

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p><b>AGENDA</b> <b>LODI</b> <b>PLANNING COMMISSION</b></p>	<p>REGULAR SESSION WEDNESDAY, APRIL 9, 2008 @ 7:00 PM</p>
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For information regarding this agenda please contact:

**Kari Chadwick @ (209) 333-6711**  
**Community Development Secretary**

***NOTE:** All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the Community Development Department as soon as possible and at least 24 hours prior to the meeting date.*

1. ROLL CALL
2. MINUTES – “March 26, 2008”
3. PUBLIC HEARINGS
  - a. The Request for Planning Commission to review the site plan and architecture of a convenience store with a gas station at 730 South Cherokee Lane. (Applicant, Mohammad Abu Arqoub; File # 07-SP-05). CEQA Status: Exempt
  - b. The Request for Planning Commission approval of Negative Declaration 08-ND-01 as an adequate environmental documentation for the proposed City Well No. 28. (Applicant, City of Lodi; File # 08-ND-01). CEQA Status: Negative Declaration

**NOTE:** The above item is a quasi-judicial hearing and requires disclosure of ex parte communications as set forth in Resolution No. 2006-31

4. PLANNING MATTERS/FOLLOW-UP ITEMS
5. ANNOUNCEMENTS AND CORRESPONDENCE
6. ACTIONS OF THE CITY COUNCIL
  - a. Summary Memo Attached.
7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE
8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE
9. UPDATE ON COMMUNITY SEPARATOR/GREENBELT TASK FORCE
10. ART IN PUBLIC PLACES
11. COMMENTS BY THE PUBLIC
12. COMMENTS BY THE PLANNING COMMISSIONERS & STAFF
13. ADJOURNMENT

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

**\*\*NOTICE:** Pursuant to Government Code §54954.3(a), public comments may be directed to the legislative body concerning any item contained on the agenda for this meeting before (in the case of a Closed Session item) or during consideration of the item.

**Right of Appeal:**

If you disagree with the decision of the commission, you have a right of appeal. Only persons who participated in the review process by submitting written or oral testimony, or by attending the public hearing, may appeal.

Pursuant to Lodi Municipal Code Section 17.72.110, actions of the Planning Commission may be appealed to the City Council by filing, within ten (10) business days, a written appeal with the City Clerk and payment of \$300.00 appeal fee. The appeal shall be processed in accordance with Chapter 17.88, Appeals, of the Lodi Municipal Code. Contact: City Clerk, City Hall 2<sup>nd</sup> Floor, 221 West Pine Street, Lodi, California 95240 – Phone: (209) 333-6702.

**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, MARCH 26, 2008**

***DRAFT***

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of March 26, 2008, was called to order by Vice Chair Kiser at 7:00 p.m.

Present: Planning Commissioners – Cummins, Hennecke, Kirsten, Kiser, Olson, and White

Absent: Planning Commissioners – Chair Mattheis

Also Present: Planning Manager Peter Pirnejad, Senior Planner David Morimoto, Deputy City Attorney Janice Magdich, and Administrative Secretary Kari Chadwick

2. MINUTES

“March 12, 2008”

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Olson second, approved the Minutes of March 12, 2008 as written.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Kiser called for the public hearing to consider the request of Zion Reformed Church for approval of a Use Permit to allow operation of child care center and preschool at 101 South Ham Lane. (Applicant Zion Reformed Church; File No. 08-U-03).

Senior Planner Morimoto gave a brief PowerPoint presentation based on the staff report. The exterior of the Church Building will not change other than to upgrade a couple of exits.

Vice Chair Kiser asked how many children the use permit will accommodate. Senior Planner Morimoto stated that the Use Permit will be for a maximum of 81 students.

Commissioner Olson asked if the ratio of supervisors to children will increase from when the middle school occupied the space. Senior Planner Morimoto stated that yes there will be 8 or 9 employees which includes 1 or 2 clerical.

Hearing Opened to the Public

- Matt Doer, applicant, came forward to answer questions. Mr. Doer stated that the physical address of the church is 105 S. Ham Ln. not 101. He also stated that the student/teacher ratio will depend on the different age groups. The younger the age groups the higher the ratio of teachers to students. This number is regulated by the State.
- Ruth Robinson, Ham Lane, came forward to express her concerns over the noise, but stated that her concerns had been alleviated during the presentation.
- Ron Williams, Junewood Court, came forward to speak in favor of the project.

Public Portion of Hearing Closed

- Commissioner Cummins, Kirsten, and Olson stated their support of the project.
- Commissioner Olson expressed a concern over the potential traffic problem with the High School traffic added to that area.

- Vice Chair Kiser asked if the exit from the parking lot was a right-turn only. Senior Planner Morimoto stated that there are no turning requirements from this driveway. He also stated that Public Works has reviewed the application and did not feel there would be a problem. Deputy City Attorney Magdich pointed out that the Public Works Department will be able to add additional comments/conditions on the project during the permit process per condition number 10 of the resolution.
- Commissioner Cummins asked to open the hearing back up to the public.

Public portion of hearing re-opened

- Matt Doer came forward to answer Commissioner Cummin's question regarding the safety for the traffic flow while the middle school was operating at this location. Mr. Doer stated that there were not any traffic problems during that time.

Closed

- Planning Manager Pirnejad added a couple of alterations to the resolution as follows:
  - Throughout the WHEREAS section staff would like to change the address from 101 South Ham Lane to 105 South Ham Lane.
  - Add a WHEREAS to read: the childcare center will have a maximum of 81 children and operating hours between 6 am and 6 pm Monday through Friday.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Cummins, Hennecke second, approved the request of Zion Reformed Church for a Use Permit to allow operation of child care center and preschool at 105 South Ham Lane subject to the conditions in Resolution #P.C. 08-05 as amended above. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Hennecke, Kirsten, Kiser, Olson, and White  
 Noes: Commissioners – None  
 Absent: Commissioners – Chair Mattheis

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Vice Chair Kiser called for the public hearing to consider the request for a Use Permit to allow a Type-41 on-sale beer and wine license at Taqueria Casa Mexicana located at 651 North Cherokee Lane Suite G. (Applicant: Job Sanchez; File Number: 08-U-04).

Planning Manager Pirnejad gave a brief PowerPoint presentation based on the staff report.

Hearing Opened to the Public

- Elena Sanchez, applicant, came forward to answer questions.

Public Portion of Hearing Closed

- Vice Chair Kiser, Commissioner Kirsten and Olson stated their support for the project

MOTION / VOTE:

The Planning Commission, on motion of Vice Chair Kiser, White second, approved the request of Job Sanchez for a Use Permit to allow a Type-41 on-sale beer and wine license at Taqueria Casa Mexicana located at 651 North Cherokee Lane Suite G subject to the conditions in Resolution P.C. 08-06. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Hennecke, Kirsten, Kiser, Olson, and White  
 Noes: Commissioners – None

Absent: Commissioners – Chair Mattheis

4. PLANNING MATTERS/FOLLOW-UP ITEMS

- a. Review and approve the City of Lodi Annual Housing Element Progress Report for 2007.

Planning Manager Pirnejad stated that staff went back and added the items requested by the Planning Commission. He added that Community Improvement Manager Wood is available to answer any questions also.

Vice Chair Kiser asked if it was difficult for any city to meet the affordable housing criteria not just Lodi. Community Improvement Manager Wood stated that the affordable housing criteria required for the Housing Element item is something new to him and would rely on Planning Manager Pirnejad to answer. Planning Manager Pirnejad stated that that is correct. The numbers are difficult to reach, but we are trying to show a best effort in achieving them.

Commissioner Olson stated her appreciation of the extra work staff put into this Housing Element progress report.

Commissioner Kirsten asked for staff to go over the deed restrictions. Planning Manager Pirnejad stated that the properties that have these restrictions are typically income restricted for up to 45 years.

Commissioner Kirsten asked who finances/owns the property. Planning Manager Pirnejad stated that the unit may be owned by the qualifying applicant/purchaser. Community Improvement Manager Wood added that the down payment assistance loans are 30 year loans and are deferred for the first 5 years and can be deferred for the full 30 years. There have been cases where the property has been sold midway through the 30 year term and then that money comes back to the program.

Commissioner Olson stated that a municipality can reach 25% of the RHNA allocations by rehabbing older homes.

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Olson, Kirsten second, approved the request to accept the 2007 Housing Element Annual Progress Report subject to the conditions in Resolution P.C. 08-04. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Hennecke, Kirsten, Kiser, Olson, and White  
Noes: Commissioners – None  
Absent: Commissioners – Chair Mattheis

5. ANNOUNCEMENTS AND CORRESPONDENCE

Commissioner Kirsten gave a brief report on the happenings at the Planners Institute.

Planning Manager Pirnejad gave a brief update on the timing of the Lodi Shopping Center item. Commissioner Kirsten asked who would know why there are so many delays. Planning Manager Pirnejad stated that staff has the understanding that the response to comments document is taking longer than anticipated.

Planning Manager Pirnejad gave a summary update on the LEED ND project and the TOD project.

6. ACTIONS OF THE CITY COUNCIL

- a. Planning Manager Pirnejad gave a brief report regarding the items on the memo included in the packet.

7. GENERAL PLAN UPDATE/DEVELOPMENT CODE UPDATE

Planning Manager Pirnejad stated that the General Plan Update third revised version of the alternatives has been brought to staff.

*Continued*

8. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

9. UPDATE ON COMMUNITY SEPARATOR/GREENBELT TASK FORCE

None

10. ART IN PUBLIC PLACES

a. Choose a representative to serve on the Art In Public Places Committee.

Planning Manager Pirnejad stated that the Committee meets the last Wednesday of every month unless otherwise posted at 3 pm.

MOTION / VOTE:

The Planning Commission approved the nomination of Commissioner Dave Kirsten to represent the Planning Commission on the Art In Public Places Committee.

11. COMMENTS BY THE PUBLIC

None

12. COMMENTS BY STAFF AND COMMISSIONERS

None

13. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:00 p.m.

ATTEST:

Peter Pirnejad  
Planning Manager

# Item 3a.

**LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** April 9, 2008

**APPLICATION NO:** Site Plan and Architectural Review 07-SP-05

**REQUEST:** Request for Planning Commission to review the site plan and architecture of a convenience store with a gas station at 730 South Cherokee Lane. (Applicant, Mohammad Abu Arqoub; File # 07-SP-05).

**LOCATION:** 730 South Cherokee Lane. (APN 047-420-13)

**APPLICANT:** Mohammad Abu Arqoub  
736 Cherokee Lane  
Lodi, CA 95420

**PROPERTY OWNER:** The same as above.

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the request of Mr. Mohammad Abu Arqoub to construct a convenience store with a gas station at 730 South Cherokee Lane, subject to the attached resolution.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** GC, General Commercial.

