EXTENSION OF CITY OF STOCKTON SPHERE OF INFLUENCE |
|  | CITY OF LODI WHITE SLOUGH WATER POLLUTION CONTROL FACILITY |  | PROPOSED LODI GENERAL PLAN AG/GREENBELT DESIGNATION        |
|   |  |  | PROPOSED AMENDMENT TO LODI SPHERE OF INFLUENCE             |

*Lodi Ag/Greenbelt General Plan  
and Sphere of Influence Amendments  
Proposed Amendments Map*



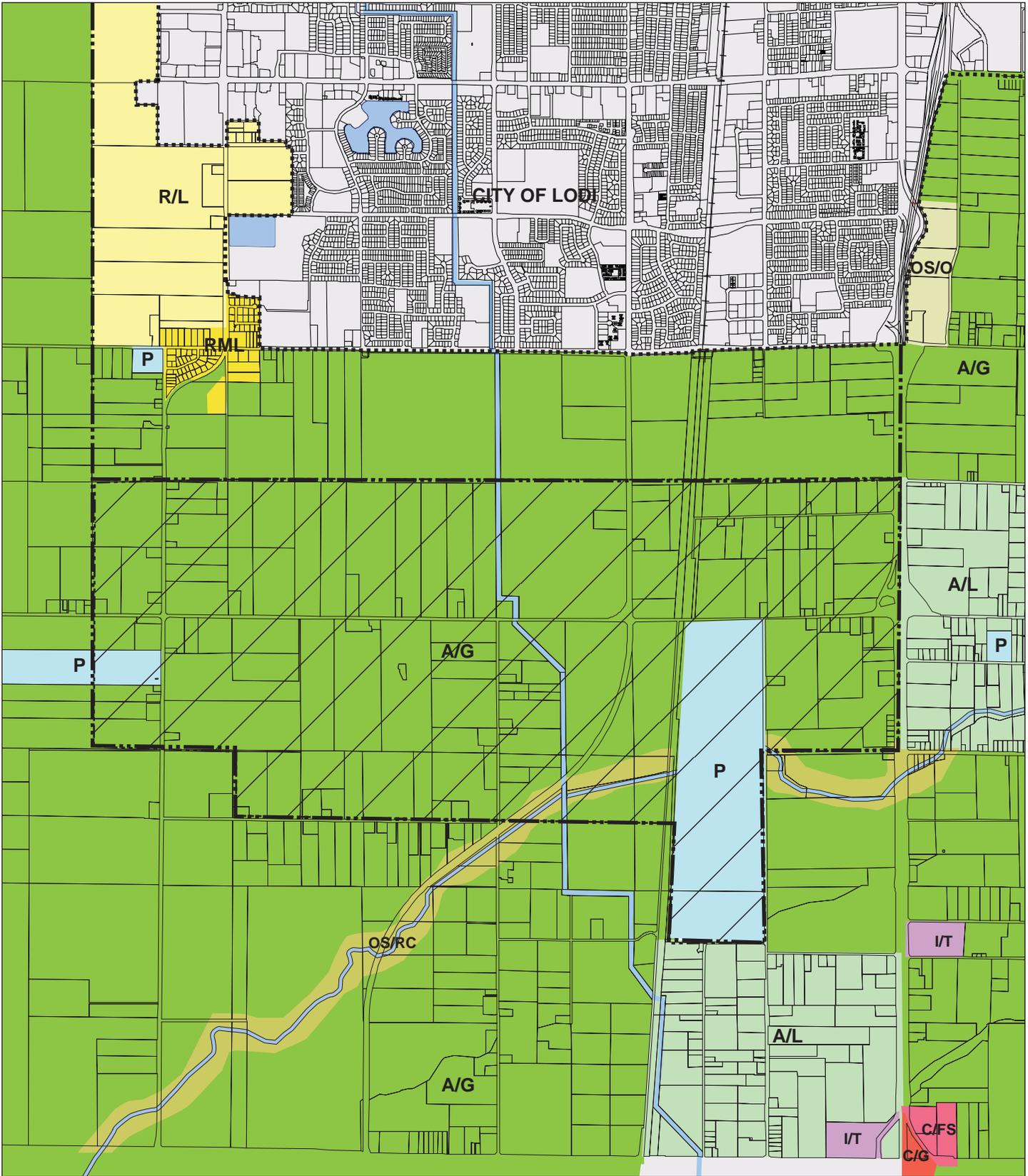
SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

FIGURE 4

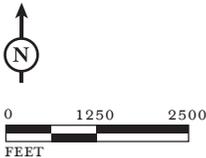
LEGEND

- LODI CITY LIMITS
- EXISTING LODI SPHERE OF INFLUENCE (SOI)
- AG/GREENBELT PLAN AREA AND PROPOSED SOI AMENDMENT
- EASTSIDE RESIDENTIAL (ER)
- LOW-DENSITY RESIDENTIAL (LDR)
- MEDIUM-DENSITY RESIDENTIAL (MDR)
- HIGH-DENSITY RESIDENTIAL (HDR)
- GENERAL COMMERCIAL (GC)
- NEIGHBORHOOD COMMUNITY COMMERCIAL (NCC)
- HEAVY INDUSTRIAL (HI)
- LIGHT INDUSTRIAL (LI)
- PUBLIC-QUASI PUBLIC (PQP)
- DRAINAGE BASIN (DBP)
- PLANNED RESIDENTIAL (PR)
- PLANNED RESIDENTIAL RESERVE (PRR)
- WATER FEATURE/BODY
- OFFICE (O)

*Lodi Ag/Greenbelt General Plan and Sphere of Influence Amendments*  
 City of Lodi General Plan Designations and SOI Boundaries In Relationship to Plan Area



SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

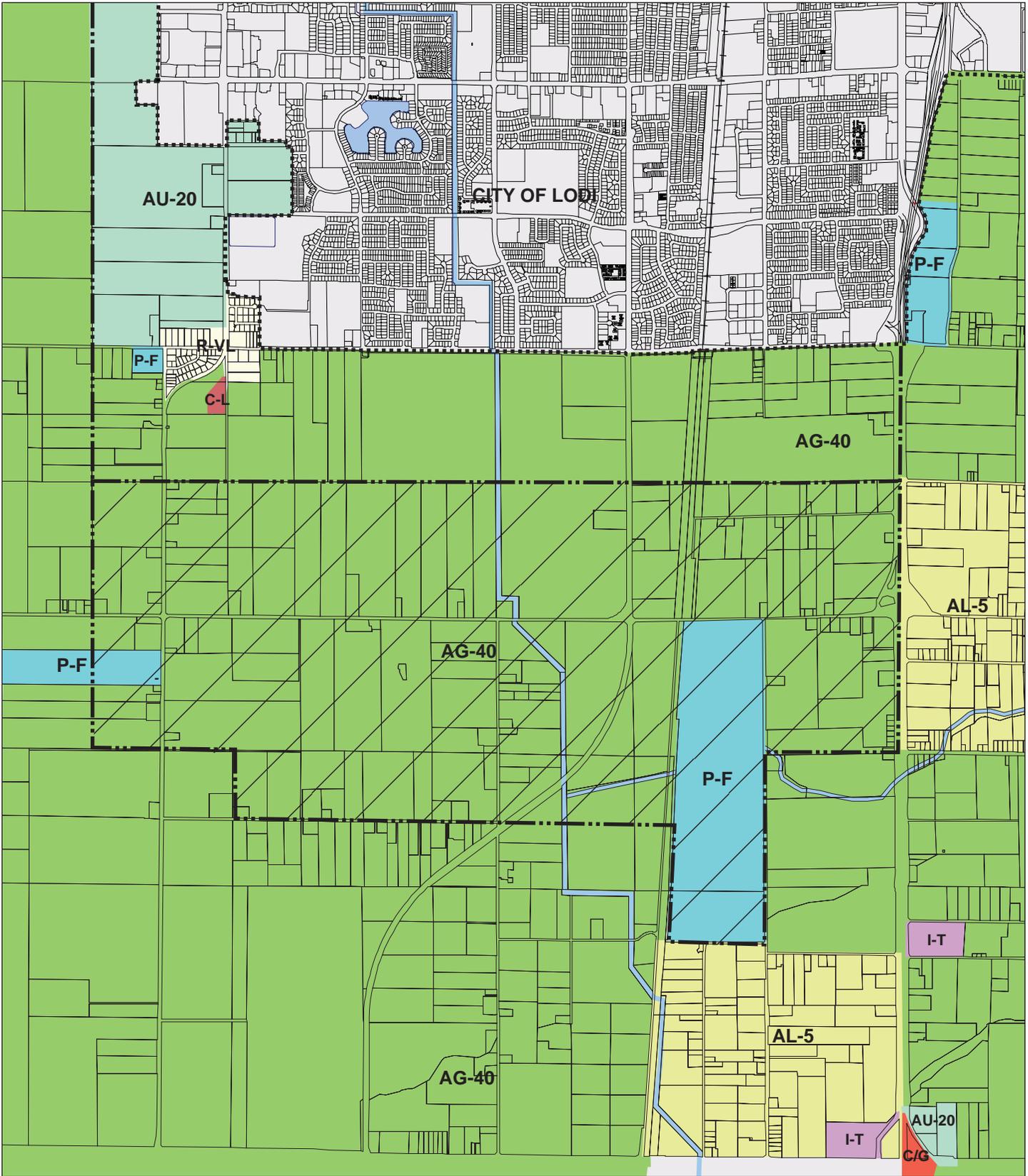


- LEGEND**
- LODI CITY LIMITS
  - EXISTING LODI SPHERE OF INFLUENCE (SOI)
  - AG/GREENBELT PLAN AREA AND PROPOSED SOI AMENDMENT
  - MEDIUM LOW-DENSITY RESIDENTIAL (RML)
  - LOW-DENSITY RESIDENTIAL (R/L)

- GENERAL AGRICULTURE (AG)
- PUBLIC (P)
- RESOURCE CONSERVATION (OS/RC)
- OPEN SPACE (OS/O)
- LIMITED AGRICULTURE (A/L)
- TRUCK TERMINAL (I/T)
- GENERAL COMMERCIAL (C/G)
- FREEWAY SERVICE (C/FS)
- WATER FEATURE/BODY

FIGURE 5

*Lodi Ag/Greenbelt General Plan and Sphere of Influence Amendments*  
 County of San Joaquin  
 General Plan Land Use Designations in Plan Area



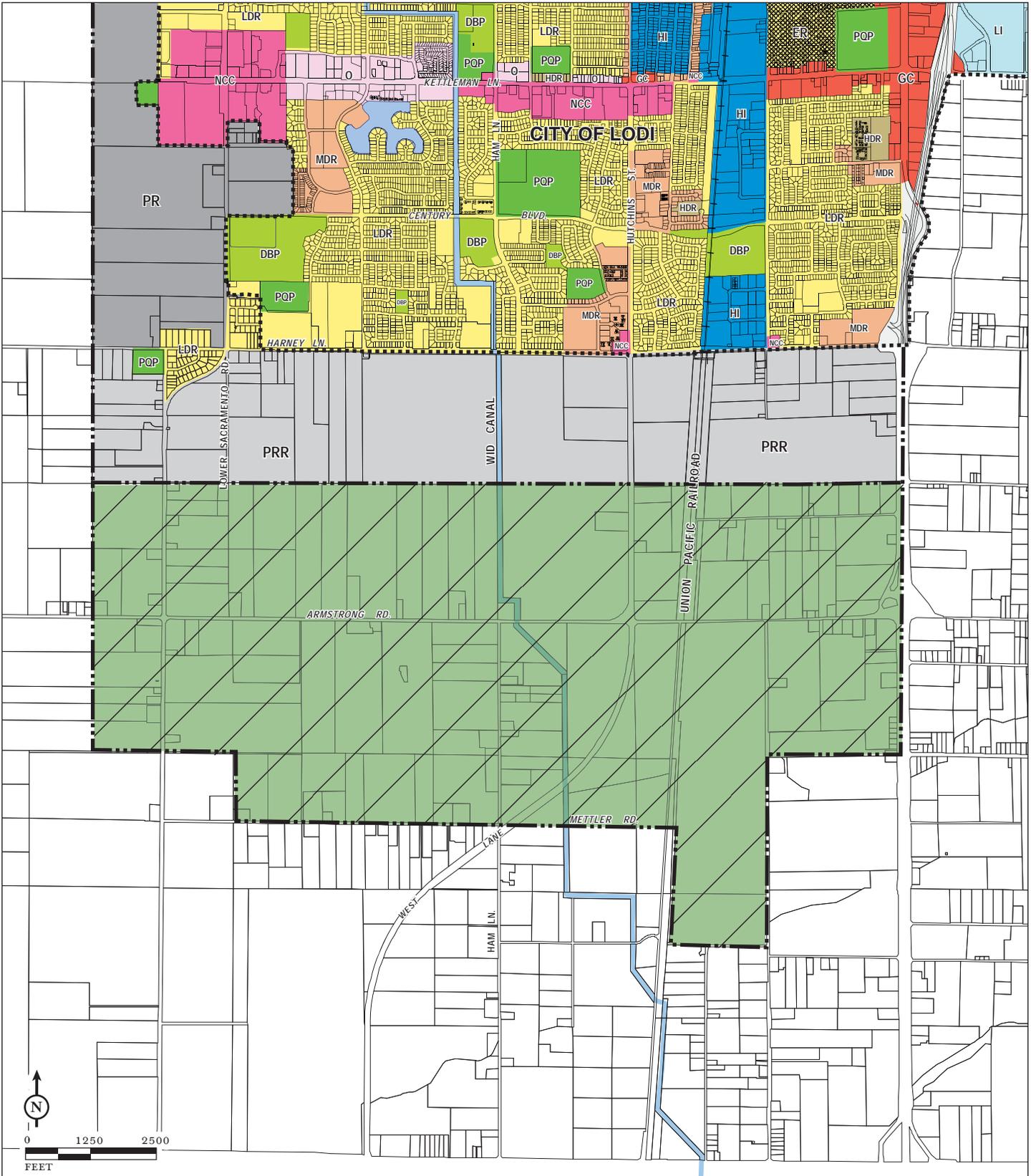
SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

