

NOTICE OF AVAILABILITY

Notice is hereby given that the City of Lodi, Community Development Department, has completed an initial study and proposed a 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 proposed Hutchins Street Reconstruction may have a significant effect on the environment. On the basis of the initial study, Community Development Department staff has concluded that the proposed Hutchins Street Reconstruction will not have a significant effect on the environment, and therefore has prepared a proposed Negative Declaration 11-ND-02. The initial study reflects the independent judgment of the City.

FILE NUMBER: 11-MND-02

PROJECT TITLE: Hutchins Street Reconstruction

PROJECT DESCRIPTION: The project consists of reconstruction of Hutchins Street from Lodi Avenue to Pine Street. Hutchins Street at the moment is narrow at certain places and features abrupt pavement transitions, which could cause safety concerns. The existing pavement has extensive cracks and is past its service life. The proposed project intends to improve the surface quality of the roadway and enhance safety for both vehicles and pedestrians.

Part of the work also involves minor widening of the street to improve traffic safety and traffic flow; installation of new sidewalk, wheelchair ramps and driveways in compliance with the American with Disabilities Act requirements; and installation of energy efficient street lights. The proposed designs feature bulb outs aimed to reduce the crossing distance for pedestrian and to serve as a traffic calming device to reduce vehicle speed. Finally, because of street widening at certain section, additional street parking spaces would be created due to street widening at certain sections. The majority of the work will be done within the existing right-of-way. Acquisition of street easements from two properties located on the west side of Hutchins Street between Lodi Avenue and Walnut Street are required for the street widening. The street easement acquisition process has begun and the City is in the process of making an offer to the property owners. The widening also requires removal of a 17 street trees (mostly palm trees). The City intends to replace every tree removed at least at a ratio of 1:1 and will be planted at the DeBenedetti and Roget Parks. When the project is complete, better and safer access will be available to the homes and businesses in the area, as well as to Hutchins Street Square, and Lodi's Community Center.

PROJECT LOCATION: Hutchins Street is centrally located within the City limits. It's a north-south bound minor arterial street. Commercial and residential parcels abut Hutchins Street. Many of the businesses are in older commercial buildings or in converted residences. Most of the residential properties along Hutchins Street are older residential neighborhoods that contain a mix of single family and multi-family dwellings. Harney Lane forms the south end of the City limits and Hutchins Street turns into West Lane in the San Joaquin County jurisdiction.

PUBLIC REVIEW PERIOD:

The proposed Negative Declaration will be circulated for a 30-day public review period, beginning on Wednesday, October 12, 2011 and ending on Friday, November 11, 2011. Copies of the document are 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 Negative Declaration is also available for review on the internet at the following web address: http://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 5:30 PM on Friday, November 11, 2011 to the City of Lodi at the following address:

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

Facsimiles at (209) 333-6842 will also be accepted up to the comment deadline (please mail the original). For further information, contact Immanuel Bereket, Assistant Planner, at (209)333-6711.

The City will provide additional public notices when the public hearings have been scheduled to consider approval of the proposed Mitigated Negative Declaration and the other entitlements for the project.

Konradt Bartlam, Community Development Director