**Zoning Designation:** C-2, General Commercial.

**Property Size:** 11,250 square feet

The adjacent zoning and land use are as follows:

**North:** C-2, General Commercial

**South:** C-2, General Commercial

**West:** RE-1, Single Family Residence-eastside.

**East:** C-2, General Commercial.

**SUMMARY**

The applicant, Mr. Mohammad Abu Arqoub, is requesting a site plan and architectural review of a proposed gas station with a convenience store. His property is located at 730 South Cherokee Lane, at the southeast corner of Cherokee Lane and Hale Road. The parcel measures 11,250 sq. ft in area and has a C-2, General Commercial zoning designation. The project includes a 990 sq. ft. single-story convenience store and a two-pump gas island with a canopy cover. The proposed convenience store will house a cashier and a few aisles of merchandise. Landscaping will be installed that will provide some screening of the parking area from the adjacent streets.

## **BACKGROUND**

The applicant and his architect have been talking with City staff regarding options and ways to develop this parcel. The applicant first applied for a Site Plan and Architectural Review on May 4, 2007. The original plan requested a retail store of 2,800 sq. ft. and 11 standard parking stalls. However, there were concerns relating to the parking stall dimensions; the width and location of a proposed driveway off Hale Rd; the minimal landscape provided; and an undesirable crossover access configuration with an adjacent parcel that made it impossible to proceed with the plan as submitted. The applicant was asked to revise the site plan to address each of the specific concerns.

On August 1, 2007, the applicant submitted a revised site plan that included a two-pump gas station with a convenience store that would have measured 1,500 sq. ft. in area. This plan also provided 6 standard parking stalls. However, it fell short of addressing the location of the proposed driveway off Hale Rd and would have still required an undesirable crossover agreement. In addition, this plan intensified land use on the site and would have compromised safety of pedestrians as well as customers. The applicant was again requested to address staff's concerns. On September 14, 2007, the applicant submitted a revised site plan and the revised site plan was reviewed by the Planning Commission on November 28, 2007.

On its regular hearing of November 28, 2007, the Lodi Planning Commission continued its public hearing of this request until February 13, 2007. The Commission asked the applicant to revise his site plan to better fulfill City development standards, to provide additional landscape treatment, and to address parking and internal circulation concerns.

## **ANALYSIS**

The applicant has submitted a proposed plan to construct a convenience store with a gas pump at 730 South Cherokee Lane. The proposed 990 square foot building will house a small convenience store with a cashier station along with a two-pump gas island. The primary intended use of the project is to serve as a gas station. The site is accessible from both Cherokee Lane and Hale Road. The proposed building will maintain a 28' setback from Hale Road and a 95' setback on Cherokee Lane.

The proposed convenience store will measure 990 sq. ft. in size. The parking requirement for this proposed use is calculated at one parking space for every 250 sq. ft. of building. Four parking stalls are required and 5 stalls have been provided. The four parking stalls will be standard parking spaces and the 5<sup>th</sup> space will be an ADA complaint Van-Accessible handicap parking stall located immediately south of the proposed building. The four parking spaces are located directly across from the building while the handicap parking stall is located closest to the building. There is a 2-pump gas island between the building and the four standard parking stalls. A canopy is proposed to shelter the gas pumps. There are two driveways into the site. Both of these driveways conform to City of Lodi Commercial Driveway Standard 111, which calls for all two-way driveways to be a minimum of 24' wide. A garbage enclosure is provided on the northeast corner of the lot next to the proposed building.

Architecturally, the building has a somewhat southwestern appearance. The building is designed with an entryway facing Cherokee Lane with the gas pumps in front. The western elevation of the building will include a covered entryway feature finished with a terra cotta colored stucco while the rest of the building will be a darker yellow stucco. There will also be a red-metal tiled roof above the main entry way and will also form part of the peaked roof element of the building. There is an accent trim on top of the wall that wraps around the building in a dark brown color. The glass and the doors will be in dark gray glass settings. The proposed gas

pump canopy matches the building color and design pattern. There is a trash enclosure provided at the southeast corner of the parcel and will feature solid metal doors.

The applicant has proposed a landscaping plan showing plantings adjacent to the parking stalls on Cherokee Lane, as well as adjacent to the driveway area along Hale Road and around the proposed garbage enclosure. The proposed landscape plan calls for five 15-gal Crape Myrtle trees; one 15-gal Chinese Pistachio tree; and various shrubs and ground cover. Staff is of the opinion that additional ground cover and trees should be provided on the open space behind the proposed building. This would enhance the appearance of the building and would discourage graffiti and other types of vandalism. It would also be beneficial for the overall appearance of the project if the applicant were to add a trellis above the trash enclosure to screen the enclosure. Given there are residences adjacent to the project site, staff is also of the opinion that placing a trellis above the trash enclosure is appropriate.

The Fire Department notes that the existing driveway off Cherokee Lane is a dedicated private easement and also serves the motel located next to the subject property. This driveway is of sufficient size to serve both the motel and the proposed project. The Electric Utility Department notes there is a 10' Public Utility Easement on the eastern portion of the property and 23' and higher overhead easement on the western portion of the property. However, since the site plan did not include electrical details, the Electrical Department recommends approval with the conditional that the applicant submits complete electrical drawings, including load calculations and the main breaker size prior to issuance of a building permit.

The Lodi Police department had noted that they have a significant number of calls to 736 and 730 South Cherokee Lane for a range of criminal activities. Their original concerns were centered around the potential problems associated with the sale of alcohol from the convenience store. However, since the applicant is not requesting an ABC license they have no objection to this site.

The site plan was reviewed by the Lodi Improvement Committee and they have expressed their reservations regarding the site plan and the proposed use. The Committee notes that there appears to be insufficient space on the property to provide safe flow of either vehicles or pedestrians. A vehicle parked at the west side of the service island will severely restrict access in and out of the parking spaces, thereby creating a potential for vehicle damage and/or personal injury. The Lodi improvement Committee further opposes the project due to the financial viability of the proposed use. The Lodi Improvement Committee is of the opinion that the convenience store is likely to seek an ABC Use Permit in the future. They believe that this site is too close to other existing ABC licenses and establishments.

Planning staff notes that financial viability is not a consideration for the Planning Commission; or for site plan review. As long as a project, as proposed, meets requirements of the Zoning Ordinance and the General Plan and other City Development Standards, as this project does, the City will process the application. Staff also notes that a Use Permit for alcohol sales is not being requested and that issue is not before the Planning Commission. No alcohol sale is being allowed at this location.

In conclusion, staff believes that the proposed site plan, subject to the conditions in the attached resolution, meets the requirements of the Zoning Ordinance. However, staff notes that the proposed site plan maximizes the use of the property and that the site cannot accommodate any further development beyond the current proposal.

#### **ENVIRONMENTAL ASSESSMENTS:**

The project is found to be Categorically Exempt according to the California Environmental Quality Act, Article 19 §15332, Class 32, "In-Fill Development Projects." This exemption is for a

project that is consistent with the general plan and zoning, is no more than 5-acres in size, is within the City and surrounded by development, has no habitat value, approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality, and will be adequately served by all required utilities and public services. Staff finds that the proposed project meets these requirements and is therefore exempt from further review under CEQA. No significant impacts are anticipated and no mitigation measures have been required.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Parcel Map was published on March 27, 2008. 32 public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

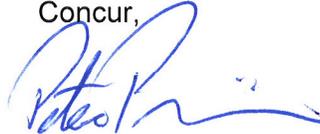
- Approve the Request with Alternate Conditions
- Deny the Request
- Continue the Request