FIGURE 6

|               |   |
|---------------|---|
| <b>LEGEND</b> |   |
|               | LODI CITY LIMITS                                  |
|               | EXISTING LODI SPHERE OF INFLUENCE (SOI)           |
|               | AG/GREENBELT PLAN AREA AND PROPOSED SOI AMENDMENT |
|               | AGRICULTURAL URBAN RESERVE (A-U-20)               |
|               | GENERAL AGRICULTURE (AG-40)                       |
|               | LIMITED AGRICULTURE (AL-5)                        |
|               | TRUCK TERMINAL (I-T)                              |
|               | LIMITED COMMERCIAL (C-L)                          |
|               | GENERAL COMMERCIAL (C/G)                          |
|               | PUBLIC FACILITIES (P-F)                           |
|               | WATER FEATURE/BODY                                |

0 1250 2500  
FEET

*Lodi Ag/Greenbelt General Plan and Sphere of Influence Amendments*  
 County of San Joaquin Zoning Districts in Plan Area



SOURCE: CITY OF LODI, 2006; SAN JOAQUIN LAFCO, 2005

FIGURE 7

LEGEND

- LODI CITY LIMITS
- EXISTING LODI SPHERE OF INFLUENCE (SOI)
- PROPOSED AG/GREENBELT GENERAL PLAN DESIGNATION PLAN AREA AND SOI AMENDMENT
- EASTSIDE RESIDENTIAL (ER)
- LOW-DENSITY RESIDENTIAL (LDR)
- MEDIUM-DENSITY RESIDENTIAL (MDR)
- HIGH-DENSITY RESIDENTIAL (HDR)
- GENERAL COMMERCIAL (GC)
- NEIGHBORHOOD COMMUNITY COMMERCIAL (NCC)
- OFFICE (O)
- HEAVY INDUSTRIAL (HI)
- LIGHT INDUSTRIAL (LI)
- PUBLIC-QUASI PUBLIC (PQP)
- DRAINAGE BASIN (DBP)
- PLANNED RESIDENTIAL (PR)
- PLANNED RESIDENTIAL RESERVE (PRR)
- WATER FEATURE/BODY

*Lodi Ag/Greenbelt General Plan and Sphere of Influence Amendments*  
**Proposed Lodi General Plan Agricultural Greenbelt Designation Plan Area and SOI Boundary Amendment**

| <b>ENVIRONMENTAL IMPACTS:</b>   | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less than Significant Impact</b> | <b>No Impact</b>                    |
|---|---------------------------------------|---|-------------------------------------|-------------------------------------|
| <b>I. LAND USE AND PLANNING. <i>Would the proposal:</i></b>   |                                       |   |                                     |                                     |
| a) Conflict with general plan designation or zoning?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Be incompatible with existing land use in the vicinity?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?                               | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?                                   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>II. POPULATION AND HOUSING. <i>Would the proposal:</i></b>   |                                       |   |                                     |                                     |
| a) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace existing housing, especially affordable housing?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>III. GEOLOGIC PROBLEMS. <i>Would the proposal result in or expose people to potential impacts involving:</i></b>   |                                       |   |                                     |                                     |
| a) Fault rupture?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Seismic ground shaking?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Seismic ground failure, including liquefaction?  | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Seiche, tsunami, or volcanic hazard?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| g) Subsidence of land?                   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h) Expansive soils?                      | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| i) Unique geologic or physical features? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**IV. WATER. *Would the proposal result in:***

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of people or property to water related hazards such as flooding?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Changes in currents, or the course or direction of water movements?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Change in the quantity of ground water, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavation or through substantial loss of ground water recharge capability? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Altered direction or rate of flow of groundwater?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Impacts to groundwater quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**V. AIR QUALITY. *Would the proposal:***

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose sensitive receptors to pollutants?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Alter air movement, moisture, or temperature, or cause any change in climate?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create objectionable odors?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>VI. TRANSPORTATION/CIRCULATION. <i>Would the proposal result in:</i></b>  |                                |  |                              |                                     |
| a) Increased vehicle trips or traffic congestion?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Hazards to safety from design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Inadequate emergency access or access to nearby uses?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Insufficient parking capacity onsite or offsite?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Hazards or barriers for pedestrians or bicyclists?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                          | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Rail, waterborne or air traffic impacts?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>VII. BIOLOGICAL RESOURCES. <i>Would the proposal:</i></b>   |                                |  |                              |                                     |
| a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Locally designated species (e.g., heritage trees)?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Wetland habitat (e.g., marsh, riparian, and vernal pool)?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Wildlife dispersal migration corridors?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| <b>VIII. ENERGY AND MINERAL RESOURCES. <i>Would the proposal:</i></b>  |                                |  |                              |                                     |
| a) Conflict with adopted energy conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Use nonrenewable resources in a wasteful and inefficient manner?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region                          | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

and the residents of the State?

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**IX. HAZARDS. *Would the proposal involve:***

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Possible interference with an emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The creation of any health hazard or potential health hazard?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Exposure of people to existing sources of potential health hazards?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Increased fire hazard in areas with flammable brush, grass, or trees?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**X. NOISE. *Would the proposal result in:***

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase in existing noise levels?         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XI. PUBLIC SERVICES. *Would the proposed have an effect upon, or result in a need for new or altered government services in any of the following areas:***

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other government services?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:***

|                            |                          |                          |                          |                                     |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| c) Local or regional water treatment or distribution facilities? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Storm water drainage?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Solid waste disposal?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Local or regional water supplies?                             | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**XIII. AESTHETICS. *Would the proposal:***

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Create light or glare?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XIV. CULTURAL RESOURCES. *Would the proposal:***

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XV. RECREATION. *Would the proposal:***

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect recreation opportunities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  | <b>Potentially Significant Impact</b> | <b>Potentially Significant Unless Mitigation Incorporated</b> | <b>Less than Significant Impact</b> | <b>No Impact</b>                    |
|--|---------------------------------------|---|-------------------------------------|-------------------------------------|
| important examples of the major periods of California history or pre-history?  |                                       |   |                                     |                                     |
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Does the project have impacts that are individually limited, but cumulatively considerable?<br>("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/>              | <input type="checkbox"/>                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## SUMMARY OF POTENTIAL IMPACTS

While the preceding checklist indicates that the City initiated General Plan and Sphere of Influence amendments would not result in any significant environmental impacts, the following provides a brief explanation under each environmental topic area justifying why the *No Impact* determination has been made for this project.

### **Discussion of Land Use and Planning**

**Items a, b, c, d, and e:** *No Impact*. As described in the Project Description, the plan area is located in unincorporated San Joaquin County. The northern ½-mile area, north of Armstrong Road, is currently designated Planned Residential Reserve (PRR) on the Lodi General Plan Land Use Diagram (Figure 4). The Lodi General Plan describes the PRR designation as a future study area for residential uses beyond the planning horizon of the 1991 General Plan (i.e., beyond 2007). Until these areas are redesignated with a non-reserve General Plan land use designation, allowed uses and development standards must be the same as those with the underlying San Joaquin County agricultural designation.

The majority of the plan area is designated General Agriculture (A/G) on the San Joaquin County General Plan Land Use Map (Figure 4), which is typically applied to areas suitable for agricultural production, where soils are capable of producing a wide variety of crops and/or supporting grazing. Exceptions to the predominately A/G area include Micke Grove Regional Park and the Lodi Airstrip, which are designated Public (P), and an approximately 250 foot area flanking both sides of Pixley Slough designated Open Space and Recreation (OS/RC).

The San Joaquin County zoning for the plan area is AG-40 (General Agricultural) (Figure 5). The AG-40 zoning district implements the County's General Plan A/G designation to preserve agricultural lands for the continuation of commercial agricultural enterprises. A few parcels within the plan area are zoned Public Facilities (P-F) on the San Joaquin County Zoning Map, including Micke Grove Regional Park and the Lodi Airstrip. The P-F zoning district provides for public facilities and uses ranging from civic buildings to recreational facilities and activities. The P-F zoning district is implemented by the San Joaquin County General Plan Public Facilities land use designation.

The established approach and departure flight paths for the small, general aviation airstrip located west of Lower Sacramento Road (i.e., Lodi Airstrip) overlays the western portion of the plan area.<sup>1</sup> However, because no development is proposed as a part of the project, aircraft approach and departure flight paths would not be obstructed by the Lodi General Plan Agriculture/Greenbelt designation and Sphere of Influence boundary adjustment. Further, future agricultural development within the plan area would be low rising and thus would not conflict with or obstruct aircraft operations.

The majority of land within the plan area is designated *Prime Farmland*, *Farmland of Statewide Importance*, and *Farmland of Local Importance*. Exceptions to this are the Lodi Airstrip, Micke Grove Regional Park, and mobile home park (located adjacent to the S-curve in North West

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<sup>1</sup> San Joaquin County, 2006. GIS Airport Areas Map.  
Website: <http://sjmap.org/website/DistrictViewer/MapFrame.htm>.

Lane), which are designated as developed land.<sup>2</sup> Two parcels within the plan area are within the Farmland Security Zone and many others are under Williamson Act contract.<sup>3</sup> The City initiated General Plan and SOI amendments would further ensure that the parcels identified as *Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance* within the plan area would be preserved and protected.

The new Lodi General Plan Agriculture/Greenbelt designation is consistent with the underlying San Joaquin County General Agricultural (A/G) and Public Facilities (P-F) designations for the plan area in that it allows identical uses and development intensities. Inclusion of the plan area within the City of Lodi Sphere of Influence under the Lodi Agriculture/Greenbelt General Plan land use designation will clarify Lodi's commitment to preservation of the agricultural character and quality of the plan area, as well as help ensure that future development would be consistent with existing agricultural and rural uses in the plan area. Existing agricultural uses would not be impacted by the proposed amendments and, as a result, their continued operation would not be hindered.

The Lodi Agriculture/Greenbelt General Plan and Sphere of Influence amendments are further supported Lodi General Plan Land Use (LU) Element goals and policies that seek to balance the preservation of Lodi's rural qualities, surrounding agricultural uses and open space buffer between Lodi and Stockton, including Policy LU-A.1, Goal LU-B, Policy LU-B.1, and Policy LU-B.2.

#### **Discussion of Population and Housing Findings**

**Items a, b, and c: *No Impact.*** The plan area currently includes approximately 130 parcels, with approximately 100 rural residences and 80 mobile homes and a corresponding residential population of approximately 540 persons.<sup>4</sup> The Lodi Agriculture/Greenbelt designation would not result in any changes to uses currently allowed in the plan area by the underlying San Joaquin County General Agriculture (A/G) and AG-40 zoning district. As indicated in the Project Description, no development is proposed as part of the Lodi Agricultural/Greenbelt General Plan and SOI amendments. The General Plan and SOI amendments would not result in increased growth nor would the designation displace existing housing.