Respectfully Submitted,



Immanuel Bereket  
Junior Planner

Concur,



Peter Pirnejad  
Planning Manager

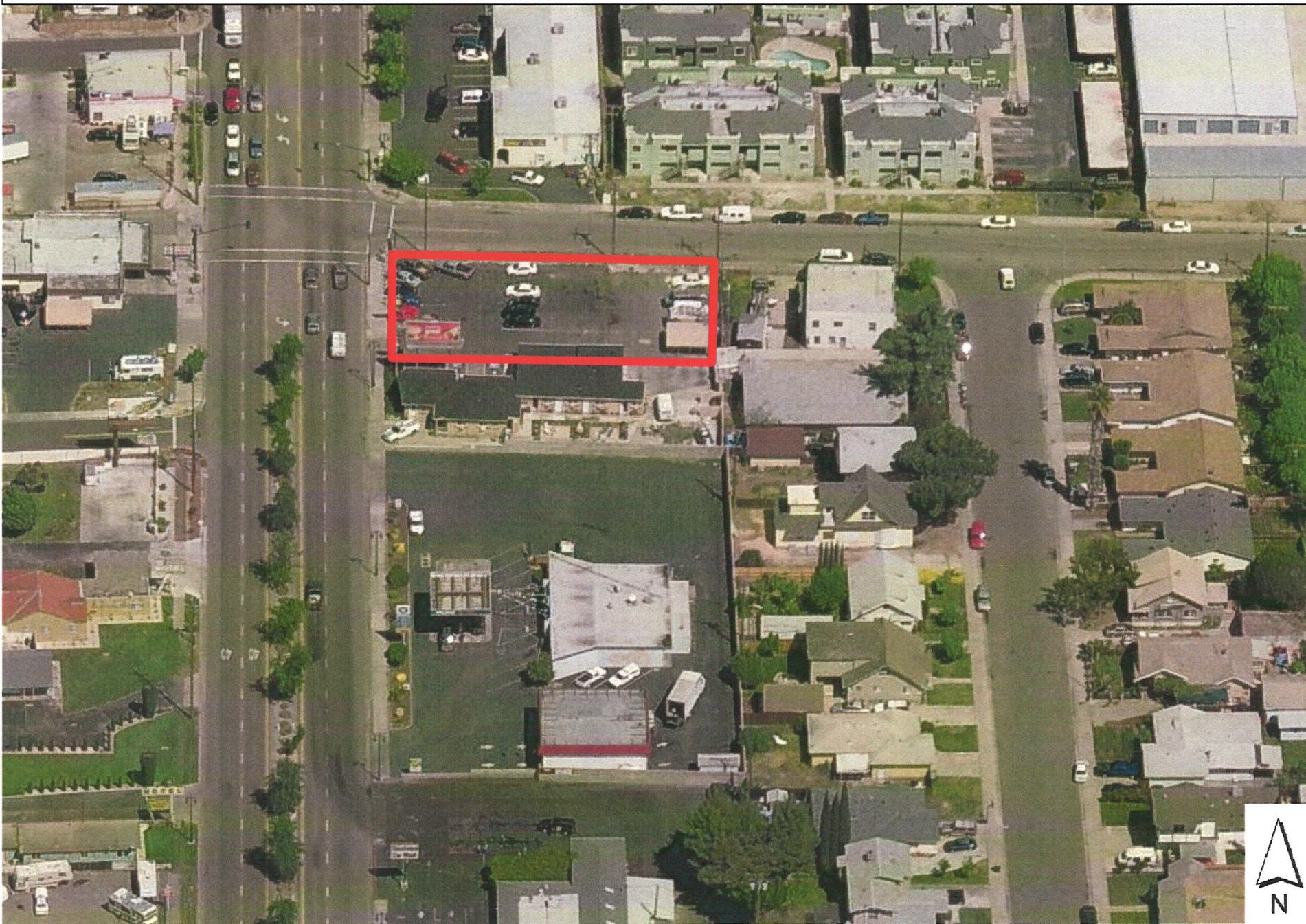
**ATTACHMENTS:**

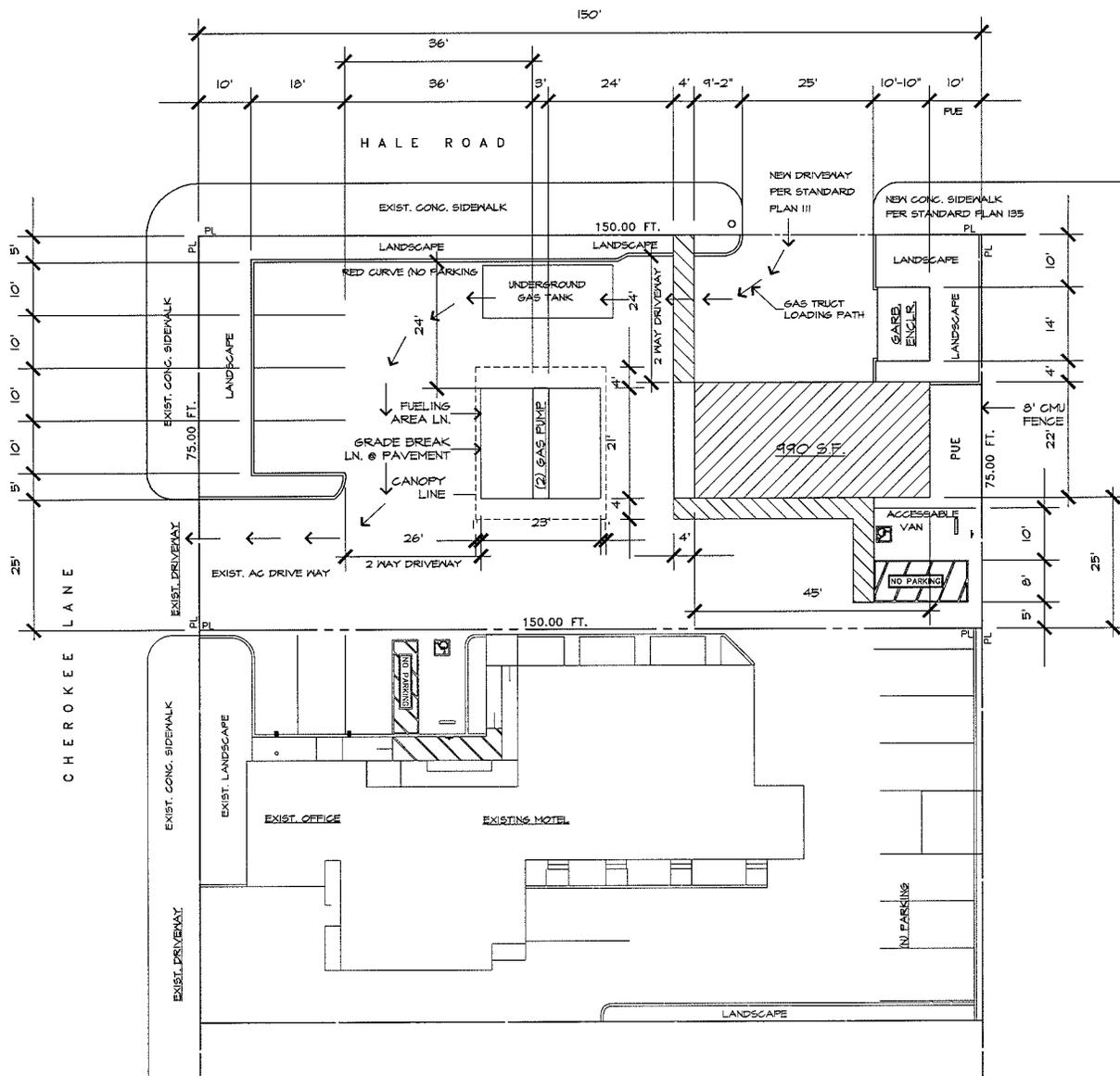
1. Vicinity Map
2. Aerial Map
3. Site Plan
4. Conceptual Elevation
5. Draft Resolution

# Vicinity Map



# Aerial View





PARKING REQUIREMENTS			
<b>PROPOSED</b>			
OCC.:	AREA:	STALLS:	H.C.:
T <sup>3</sup> Retail	900 S.F.	4	1
<b>PARKING PROVIDED</b>			
TOTAL = 4 STALLS + 1 HC			
<b>EXISTING MOTEL</b>			
<b>PARKING PROVIDED</b>			
TOTAL = 10 STALLS + 1 HC			
SITE ANALYSIS			
SITE AREA (GROSS) =			(square feet)
			11,250
PROPOSED BUILDING = 900 S.F., 9%			
LANDSCAPE = 1,113 S.F., 14%			
Paved AREA = 5,637 S.F., 77%			

- ADMINISTERED CODES: 2007 IBC CAL. BLDG. CODE
- 2007 IBC CAL. TITLE-24 PT. 1 & 8 ENERGY
- 2007 IBC CAL. TITLE-24 PT. 3 ACCESSIBILITY
- 2007 IBC CALIFORNIA BUILDING CODE
- 2007 IBC CALIFORNIA PLUMBING CODE
- 2007 IBC CALIFORNIA MECHANICAL CODE
- 2007 IBC CALIFORNIA ELECTRICAL CODE
- 2-2002 CITY OF LODI SMP, BMP'S PER SMP

**SITE PLAN**  
SCALE

1" = 10'-0"



CONSULTANTS  
**A.S. CANET**  
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& Construction Management  
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Los Angeles, CA 90024  
(209) 546-1860

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APPROVALS	
OWNER/AGENT:	
PROJECT MANAGER:	
PROJECT DESIGNER:	DATE:

PROPOSED NEW  
**OASIS GAS MART**  
730 SO. CHEROKEE LANE  
LODI, CA 95240  
APR 08

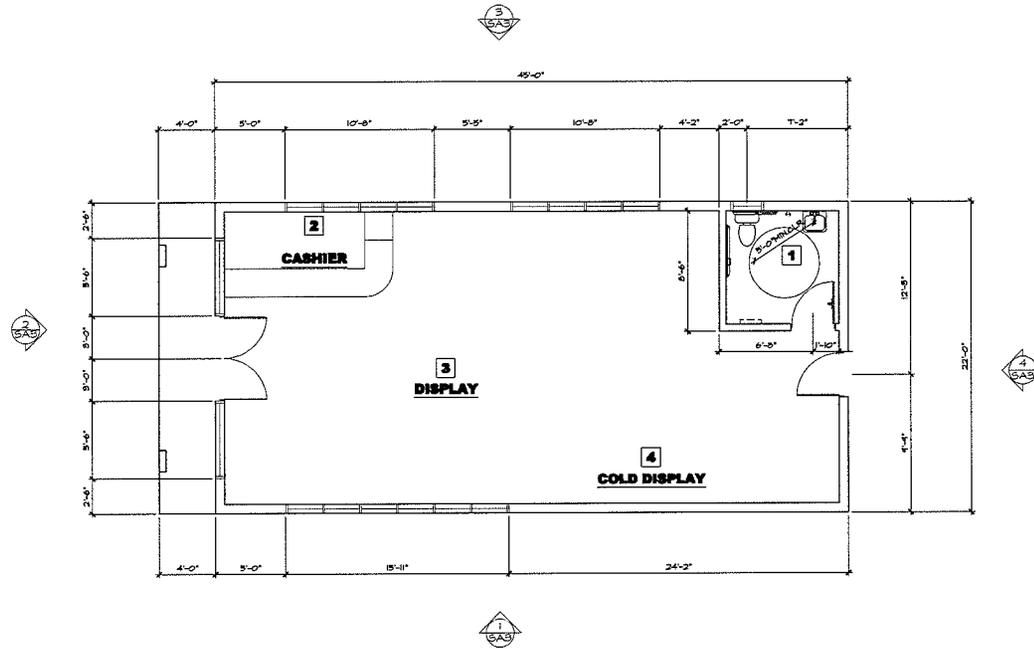
NO.	REVISION	DATE	BY

Sheet Contents

SITE PLAN

JOB NO.	DATE	SCALE	DESIGNER	CHECKER
	12-27-07	ASB-ASBC	ASB	

Sheet Information  
**SA-1**  
2 of FIVE



# FLOOR PLAN

SCALE

1/4" = 1'-0"



CONSULTANTS

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 & Construction Management  
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APPROVALS

OWNER/AGENT: \_\_\_\_\_  
 PROJECT MANAGER: \_\_\_\_\_  
 PROJECT DESIGNER: (S&10)

PROPOSED NEW  
**OASIS GAS MART**  
 730 SO. CHEROKEE LANE  
 LODI, CA 95240  
 A/R/M

NO.	REVISION	DATE	BY

Sheet Contents

FLOOR PLAN

JOB NO. \_\_\_\_\_  
 DATE: **12-27-07**  
 DRAWN: **Ann-ASDC**  
 CHECKED: **ASC**

Sheet Information

CAD NO. \_\_\_\_\_  
**SA-2**  
 3 of FIVE

CONSULTANTS

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 BAYVIEW, CA 94022  
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APPROVALS