#### **Discussion of Geologic Problems Finding**

**Items a, b, c, d, e, f, g, h, and i: *No Impact.*** No unique geologic or physical features are present in the plan area. The Lodi area generally experiences low seismicity compared to the rest of California, which is characterized by moderate-to-high seismic activity.<sup>5</sup> There are no known faults in the immediate vicinity of the plan area and the potential for fault rupture in the vicinity of the plan area is very low.<sup>6</sup> However, there are several fault zones within San Joaquin County and

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<sup>2</sup> San Joaquin County, 2006. GIS Important Farmland Map for 2002.  
Website: <http://sjmap.org/website/DistrictViewer/MapFrame.htm>

<sup>3</sup> San Joaquin County, 2006. GIS. Williamson Act and Farmland Security Zone Map. Website:  
Website: <http://sjmap.org/website/DistrictViewer/MapFrame.htm>

<sup>4</sup> US Census, 2000. Table QT-H3: *Household Population and Household Type by Tenure*. Average household size for San Joaquin County in 2000 was 3.0 persons. Website: <http://factfinder.census.gov>.

<sup>5</sup> City of Lodi, 2001. ProStyle Sports Complex, Draft Environmental Impact Report. December.

<sup>6</sup> City of Lodi, 2001. ProStyle Sports Complex, Draft Environmental Impact Report. December.

neighboring counties that could potentially result in ground shaking in the plan area, including the San Andreas System, the Midland Fault, or the Tracy-Stockton Fault.<sup>7</sup> The intensity of the ground shaking from these faults is dependent on the earthquake's magnitude, distance, and the soil and rock properties. The plan area is located in Seismic Zone 3. Pursuant to the California Uniform Building Code (UBC), all structures must be constructed according to UBC requirements for Seismic Zone 3, including minimizing impacts resulting from ground shaking. Future development proposed in the plan area would be required to conform to UBC requirements for Seismic Zone 3. As a result, no impacts created by fault rupture are expected as a result of the Lodi General Plan and SOI amendments.

The plan area is not likely to be affected by seiche, tsunami, or volcanic hazards. The largest bodies of water near the plan area include Lodi Lake and Mokelumme River, which are located approximately 3¼ miles north of the plan area, and the San Joaquin River Delta, which is located approximately 7 miles west of the plan area. No volcanic hazards are located near to the plan area.<sup>8</sup> Given the far-off distances of these water bodies, impacts associated with seiche, tsunami or volcanic hazards related to them are unlikely.

In regards to soils, the Tokay Fine sandy loam and Tujunga loamy sand, found in the northern and central portions of the plan area, have a low shrink-swell potential.<sup>9</sup> Portions of the southern part of the plan area, primarily the area along Pixley Slough, contain expansive soils.<sup>10</sup> As described, no development is proposed as a part of the General Plan and SOI amendments.

### **Discussion of Water Finding**

**Items a, b, c, d, e, g, h, and i: *No Impact.*** As described in the Project Description, the Lodi General Plan and SOI amendments would ensure that the existing San Joaquin County agricultural General Plan designation and zoning for the plan area would be preserved, including existing agricultural and rural uses.

Water in the plan area is currently provided to residences via groundwater wells. Agricultural uses in the plan area are primarily supplied water by the Woodbridge Irrigation District main canal, the Pixley Slough, and groundwater extraction.

The latest Federal Emergency Management Agency (FEMA) flood zone map for the 3½ square mile plan area (Community Panel Number 060300-0001) dated May 7, 2002, indicates the majority of it is within "Zone X." Zone X defines areas within the 1) 500-year flood plain; 2) 100-year flood with average flood water depths of less than 1 foot; and 3) areas otherwise protected by levees. Water related hazards, such as flooding, are not expected to affect parcels located within Zone X.

As described, no development is proposed as part of the Lodi General Plan and SOI amendments, and future development would be similar to and consistent with the existing agricultural and rural uses in the plan area, including maintaining a minimum 40-acre parcel size and similar water

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<sup>7</sup> City of Lodi, 2001. ProStyle Sports Complex, Draft Environmental Impact Report. December.

<sup>8</sup> Miller, Dan, 1989. Potential Hazards for Future Volcanic Eruptions in California: USGS Bulletin 1847.

<sup>9</sup> City of Lodi, 1990. General Plan Draft Environmental Impact Report.

<sup>10</sup> San Joaquin County, 2006. GIS Expansive Soils Map.

Website: <http://sjmap.org/website/DistrictViewer/MapFrame.htm>

supply demands for rural and agricultural uses. Further, the Lodi General Plan and SOI amendments would not result in a change to existing water adsorption rates, drainage patterns, or the rate or amount of surface water runoff, nor would it result in a change to the quality or quantity of groundwater; groundwater recharge would not be affected.

### **Discussion of Air Quality Finding**

**Items a, b, c, and d: *No Impact.*** As indicated in the Project Description, the majority of the plan area is currently used for agriculture/viticulture crop production, livestock keeping and grazing, and rural residential uses. Dust, resulting from the active agricultural production and the open field nature of the plan area, is common in the San Joaquin Valley (Valley). Currently, the Valley is federally classified as extreme non-attainment for the federal 1-hour ground level ozone, serious non-attainment for the federal 8-hour ground level ozone, serious non-attainment for particulate matter less than 10 microns in diameter (PM<sub>10</sub>) standard, and non-attainment for particulate matter 2.5 microns in diameter (PM<sub>2.5</sub>) standard. Additionally, the Valley is classified as severe non-attainment for the California ozone standard and non-attainment for the States PM<sub>10</sub> standard.

Agriculture sources were identified as a significant source of fugitive PM<sub>10</sub> emissions. To reduce this situation, the San Joaquin Valley Air Pollution Control District adopted Rule 4550 (Conservation Management Practices), which requires agricultural operations to implement practices to reduce PM<sub>10</sub> emissions. Existing and future agricultural operations in the plan area are subject to Rule 4450.