OWNER/AGENT \_\_\_\_\_  
 PROJECT MANAGER \_\_\_\_\_  
 PROJECT DESIGNER (DATE) \_\_\_\_\_

PROPOSED NEW  
**OASIS GAS MART**  
 730 SO. CHEROKEE LANE  
 LODI, CA 95240  
 APN# \_\_\_\_\_

NO.	REVISION	DATE	BY

Sheet Contents

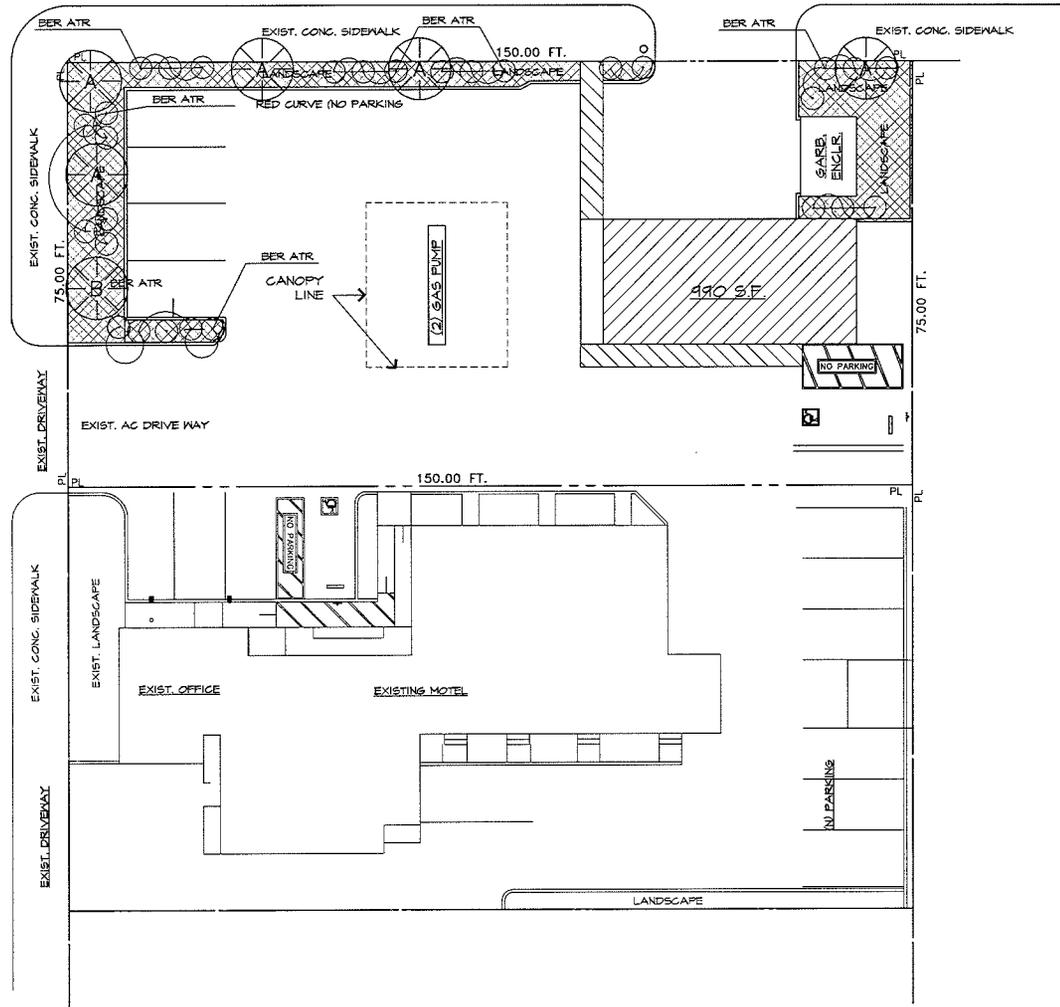
LANDSCAPING

JOB NO. \_\_\_\_\_  
 DATE **12-27-07**  
 DRAWN **Ann-ASDC**  
 CHECKED **ABC**  
 SHEET INFORMATION

**SA-4**  
 5 of FIVE

HALE ROAD

CHEROKEE LANE



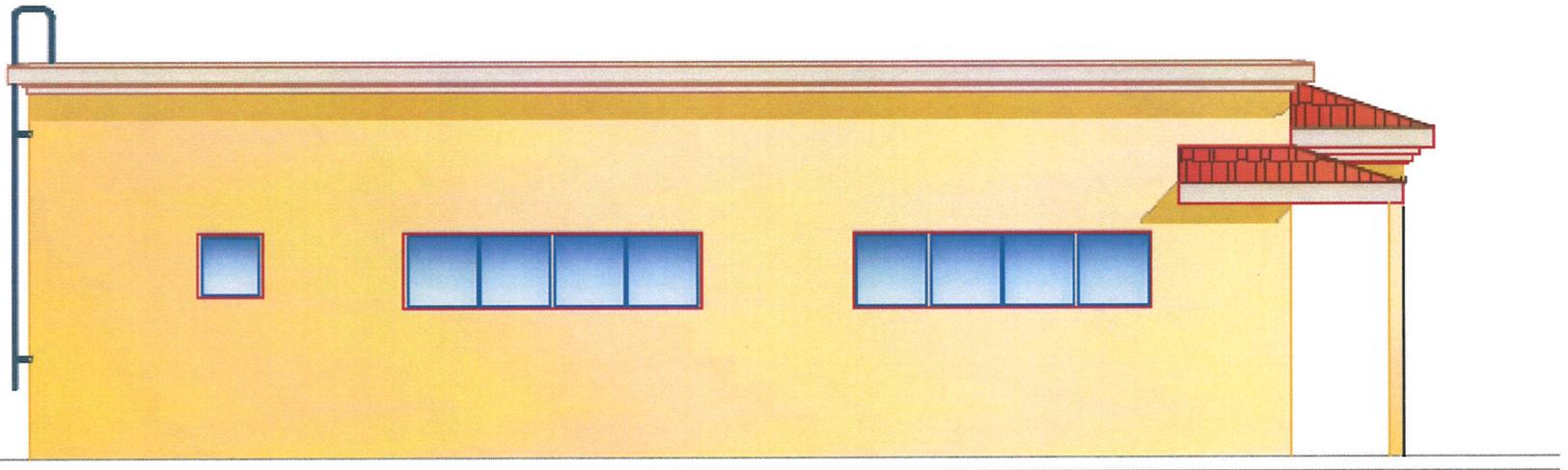
PLANT LIST			
Symbol	Size	Botanical Name	Common Name
<b>TREES</b>			
A	15 gal.	Lagerstroemia Indica STD.	Crape Myrtle
B	15 gal.	Platanus Chinese	Chinese Platanus
<b>SHRUBS</b>			
BER ATR	5 gal.	Berberis T. 'Atropurpurea'	Red-Leaf Japanese Barberry
RHA JAC	5 gal.	Rhopilepis l. 'Jack Evans'	Indian Hawthorn
<b>GROUNDCOVERS AND ACCENTS (Provide all planters)</b>			
	1 gal.	Hypericum Calycinum	Aaron's Beard
	24" O.C.		

**LANDSCAPE PLAN**

SCALE

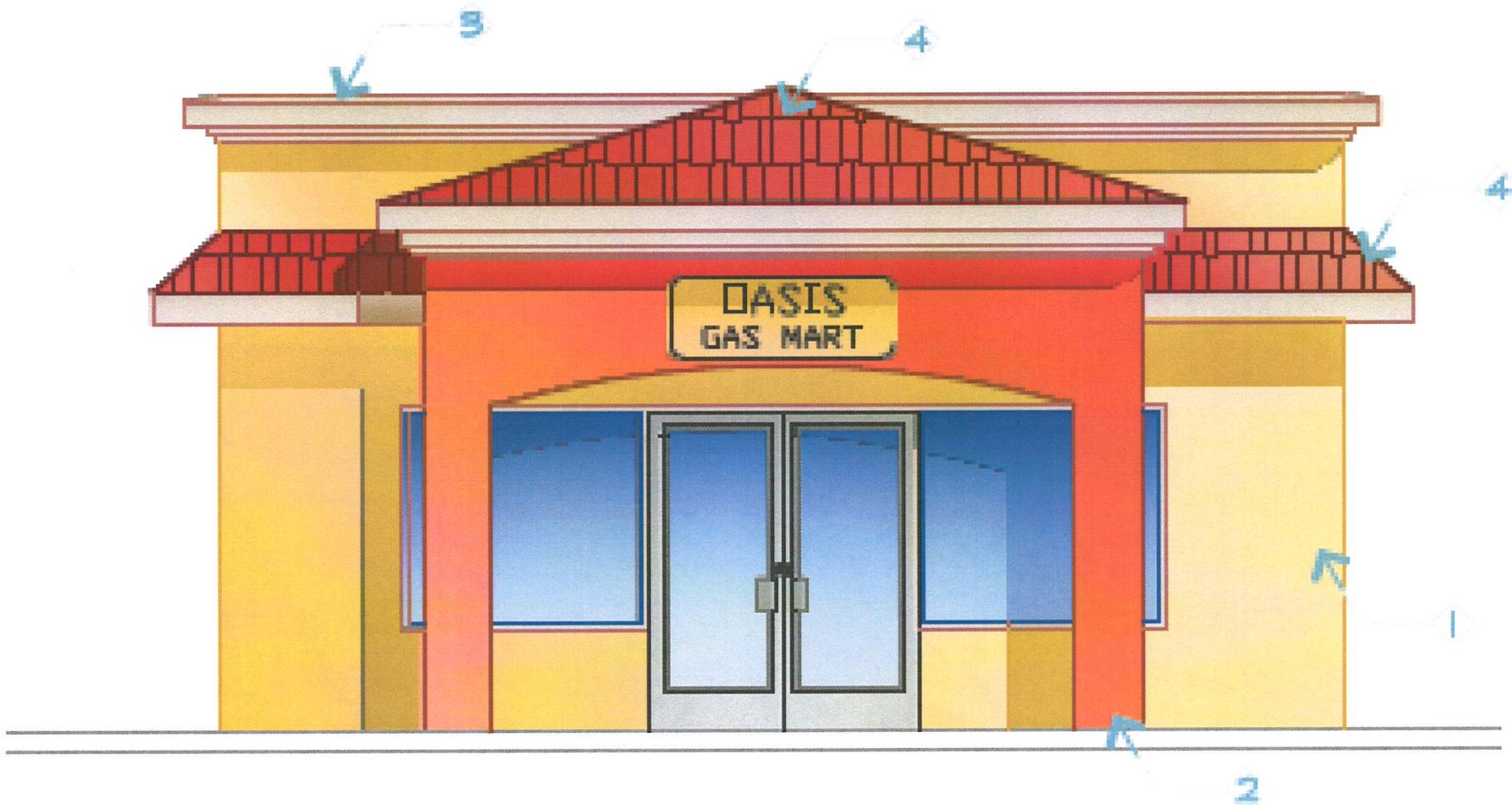
1"=10'-0"





**NORTH ELEVATION**

NOT TO SCALE



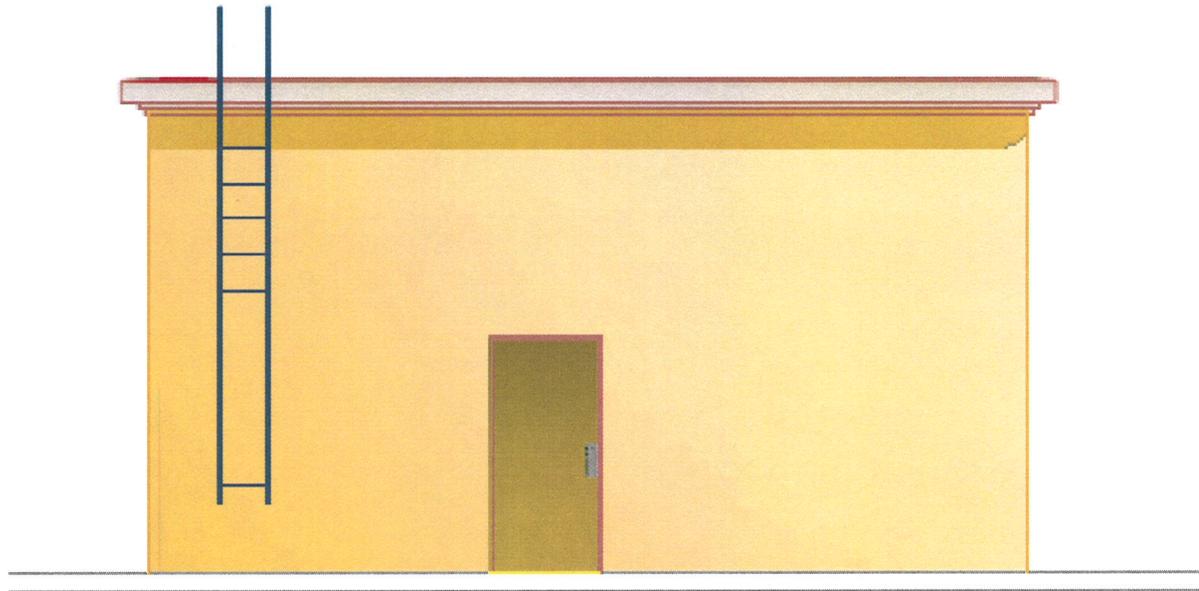
## **FRONT ELEVATION**

NOT TO SCALE



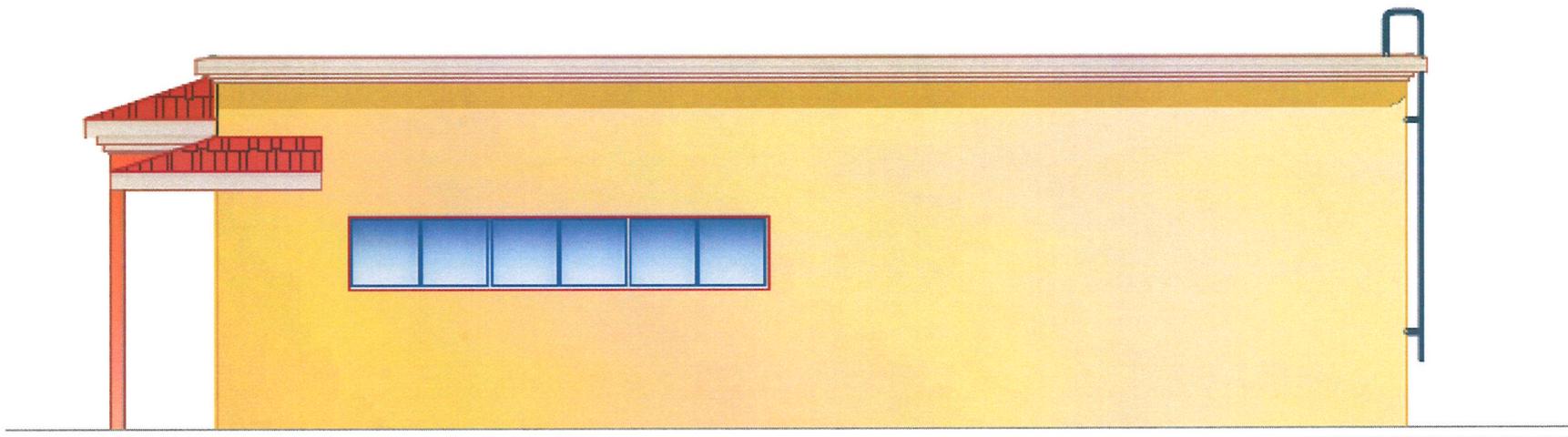
**SOUTH ELEVATION**

NOT TO SCALE



**REAR ELEVATION**

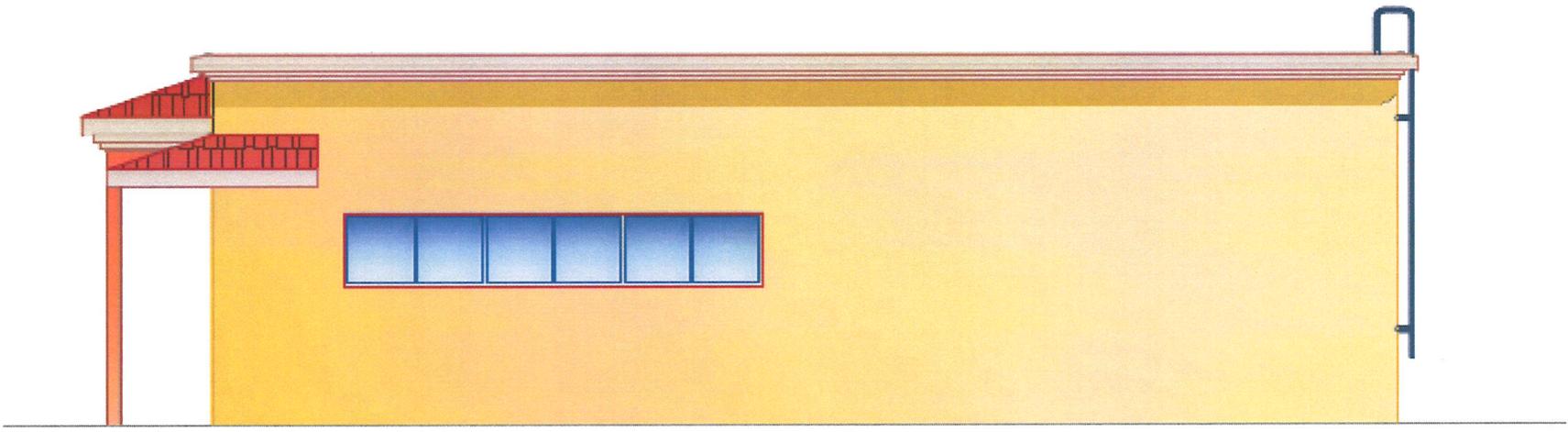
NOT TO SCALE



**SOUTH ELEVATION**

NOT TO SCALE





**SOUTH ELEVATION**

NOT TO SCALE

## RESOLUTION NO. P.C. 08-07

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE SITE PLAN AND ARCHITECTURAL DESIGN PROPOSED BY MOHAMMAD ABU ARQOUB FOR THE CONSTRUCTION OF A CONVENIENCE STORE WITH A GAS STATION AT 730 SOUTH CHEROKEE LANE.

- WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Site Plan and Architectural Review File No. 07-SP-05 , in accordance with the Lodi Municipal Code, Section 17.72.070; and
- WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and
- WHEREAS**, the project proponent is Mohammad Abu Arqoub, 736 South Cherokee Lane, Lodi, CA 95240; and
- WHEREAS**, the property owner is Mohammad Abu Arqoub, 736 South Cherokee Lane, Lodi, CA 95240; and
- WHEREAS**, the property has a General Plan designation of General Commercial and is zoned C-2, General Commercial; and
- WHEREAS**, the property is located at 730 South Cherokee Lane, Lodi, (APN 047-420-13); and
- WHEREAS**, the property is currently vacant and is currently used as parking space by the guests of Oasis Motel located at 736 South Cherokee Lane, Lodi, CA 95240.

Based upon the evidence within the staff report and project file the Planning Commission finds:

1. The project is found to be Categorical Exempt according to the California Environmental Quality Act, Article 19 §15332, Class 32, "In-Fill Development Projects." This exemption is for a project that is consistent with the general plan and zoning, is no more than 5-acres in size, is within the City and surrounded by development, has no habitat value, approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality, and will be adequately served by all required utilities and public services. Staff finds that the proposed project meets these requirements and is therefore exempt from further review under CEQA. No significant impacts are anticipated and no mitigation measures have been required.
2. The proposed use is expected to be compatible with the surrounding land use and neighborhood.
3. The proposed use is consistent with the Zoning designation.
4. The proposed scale and design of the proposed building is consistent with existing buildings found in the area.
5. The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood or be detrimental or injurious to the health, safety, peace or general welfare of the City.

**NOW, THEREFORE, BE IT DETERMINED AND RESOLVED** by the Planning Commission of the City of Lodi that the Site Plan and Architecture Review 07-SP-05 is hereby approved, subject to the following conditions:

Community Development Department, Planning:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit,

# ***DRAFT***

so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.

2. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The final plans shall include the architectural features such as the approved colors, the building elevations including elements approved by the Planning Commission. Any significant alteration to the site plan or building elevations (see attached) as approved by the Planning Commission shall require approval by the Planning Commission. Minor changes may be approved subject to review and approval of the Community Development Department.
3. Applicable agreements and/or deed restrictions for access, use and maintenance of shared, private facilities shall be submitted to Community Development Department for review and approval.
4. Landscape plan shall have ground level plants only within 3 feet of fire protection features and shall not obscure visual identification or building address.
5. The applicant shall submit a landscaping and irrigation system plan to the Community Development Department for review and approval. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the approval of the Community Development Director but cannot be reduced in amount.
6. All property lines, street rights-of-way, and public utility easements shall to be identified and dimensioned on the site plan.
7. At the owner's expense, the owner of the premises shall paint the curbs red and/or paint the edges of the shared driveway red to a width of four inches, upon which is closely marked the words "Fire Lane" in white letters four inches in height and have a three-fourths-inch stroke, at intervals of not less than fifty feet.
8. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties. The applicant shall submit building mounted light fixtures plan to the Community Development Department for review and approval.
9. The trash enclosure should be wide enough to provide separate containers for recyclable materials and other solid waste. The refuse enclosure shall comply with City standards, including dimensions and building materials, and include an area for recycling containers. Trash enclosure doors shall be solid steel doors and trash enclosure doors must remain closed when not in use.
10. All signs shall comply with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. All signage shall require a building permit.
11. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.
12. The parking lot layout shall be constructed to conform to Standard Plan 134. The applicant shall provide identification signs for parking space(s) including the "tow-away" sign at each entrance or visible from each space (C.C.R., Title 24).
13. Prior to placement of any fencing, a fencing plan shall be submitted for review and approval by the Community Development Department. Fencing shall not be oriented in a manner to block the shared driveway.
14. All mechanical equipments on the roof shall be completely screened off from view.
15. All fees and charges due to the City of Lodi shall be paid prior to issuance of the building permit.
16. The applicant shall add a trellis over the trash enclosure. The landscaping plan shall encourage vines to grow over the trash enclosure trellis.

## Community Development Department, Building:

17. A building permit shall be required for any new construction and the appropriate submittal documents prepared by a registered engineer or licensed architect shall be submitted to the Community Development Department for complete review and approval. A property evaluation shall be conducted by the Building Inspection Division before the submittal. The applicant shall contact the Community Development Department Building Division to arrange inspection.
18. Any exterior wall of the building installed less than 20 feet from the property line shall be of 1hr fire-resistive construction. Openings will not be permitted less than 5 feet from the property line and protected less than 10 feet from the property line.
19. The construction site plan shall indicate the following:
  - a. A public sidewalk/public way to and between all required building entrances/exits.
  - b. A disabled access parking to building entrances.