Because no development is proposed as part of the Lodi General Plan and SOI amendments, no increase or change to existing air quality, including dust generation, would result, nor would existing air movement patterns, moisture, temperature, or the local climate be altered. Future agricultural operations and live stock keeping and grazing within the plan area would generate similar amounts of dust and other agricultural operation related air quality pollutants or odors. Consistently, sensitive receptors, such as persons residing in residences within the plan area, would not be exposed to a change in the existing air quality level (including dust generation). The Lodi General Plan and SOI amendments further ensure that the existing large parcel size (i.e., 40 acre minimum parcel size) in the plan area would be retained; thereby preventing intensification of uses or introduction of urban uses and associated air quality pollutants to the area.

### **Discussion of Transportation/Circulation Finding**

**Items a, b, c, d, e, f, and g: *No Impact.*** Because the Lodi General Plan and SOI amendments would provide for uses and development intensities and densities as currently provided by the underlying San Joaquin County General Agriculture (A/G) General Plan designation and AG-40 zoning district, no change to existing traffic or circulation patterns would result. No increase in vehicle trips, traffic congestion would result, nor would any new hazards to safety from design features or uses of the roadways by farm equipment result.

Future changes to roadway design (e.g., overall width, use by pedestrians, equestrians, and bicyclist) would be addressed by the program established under Implementation Program LU-19 (described in Project Description and Attachment 1), which will be subject to subsequent environmental review.

### **Discussion of Biological Resources Finding**

**Items a, b, c, d, and e: *No Impact.*** As described, no development is proposed as part of the Lodi General Plan and SOI amendments, and future development would be similar to and consistent with the existing agricultural and rural uses in the plan area. Agricultural buildings and related uses in the plan area would be reviewed for conformance with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), which the City of Lodi and County of San Joaquin are a party to via the San Joaquin County Council of Governments (i.e., SJCOG, Inc.).<sup>11</sup> Implementation of the SJMSCP by Lodi and San Joaquin County would reduce impacts to biological resources from the any future development within the plan area to a less-than-significant level.

### **Discussion of Energy and Mineral Resources Finding**

**Items a, b, and c: *No impact.*** Currently, there are no mineral extraction activities occurring within the plan area and there are no known significant construction aggregate deposits within the plan area.<sup>12</sup>

As described, no development is proposed as part of the Lodi General Plan and SOI amendment. Future development in the plan area would be constructed in compliance with the energy efficiency provisions of Title 24, Part 6, of the California Code of Regulations, thereby ensuring that nonrenewable resources are used in an efficient manner and any adopted energy conservation plan would be conformed with. Further, because the plan area is predominately agriculture/viticulture fields and live stock grazing/keeping fields, the potential future extraction of known mineral resources underlying the area would be preserved.

### **Discussion of Hazards Finding**

**Items a, b, c, d, and e: *No Impact.*** Due to the agriculture/viticulture commercial production of the plan area, use of oil, pesticides, and chemicals is common. However, use of these substances is heavily regulated by the San Joaquin County Department of Health and State and local Fire Code regulations. Future agricultural uses and related development in the plan area would conform to the health and safety requirements and standards of these agencies. Further, there are no planned or proposed uses in the agriculture/greenbelt plan area, nor are there any surrounding land uses, that have the potential to create a risk of explosion or release of a hazardous substance. Additionally, because the Lodi General Plan agriculture/greenbelt designation would be consistent with the underlying San Joaquin County General Plan General Agriculture (A/G) designation and AG-40 zoning district, no change or interference with existing emergency response or evacuation plans would result.

### **Discussion of Noise Finding**

**Items a and b: *No Impact.*** As described, no development is proposed as part of the Lodi General Plan and SOI amendments. Instead, the project would establish a geographic area designated “agriculture/greenbelt” and associated policies in the Lodi General Plan consistent with that provided by the underlying San Joaquin County General Agriculture (A/G) designation

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<sup>11</sup> San Joaquin County, 2000. Final Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), Final EIR/EIS Certified December 7.

<sup>12</sup> California Division of Conservation, Division of Mines and Geology, 1988. Mineral Land Classification of Portland Cement Concrete Aggregate in the Stockton-Lodi Production-Consumption Region. Special Report 160.

and AG-40 zoning district. As such, no increase in existing noise levels would result, and persons residing in the plan area would not be exposed to severe noise levels.

### **Discussion of Public Services Finding**

**Items a, b, c, d, and e:** *No Impact.* Within the plan area, the following police, fire, school, and road maintenance services are provided:

- Police services are currently provided by the San Joaquin County Sheriff's Office;
- Fire protection services are provided by three fire districts: 1) Woodbridge Fire District serves the majority of the plan area (approximately 1,880 acres), including all parcels located ½ mile north and south of Armstrong Road; 2) Lincoln Fire District serves approximately eight parcels totaling 80 acres located in the southwest portion of the plan area; and 3) Waterloo-Morada Fire District serves an approximately 17 parcels totaling 320 acres located along the plan areas southern boundary (near the intersection of North West Lane, the WID main canal, and the Pixley Slough); and
- Public school services are currently provided by the Lodi Unified School District.
- Road maintenance and repair services are currently provided by San Joaquin County Department of Public Works.

The Lodi General Plan and SOI amendments do not include any proposals for development. Future development within the plan area would occur with land use types and densities currently allowed under the County's General Plan and Zoning designations. As described in the Project Description, prior to pursuing annexation of the plan area, the City will have established a program to identify which public services, utilities, and infrastructure would be transferred from County to City providers. Additional environmental analysis would be conducted to evaluate service capacity impacts and mitigation measures at the time that annexation is pursued. Implementation of the Lodi General Plan and SOI amendments would not increase the demand for fire, police, schools, and road services

### **Discussion of Utilities and Service Systems Finding**

**Items a, b, c, d, e, f, g, and h:** *No Impact.* Electrical power, natural gas, and telecommunication services are currently provided within the plan area by Pacific Gas & Electric (PG&E) and AT&T. Future uses in the plan area would be served by PG&E and AT&T, as well.

The plan area is not currently within a San Joaquin County sewer district. However, agricultural connections to the City of Lodi's industrial wastewater system are allowed via Lodi Municipal Code Section 13.12.150, Connections Outside the City. Nevertheless, no existing agricultural operations within the plan area are currently connected to the City's industrial wastewater system. Instead, all existing agricultural and residential uses within the plan area currently dispose of wastewater via individual septic systems. In order to maintain the rural character of the plan area, the City does not intend to extend sanitary sewer service to the plan area. Future development in the plan area would also discharge wastewater via septic systems.