## Public Works Department, Engineering:

20. There is no existing concrete sidewalk along the Hale Road project frontage east of the curb return at the Cherokee Lane/Hale Road intersection. The applicant shall install sidewalk conforming to Standard Plan 135 and City of Lodi Design Standards §1.503 along the Hale Road frontage. In addition, the existing asphalt concrete driveway on Hale Road shall be removed and replaced with curb, gutter and sidewalk conforming to the same standards. The minimum sidewalk width on Hale Road shall be 7.5 feet measured from the back of curb.
21. The existing driveway on Cherokee Lane extends into the frontage of the parcel to the south and is not shown correctly on the site plan. The existing driveway shall be removed and replaced with curb, gutter and sidewalk to match existing and a new commercial driveway conforming to Standard Plan 111.
22. Dedication of a private access easement over the southerly portion of the project site for the benefit of the adjacent parcel to the south to allow use of the Cherokee Lane driveway and on-site drive aisle to access the parking stalls on the adjacent parcels. The private easement shall be shown on the site plan and the private easement deed shall be recorded. A copy of the recorded private easement deed shall be provided to the Public Works Department prior to issuance of a building permit for the proposed project.
23. Show existing utilities on the site plan. Our field review indicates there are three (3) existing utility poles located at the back of curb along the project frontages on Cherokee Lane and Hale Road. In addition, there is an existing ¾-inch water service with water meter and a 4-inch wastewater service with cleanout that extend into the southeast portion of the site from the water and wastewater mains along the east parcel boundary.
24. Project design and construction shall be in compliance with applicable terms and conditions of the City's Stormwater Management Plan (SMP) approved by the City Council on March 5, 2003, and shall employ the Best Management Practices (BMPs) identified in the SMP.
  - a) The City is in the process of adopting Stormwater Development Standards for new projects in conformance with the conditions of the City's Stormwater Discharge Permit. The design of projects containing more than 5,000 square feet of impervious area, retail gasoline outlets and trash enclosures is significantly affected by these Standards. Projects receiving building permits issued after the date of adoption of these Standards are required to comply with the requirements of the Standards.
  - b) State-mandated construction site inspections to assure compliance with the City of Lodi Storm Discharge Permit are required. The fee for the inspections is the responsibility of

the developer and must be paid prior to permit issuance or commencement of construction operations, whichever occurs first.

- 25. The fueling area pad shall be separated from the rest of the site by a grade break that prevents the runoff of storm water from the rest of the site. The dimensions of the canopy covering the fueling area pad shall be equal to or greater than the area within the grade break. Runoff from the canopy may not drain onto or across the fueling area pad.
- 26. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.

Electric Utilities Department:

- 27. The project shall be required to install pole mounted street lights by the City of Lodi at the Developer's expense.
- 28. The project shall be required to pay all necessary Public Utility Easements, payment of Electric Utility Department charges, and installation of necessary equipment/infrastructure to provide electrical service to the properties in accordance with the Electric Department's rules and regulations.
- 29. The project shall be required to provide detailed electrical plans, with load calculations, shall be provided prior to issuance of a building permit.
- 30. The Developer shall be subject to pay for Electric Utility Department's fees in accordance with the Electric Department's Rules.
- 31. Landscape plan shall not be permitted to encroach into overhead easement.
- 32. Additional comments and conditions will be provided during the building permit application review process when more detailed plans are available.

**Dated**

I hereby certify that Resolution No. 08-07 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on Wednesday April 9, 2008, by the following vote:

AYES:           Commissioners:  
 NOES:           Commissioners:  
 ABSENT:       Commissioners:

ATTEST: \_\_\_\_\_  
Secretary, Planning Commission

# Item 3b.

**CITY OF LODI  
PLANNING COMMISSION  
Staff Report**

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**MEETING DATE:** April 9, 2008

**APPLICATION NO:** 08-ND-01

**REQUEST:** Request Planning Commission approval of Negative Declaration 08-ND-01 as an adequate environmental documentation for the proposed City Well No. 28. (Applicant, City of Lodi: File # 08-ND-01).

**LOCATION:** 2800 West Kettleman Lane  
(APN: 058-030-10)

**APPLICANT:** City of Lodi  
Public Works Department  
221 West Pine Street  
Lodi, CA 95241-1910

**PROPERTY OWNERS:** City of Lodi  
221 West Pine Street  
Lodi, CA 95241-1910

**RECOMMENDATION :**

Staff recommends that the Planning Commission approves the request of the City of Lodi, Public Works Department for certification of a Negative Declaration 08-ND-02 as adequate environmental documentation for the project described as City of Lodi Water Well Number 28, subject to the attached resolution.

**PROJECT/AREA DESCRIPTION**

General Plan Designation: PQP, Public Quasi Public.

Zoning Designation: PUB, Public.

PROPERTY SIZE: 10,000 sq. ft.

The adjacent zoning and land use are as follows:

**North:** County of San Joaquin. AU Zone, (Agriculture-Urban Reserve). This zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly growth and to assure the proper timing and economical provision of services and utilities.

**South:** PD 41- City of Lodi- Planned Development 41. This is a recently annexed subdivision consisting of Low Density and Medium Density residences.

**West:** PD 41- City of Lodi- Planned Development 41. This is a recently annexed subdivision consisting of Low Density and Medium Density residences.

**East:** C-S, City of Lodi- Commercial Shopping. Immediately to the east of the project site is the proposed Lodi Shopping Center.

## **SUMMARY**

The City of Lodi Well Number 28 is located at 2800 West Kettleman Lane (State Route 12), which is the southwest corner of Kettleman Lane and Westgate Drive. Adjacent to the well site is a proposed location for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet. The well was constructed with the assumption that it was exempted from the California Environmental Quality Act (CEQA) regulations. However, the State Department of Health Services, who is in charge of certifying new water wells, has taken a more restrictive approach and has recently made the processing of an initial study and negative declaration in compliance with the California Environmental Quality Act.

## **BACKGROUND**

In the recent past, the Community Development Department did not find that a full initial study and negative declaration was required for water wells. Staff would typically find water wells to be an exempt project and process a Notice of Exemption under the classification of an expansion to an existing public water distribution facility. However, the State Department of Health Services has taken a statewide direction whereby water wells are subject to processing of an initial study and negative declaration in compliance with the California Environmental Quality Act. This process allows state and local agencies an opportunity to review water well projects.

## **ANALYSIS**

As mentioned earlier, the City of Lodi Well Number 28 is located at 2800 West Kettleman Lane (State Route 12), which is the southwest corner of Kettleman Lane and Westgate Drive. Adjacent to the well site is a proposed location for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

At this point, the water well has been constructed as a stand-alone facility but has not yet discharged water to City water mains. The new well will be part of the Lodi water supply system. In the future, the City envisions constructing a water tank/booster station and, in a separate action, an electric utility substation commencing in the year 2012. The construction will be linked to the timing of commercial and residential development of adjacent parcels to the south and north of the well site. At the moment, the well site includes the well, water piping, storm drain piping, an electrical panel, fencing (100' x 100') and an access driveway off of Highway 12. The proposed Negative Declaration covers only the well and the well site, which measures 10,000 sq. ft. in area and not the entire 4.1 acres of land that includes the future electrical utility substation.

The City of Lodi Well Number 28 was constructed with the assumption that it was exempted from California Environmental Quality Act (CEQA) regulations. City staff filed a Notice of Exemption under Categorical Exemption Section 15303, Class 3 New or Conversion of Small Structures. This exemption allows for the construction of small structures and facilities and may include water utility extensions. In the recent past, it was assumed, and approved by state agencies, that water wells were projects exempt from CEQA review either by statute or by virtue of falling under a category that has been determined to be exempt from CEQA by the Secretary of Resources. Other domestic water well projects within the City were constructed and approved pursuant to categorical exemption provisions and did not require Initial Study or Negative Declaration. However, the State Department of Health has determined that municipal water wells not to be exempted any more and an environmental study is required to bring a well on-line.

There is nothing environmentally different about this well from those installed in the past. The design and construction of the City of Lodi Well Number 28 is identical to past wells. The action has been brought to the Planning Commission for review and certification of the attached Negative Declaration because of the requirements of the State Department of Health. Pursuant to the State Department of Health's requirements, staff processed an initial study to determine environmental impact, if any, the well may cause. Based upon the Initial Study prepared by staff, a Negative Declaration has been prepared for City of Lodi Water Well Number 28.

In order to prepare the Initial Study, Planning Division staff contacted representatives of the San Joaquin County Council of Governments who oversee the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCMSCP) for assistance in answering questions related to the potential impacts of the well on the loss of open spaces and agricultural land. The primary purpose of a CEQA review with regard to open space and agricultural land is whether a project will, in any way, diminish or disturb habitat or resources or conflict with an adopted Habitat Conservation Plan. Staff, with the assistance of representatives of the San Joaquin County Council of Governments, has found that the City of Lodi Water Well Number 28 will have impact on loss of open space, but does not conflict with any adopted habitat conservation plan.

As noted in *Section II Agricultural Resources* and *Section XVII Mandatory Findings of Significance of the Negative Declaration*, the project site is within City of Lodi limits, but falls within the San Joaquin County Multi-Species Conservation and Open Space Plan (SJCMSCP). As part of San Joaquin County Multi-Species Conservation and Open Space Plan, the project will be required to account for the affect it will have on loss of open space. The City of Lodi Water Well Number 28 encroaches into open space, resulting in loss of open space by 10,000 sq. ft in area. The City, pursuant to SJCMSCP regulations, will arrange for a post-construction survey of the parcel regarding Incidental Take Minimization Measures to account for the loss of open space and pay appropriate fees. Payment of habitat fee will ensure compliance with adopted habitat conservation plans. In regards to loss of open space, the purpose of the CEQA process is to evaluate the potential physical impacts on the environment that could result from a project, policy, or program. The construction of the well does not conflict with the county wide adopted habitat conservation plan. Furthermore, CEQA determinations are based upon a preponderance of the evidence at hand. There is no evidence that, if the proposed well is activated, there would be additional loss of open space due to the well. Therefore, no need for mitigation measures beyond the said fee.

The Planning Division, as required by CEQA, posted the Proposed Negative Declaration with the San Joaquin County Clerk. Additionally, copies of the Initial Study and Negative Declaration were sent to the State Clearinghouse, which is responsible for circulating environmental documents to interested State Agencies. Per their request, a copy of the Initial Study and Negative Declaration was also sent to San Joaquin County Council of Governments who had previously expressed an interest in reviewing the document. Furthermore, copies of the Initial Study and the proposed Negative Declaration were on file and available for review at the following locations: 1) Lodi City Hall, Community Development Department located 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). Notice of Intent to Adopt a Negative Declaration was also published on the Lodi News Sentinel. A public review and comment period for the proposed Negative Declaration commenced on Thursday February 14, 2008 and ended on Friday March 14, 2008. The City received two (2) letters regarding the proposed Negative Declaration during this period.

The California Transportation Department District 10 (Caltrans) submitted a letter indicating that an encroachment permit would be required for future work (if any) done within the Department's right of way (Attached). However, the comment received from California Transportation

Department District 10 is not considered a mitigation measure. The State of California Department of Water Resources submitted a letter indicating that the City of Lodi Water Well Number 28 may be an encroachment on the State Adopted Plan of Flood Control (Attached). However, after further consultation with the said department, it was resolved that the well site does not encroach into the State Adopted Plan of Flood Control. The City did not receive any comment from San Joaquin County Council of Governments who oversee the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan or any other agency. Thus, staff believes that the proposed Negative Declaration is an adequate environmental documentation for the proposed project. No significant impacts are anticipated and no mitigation measures have been required.