Existing rural uses within the plan area obtain potable water from groundwater wells. Irrigation water is provided by the Woodbridge Irrigation District (WID) to areas west of the WID canal and areas east of the WID canal are within the North San Joaquin Water Conservation District

(NSJWCD).<sup>13</sup> Irrigation water is also provide by groundwater well extraction. Future water use in the plan area would continue to be provided by these same sources.

Excess storm water runoff that is not absorbed into the ground in the plan area typically collects in roadside ditches, culverts and in low lying agricultural fields. Runoff that does not percolate into the ground may flow in a southwesterly direction with the general topography of the plan area, eventually draining into Pixley Slough.

Solid waste in the plan area is collected by Central Valley Waste Services, a subsidiary of Waste Management, Inc., with a contract through San Joaquin County. Central Valley Waste collects solid waste from rural properties and transports the waste to a Transfer Station and Materials Recovery Facility (MRF). The waste is then transferred to large haul vehicles that transport the waste to the North County Landfill.

The Lodi General Plan and SOI amendments do not include any proposals for development. Future development within the plan area would occur with land use types and densities currently allowed under the County's General Plan and Zoning designations. As described in the above, prior to pursuing annexation of the plan area, the City will have established a program to identify which public services, utilities, and infrastructure would be transferred from County to City providers. Additional environmental analysis would be conducted to evaluate service capacity impacts and mitigation measures at the time that annexation is pursued. Implementation of the Lodi General Plan and SOI amendments would not increase the demand for electrical power, natural gas, telecommunications facilities and services, solid waste disposal, storm water drainage, sewer or septic tank disposal, or local or regional water supplies.

### **Discussion of Aesthetics Finding**

**Items a, b, and c: *No Impact.*** The plan area is not adjacent to a scenic vista or scenic highway; however, the "open space" nature of the plan area provides a significant visual amenity for the Lodi community as it establishes a well defined edge to Lodi's urban core. It also contributes to the City's economy and small town character, providing Lodi residents with a sense of place. Because few reflective surfaces exist in the plan area, daytime glare is minimal. Similarly, the nighttime sky in the plan area is dark due to the rural nature of the area.

The Lodi General Plan and SOI amendments will help ensure that the agricultural/greenbelt nature of the plan site is preserved to provide a visual and physical community separator buffer between developed urban areas of Lodi to the north and the City of Stockton to the south. The amendments will not result in any changes to light and glare. The Lodi General Plan and SOI amendments, as proposed, are supported by Land Use and Growth Management (LU) Element Policies LU-A.1 and LU-A.3, Goal LU-B, Policies LU-B.1, LU-B.2, LU-B.3, Implementation Programs LU-10, LU-11, and LU-19, all of which protect agricultural lands surrounding the community and provide for a greenbelt around the City's urban areas that serves as an "edge" to the community's small town character.

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<sup>13</sup> San Joaquin County, 2006. GIS. Irrigation District Map.  
Website: <http://sjmap.org/website/DistrictViewer/MapFrame.htm>

### **Discussion of Cultural Resources Finding**

**Items a, b, c, and d: *No Impact.*** Pursuant to Government Code Section 65352.3, the City initiated General Plan amendment was forwarded to the Native American Heritage Commission (NAHC) on September 29, 2006, to determine if consultation with local California Native American tribes was required. As of the publishing of this Initial Study, no response from NAHC had been received by the City. Nonetheless, in accordance with Government Code Section 65352.3, to City will consult with any local California Native American tribe(s) if any are identified by NAHC within ½-mile of the plan area, and if the local tribe(s) identified request that their consultation be provided.

As described, no development is proposed as part of the Lodi General Plan and SOI amendments. As such, no impacts to paleontological, archaeological, unique ethnic cultural values, or sacred/religious uses would result.

### **Discussion of Recreation Finding**

**Items a and b: *No Impact.*** Micke Grove Regional Park, which is owned and maintained by San Joaquin County, is located within the plan area (see Figure 1). The Lodi General Plan and SOI amendments would not result in an increase in residential or workforce population within the plan area. As a result, no additional demand would be placed on the facilities or services provided at Micke Grove Regional Park.

### **Discussion of Mandatory Findings of Significance**

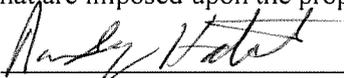
**Items a, b, c, and d: *No Impact.*** The Lodi General Plan and SOI amendments does not propose any development, nor would it allow any future development to occur that would be more intense than that currently allowed by the underlying San Joaquin County General Agriculture General Plan designation and AG-40 zoning district. The Lodi General Plan and SOI amendments would: Add Agriculture/Greenbelt as a new land use designation in the Lodi General Plan (Attachment 1); designate an approximately 3½ square mile area Agriculture/Greenbelt on the Lodi Land Use Diagram (Figure 6); add Implementation Program LU-19 to the Lodi General Plan to establish a program to preserve the long-range preservation of the agriculture/greenbelt area; and amend 18 other General Plan descriptions, goals, policies, and implementation programs (Attachment 1) to further clarify the City's commitment to preservation of the agriculture/greenbelt community separator areas that surround the City's urban area.

As a result, the Lodi General Plan and SOI amendments would not degrade fish or wildlife habitat, threaten any rare or endangered plant or animal, nor would it eliminate any examples of California history or pre-history. Consistently, the Lodi General Plan and SOI amendments would not negatively affect short or long term environmental goals, no cumulatively considerable impacts would result, nor would direct or indirect adverse impacts on human beings result.