**ENVIRONMENTAL ASSESSMENTS:**

The California Environmental Quality Act requires that projects be reviewed for their potential to create environmental impacts. The process requires that potential areas of impact be identified and a level of significance assessed. Staff prepared an Initial Study to review and assess impacts. Staff sent the proposed Negative Declaration to various agencies for review, published, and posted our intent to issue a Negative Declaration for the required 30-day period, from Thursday February 14<sup>th</sup>, 2008 through Friday March 14<sup>th</sup>, 2008. This project was found to have no impacts that could be found significant if not mitigated via normal conditions of future development. In conclusion, Staff finds that the proposed project meets these requirements and is therefore exempt from further review under CEQA. A Negative Declaration, 08-ND-01 adequately addresses potential environmental impacts that could occur as a result of this project. No significant impacts are anticipated and no mitigation measures have been required. Staff received comments from California Transportation Department District 10 (Caltrans) and the State of California Department of Water Resources.

**PUBLIC HEARING NOTICE:**

Legal Notice for the Use Permit was published on March 27, 2008. A total of 9 public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property as required by California State Law §65091 (a) 3.

**ALTERNATIVE PLANNING COMMISSION ACTIONS:**

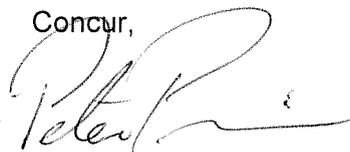
- Approve the Request with Alternate Conditions
- Deny the Request
- Continue the Request

Respectfully Submitted,



Immanuel Bereket  
Junior Planner

Concur,



Peter Pirnejad  
Planning Director

**ATTACHMENTS:**

1. Initial Study
2. Negative Declaration
3. Notice of Intent to Adopt a Negative Declaration
4. Comments
5. Categorical Exemption staff filed in 2006.
6. Draft Resolution

# ATTACHMENT NUMBER 1

INITIAL STUDY/  
NEGATIVE DECLARATION  
08-ND-01

**CITY OF LODI WATER WELL NO. 28**

February 11, 2008

Prepared for:  
City of Lodi  
Community Development Department  
City Hall, 221 West Pine Street  
P.O. Box 3006  
Lodi, CA 95241-1910

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## **INTRODUCTION TO INITIAL STUDY**

Well No. 28 is a 503-foot deep; gravel enveloped water well located at 2800 West Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

At this point, the water well has been constructed as a stand-alone facility but has not yet discharged water to City mains. The new well will be part of the Lodi water supply system. In the future, the City envisions constructing tank/booster station and a substation commencing in the year 2012; and construction will be linked to timing of commercial and residential development of adjacent parcels to the south and north of the well site. At the moment, the well site includes the well, water piping, storm drain piping, electrical panel, fencing (100' x 100') and access off Highway 12 has been built. The proposed Negative Declaration covers the well and the well site (100' x 100'). The well was constructed with the assumption that it was exempted from California Environmental Quality Act (CEQA) regulations. However, a well is not exempted and an environmental study is required to bring the well in-line. Hence, the proposed Negative Declaration, which attests that there will be no adverse environmental impact.

## **PURPOSE OF INITIAL STUDY**

The California Environmental Quality Act (CEQA) requires that public agencies document and consider the potential environmental effects of any agency actions that meet CEQA's definition of a "project;" briefly summarized, a "project" is an action that has the potential to result in direct or indirect physical changes in the environment. A project includes the agency's direct activities as well as activities that involve public agency approvals or funding. Guidelines for an agency's implementation of CEQA are found in the "CEQA Guidelines" (Title 14, Chapter 3 of the California Code of Regulations).

Provided that a project is not found to be exempt from CEQA, the first step in the agency's evaluation of the potential environmental effects of the project is the preparation of an Initial Study. The purpose of an Initial Study is to determine whether the project would involve "significant" environmental effects as defined by CEQA and to describe feasible mitigation measures that would be necessary to avoid the significant effects or reduce them to a less than significant level. In the event that the Initial Study does not identify significant effects, or identifies mitigation measures that would reduce all of the significant effects of the project to a less than significant level, the agency may prepare a Negative Declaration. If this is not the case, the agency must prepare an Environmental Impact Report (EIR); the agency may also decide to proceed directly with the preparation of an EIR without preparation of an Initial Study. Construction completion of a new well requires the preparation and adoption of an Initial Study/Negative Declaration. Negative Declaration 08-ND-01 was prepared and circulated for review on this project and no significant environmental impacts will result from the proposed project.

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**File Number:** 08-01

**Project Title:** City of Lodi Well No. 28

**PROJECT DESCRIPTION:** Well No. 28 is a 503-foot deep; gravel enveloped water well located at 2800 West Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

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Copies of the Initial Study and the proposed Negative Declaration are on file and available for review at the following locations: 1) Lodi City Hall, Community Development Department located 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.lohi.gov](http://www.lohi.gov). The City will receive comment on the Initial Study and proposed Negative Declaration for a 30-day period, commencing on Thursday February 14, 2008 through Friday, March 14, 2008. Any person wishing to comment on the Initial Study and proposed Negative Declaration must submit such comments in writing to the City of Lodi at the following address:

Peter Pirnejad, Planning Manager  
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 approval of the Negative Declaration.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Peter Pirnejad  
Printed Name

\_\_\_\_\_  
For

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

File Number: ND 08-01

Project Title: City of Lodi Well No. 28

**Project Description:**

Well No. 28 is a 503-foot deep; gravel enveloped water well located at 2800 West Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

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**Project Location:**

The project site is located in the City of Lodi, County of San Joaquin. The project site is within the City's 4.10-acre land ear marked for the project. The project site is east and north of a residential subdivision, west of a proposed commercial development and south of existing vineyards. The area is relatively flat with no unusall or extraordinary topographic features.

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

A copy of the Initial Study ("Environmental Information Form" and "Environment Checklist") documenting the reasons to support the adoption of a Negative Declaration is available at 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 Friday, March 14, 2008.

The Planning Commission will hold a public hearing on the proposed Negative Declaration and the project on April 23, 2008.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Peter Pirnejad

Printed Name

For

**1. Project Title:**

City of Lodi Well No. 28

**2. Lead Agency Name and Address:**

City of Lodi Community Development Department  
221 West Pine Street  
P. O. Box 3006  
Lodi, CA 95241

**3. Contact Person and Phone Number:**

David Morimoto, Senior Planner  
Immanuel Bereket, Junior Planner  
Phone: (209)333-6711

**4. Project Location:**

The project site is located in the City of Lodi, County of San Joaquin. The project site is within the City's 4.10-acre land ear marked for the project. The well site is 100' x 100'. The project site is east and north of a residential subdivision, west of a proposed commercial development and south of existing vineyards. The area is relatively flat with no unusall or extraordinary topographic features.

**5. Project Sponsor's Name and Address:**

City of Lodi Community Development Department  
221 West Pine Street  
P. O. Box 3006  
Lodi, CA 95241

**6. General Plan Designation:**

PQP, Public Quasi/Public

**7. Zoning:**

PUB, Public.

**8. Project Description:**

Well No. 28 is a 503-foot deep; gravel enveloped water well located at 2800 West Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

At this point, the water well has been constructed as a stand-alone facility but has yet to be connected to City mains. The new well will be part of the Lodi water supply system. In the future, the City envisions constructing a tank/booster station and a substation commencing in the year 2012, and construction will be linked to timing of commercial and residential development of adjacent parcels to the south and north of the well site. At the moment, a temporary well site configuration just including the well, piping, electrical panel, fencing (100' x 100') and access off Highway 12 has been built. The proposed Negative Declaration covers the well and the well site (100' x 100'). The well was constructed with the assumption that it was exempted from California Environmental Quality Act (CEQA) regulations. However, a well is not exempted and an environmental study is required to

bring the well in-line. Hence, the proposed Negative Declaration, which attests that there will be no environmental impact.

**9. Surrounding Land Uses and Setting:**

North: AU-20, Urban Reserve, San Joaquin County. The area north of Kettleman Lane (State Route 12) is generally zoned for Urban Development has a General Plan Designation of PR, Planned Residential.

South: The area immediate south of the project site is zoned PD, Planned Development and was recently annexed into the City with General Plan designation of PR, Planned Residential.

East: The area immediate east of the project area is zoned C-S, Commercial Shopping and is expected to be developed into commercial use varying in sizes and types.

West: The area immediate west of the project site is zoned PD, Planned Development and was recently annexed into the City with General Plan designation of PR, Planned Residential.