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets' if the effect is a "potentially significant impact" or "potentially significant unless mitigated."
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project

Signature: 

Date: October 9, 2006

Printed Name: Randy Hatch, Community Development Director

## ***General Plan Section 2: Land Use/Circulation Diagrams and Standards***

Page 2-4

Ag/Greenbelt: This designation provides for the conservation and continued productive use of valuable agricultural (“ag”) lands surrounding Lodi’s urbanized area, ensures for a rural community separator between Lodi and the City of Stockton, and to serve as a visual amenity around urban development. In addition to agricultural and agricultural-related uses, single-family homes, parks, and open space uses could be located within the agriculture/greenbelt area. Because the City has established this area to retain low-intensity rural uses, the extension of municipal services (e.g., sewer, water, storm water) may not be provided. The minimum parcel size for the creation of new lots in this area is 40 acres, and only one residential unit per parcel is allowed. Comprised of approximately 2,280 acres, the ag/greenbelt area is located south of Lodi’s existing City limits and extends ½-mile north of Armstrong Road, approximately ½- to ¾-mile south of Armstrong Road, approximately ¼-mile west of Lower Sacramento Road to the west, and is bounded by State Route 99 to the east, as depicted on the Land Use Diagram. Residential uses in this designation are assumed to have an average of 2.75 persons per household.

## ***General Plan Section 3: Land Use and Growth Management (LU) Element***

Page 3-1

Agricultural Land: The agricultural land that surrounds Lodi is valuable not only because of its high quality and productivity, but also because of its scenic resource value to area residents. The City has long acknowledged the importance of retaining this valuable asset, but also recognizes the need to balance the needs of urban growth with those of Lodi’s agriculturally based economy. This is a dilemma facing many Central Valley communities.

Page 3-4

Goal LU-A: To provide for orderly, well-planned, and balanced growth within the City’s established corporate boundaries and sphere of influence (SOI), consistent with the limits imposed by the City’s infrastructure and the City’s ability to assimilate new growth.

Policy LU-A.1: The City shall seek to preserve Lodi’s small-town and rural qualities, including the agricultural area surrounding Lodi that provides a community separator with adjacent communities.

Policy LU-A.3: The City shall ensure the maintenance of ample buffers between incompatible land uses, including urban and rural uses.

Goal LU-B: To preserve agricultural land surrounding Lodi, important to the City’s economy and small town character, and to discourage premature development or prevent conversion of valuable agricultural land with to nonagricultural, urban uses, while providing for some urban needs.

Page 3-5

Policy LU-B.1: The City shall encourage ensure for the preservation of agricultural land surrounding the City.

Policy LU-B.2: The City should designate shall establish a continuous ag/greenbelt around the urbanized area of Lodi to maintain and enhance the agricultural economy, as well as to

provide a defined, physical edge between the community's urban and rural areas and with adjacent communities.

Policy LU-B.3: The City should coordinate and cooperate with San Joaquin County, ~~and~~ the San Joaquin County Local Agency Formation Commission (LAFCO), ~~and the City of Stockton~~ to ensure that the agriculture/greenbelt community separator is established, maintained, and preserved.

Policy LU-B.4: The City shall support the continuation of agricultural uses on lands designated for urban uses located within the City's corporate boundaries until urban development is imminent.

*Page 3-10*

Implementation Program LU-1: The City shall request the San Joaquin County LAFCO to adopt a sphere of influence for Lodi based on the long-term growth plans of the City as reflected in the GP goals and policies and proposed land uses.

Responsibility: City Council, Community Development Department

Time Frame: ~~FY 1990-1991~~ Ongoing

*Page 3-13*

Implementation Program LU-10: The City shall coordinate with San Joaquin County, San Joaquin County LAFCO, and the City of Stockton to identify and designate an agricultural ~~and open space~~ greenbelt around the urbanized area of the City. The priority area for establishment of the ag/greenbelt is the area located between Lodi and Stockton.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: ~~FY 1991-1992~~ Ongoing

Implementation Program LU-11: The City shall establish an agreement, such as a Memorandum of Understanding (MOU), with San Joaquin County to ensure that land use actions requiring discretionary approval proposed in unincorporated areas located within Lodi's sphere of influence would only be approved if found consistent with Lodi's vision for the area and would include City review and recommended action on the proposal. Discretionary land use actions proposed for the City's unincorporated SOI areas that are inconsistent with Lodi's vision for the area should be denied. As a part of this MOU, an ongoing process shall be established by which ~~the City and San Joaquin County will cooperate and~~ coordinate ~~its~~ land use planning processes ~~with San Joaquin County and the City of Stockton~~ to ensure consistency between each agency's with their plans for the area.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: ~~FY 1991-1992~~ 2006-2007

*Page 3-16*

Implementation Program LU-19: The City shall establish a program addressing the long-range preservation and development within agriculture/greenbelt areas. This program shall include, at a minimum, a thorough planning process involving all interested stake-holders (including local farmers, residents and business owners within the City limits, study area, and surrounding community) that would result in the specific locations and intensities of land uses, circulation system, infrastructure, services, financing plan, as well as design guidelines and other implementation measures.

### ***General Plan Section 7: Conservation (CON) Element***

Page 7-4

Goal CON-C: To promote the economic viability of agriculture in and surrounding Lodi, and to ~~discourage the premature~~ prevent conversion of valuable agricultural lands located in and around the City's corporate boundaries to nonagricultural, urban uses, while providing for urban needs.

Policy CON-C.1: The City shall ensure, in approving urban development near existing agricultural lands, that such urban development will not constrain agricultural practices or adversely affect the economic viability of adjacent agricultural practices.

### ***General Plan Section 8: Parks, Recreation, and Open Space (PRO) Element***

Page 8-3

Goal PRC-D: To provide adequate land for open space as a framework for urban development and to meet the active and passive recreational needs of the community, as well as to provide community separators between Lodi and adjacent communities.

Policy PRC-D.1: The City shall ~~discourage the premature~~ prevent conversion of agricultural lands located outside the City's corporate boundaries and sphere of influence to urban uses.

Policy PRC-D.3: The City should designate a continuous ~~open space~~ agriculture/greenbelt around the urbanized area of Lodi to protect open space and agricultural resources, and ~~preventing Lodi from contributing to urban sprawl across the rich agricultural soil of the San Joaquin Valley.~~

### ***General Plan Section 10: Urban Design and Cultural Resources (UDC) Element***

Page 10-2

Rural and Agricultural Lands: The City is surrounded on all sides by rural and agricultural lands and uses, forming agriculture/greenbelt areas that physically separate Lodi from adjacent communities, such as Stockton to the south. The character of the edges between rural and urban environments is important to the City's identity and provides residents on either side of the edge with a sense of place. These rural and agricultural lands surrounding Lodi constitute are an important scenic resource that helps to visually define and enhance the City.