**10. Other agencies whose approval is required:**

Regional Water Quality Board

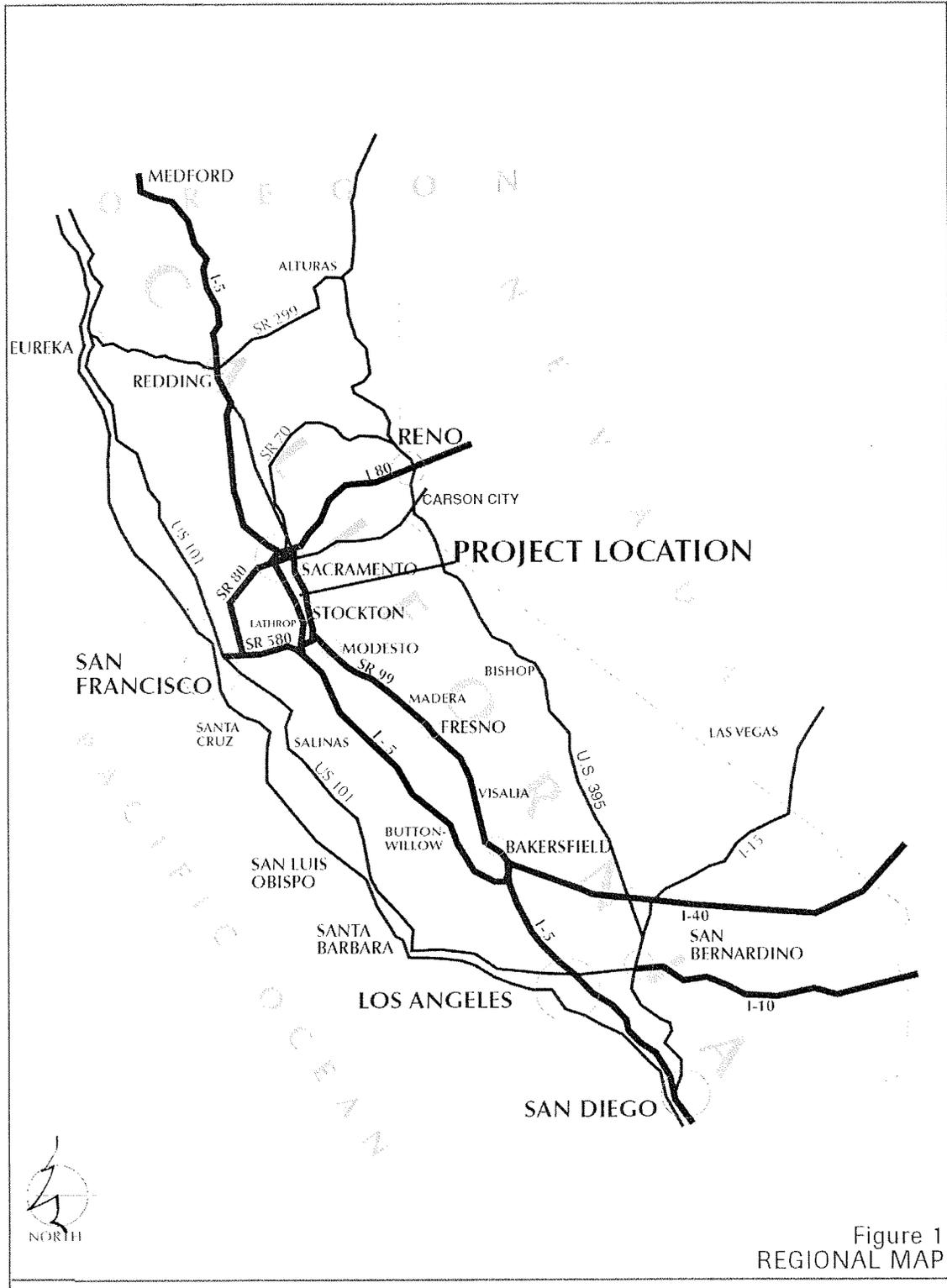


Figure 1  
REGIONAL MAP

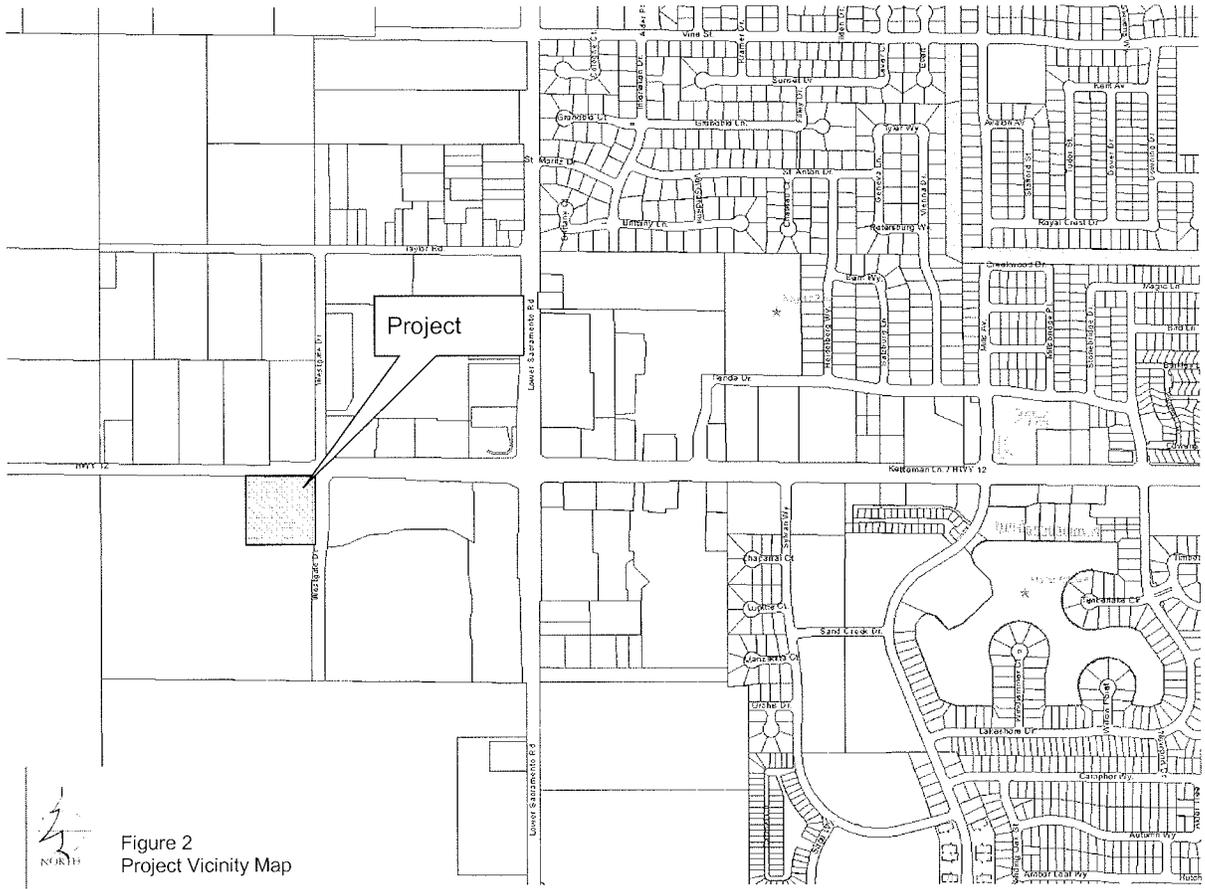


Figure 2  
Project Vicinity Map

**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" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agricultural Resources  | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Recreation              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Noise                   | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems     |  |   |

**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 revisions in the project have been made by or agreed to by the project proponent. 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 "potentially significant impact" or "potentially significant unless mitigated" impact 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. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature  
  
Peter Pirnejad  
Printed Name

\_\_\_\_\_  
Date  
  
\_\_\_\_\_  
For

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) *Have a substantial adverse effect on a scenic vista?*

The well has been constructed, but does not charge water into the City system. The project site is within an area slated for commercial and residential development. The adjacent areas of the project site itself are not considered a scenic vista nor are there any scenic highways in the vicinity of the site. No impact is anticipated from placing the well on-line.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

The project site is not near a State scenic highway. The water well will not have a demonstrable negative aesthetic effect due to the combination of the decorative sound wall and landscaping that will be placed around the perimeter of the well site. No impact is anticipated from placing the well in-line.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

The project site is within an open area slated for commercial and residential development. The adjacent area is currently open space and none are considered scenic;

the well will not degrade the existing visual character or quality of the site and its surroundings. No impact is anticipated from placing the well on-line.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The well is not expected to have a continuous demand for exterior lighting. There may be occasional lights at the well for emergency repairs. Because of the random and infrequent nature of the need for light at the well site, no long-term impact will result from this project. No impact is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**II. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?*

The well will result in the loss of open space/agricultural land of 100' x 100'. With appropriate mitigation measure, the impact will be less than significant. The well site is covered by the San Joaquin County Multi-Species Conservation and Open Space Plan (SJMSCP), which mitigates loss of open and agricultural land.

As part of San Joaquin County Multi-Species Conservation and Open Space Plan, the project will be required to account for the affect it will have on open space. The well

converts open space into Public/Quasi Public Use, resulting in loss of open space. The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) governs loss/conversion of open space in the county. The City, pursuant to SJMSCP regulations, will arrange for a post-construction survey of the parcel regarding Incidental Take Minimization Measures to mitigate for the loss of open space. Once the site has been examined for its biological resources, the City, in cooperation with SJMSCP, will take measures to mitigate the loss of open space.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*  
 The parcel is not in a Williamson Act contract. No impact is anticipated.

c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*  
 Refer to II.a.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) *Conflict with or obstruct implementation of the applicable air quality plan?*  
 No impact is anticipated.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*  
No impact is anticipated.
- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*  
No impact is anticipated.
- d) *Expose sensitive receptors to substantial pollutant concentrations?*  
No impact is anticipated.
- e) *Create objectionable odors affecting a substantial number of people?*  
No impact is anticipated.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**IV. BIOLOGICAL RESOURCES.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <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
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No impact to biological resources are expected as a result of the project. The proposed project is consistent with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for the San Joaquin county Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by the San Joaquin Council of Governments on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. That document is hereby incorporated by reference and is available for review during regular business hours at the San Joaquin Council of Governments (555 East Webber Avenue/Stockton, CA 95202) or online at: [www.sjcog.org](http://www.sjcog.org).

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Refer to IV.a. No impact is anticipated.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?*

Refer to IV.a. No impact is anticipated.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Refer to IV.a. No impact is anticipated.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*  
Refer to IV.a. No impact is anticipated.
- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?*  
Refer to IV.a. No impact is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES.** Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5?    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Disturb any human remains, including those interred outside of formal cemeteries?                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a) *Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5?*  
The well site has been constructed and no paleontological resources were discovered through the boring activity. Therefore no impacts to paleontological resources will result from placing the well on-line.
- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5?*  
The well site has been constructed and no archaeological resources were discovered through the boring activity. Therefore no impacts to archaeological resources will result from placing the well on-line.
- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*  
The well site has been constructed and no paleontological resources or unique geological feature were discovered through the boring activity. Therefore, no impacts to paleontological resources or geological features will result from placing the well on-line.

- d) *Disturb any human remains, including those interred outside of formal cemeteries?*  
 The well site has been constructed and no human remains, including interred outside of formal cemeteries were found. Therefore, no impacts to any human remains will result from placing the well on-line.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VI. GEOLOGY AND SOILS.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                          |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42;*  
The well site has been constructed and no faults were found in the project area. Therefore, no impacts to any human remains will result from placing the well on-line.
  - ii) *Strong seismic ground shaking;*  
The well site has been constructed and no fault lines were discovered. No impact is anticipated from placing the well on-line.
  - iii) *Seismic-related ground failure, including liquefaction;*  
The well site has been constructed and the project area is not a liquefaction area. No impact will result from placing the well on-line.
  - iv) *Landslides?*  
The well site has been constructed and the project site is flat in topography. No impact will result from placing the well on-line.
- b). *Result in substantial soil erosion or the loss of topsoil?*  
The well has been constructed. Aside from drilling the hole for the well, there was not a substantial amount of excavation or grading required for the well. No impact is anticipated from placing the well functional.
- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*  
The well site has been constructed and the site is not a geologic unit or of soil that is unstable. Therefore, no impact will result from placing the well on-line.
- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*  
The well site has been constructed and it is not located on expansive soil. Therefore, no impact will result from placing the well on-line.
- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*  
The well site has been constructed and no septic tanks or alternative waste water disposal facilities are located on the project site. Therefore, no impact will result from placing the well on-line.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b>				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*  
 The well has been constructed. No significant hazard to the public or the environment occurred. Other than maintenance repairs, no routine transport, use, or disposal of hazardous materials is anticipated. No impact is anticipated.
- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*  
 The well has been constructed. No hazardous material to the public or the environment took place. No impact is anticipated from placing the well in-line.
- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*  
 The well has been constructed. There was no emission of any hazardous material occurred. No impact is anticipated from placing the well in-line.
- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*  
 The well has been constructed. The project site is not included on a list of hazardous materials site. No impact is anticipated.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*  
 The well has been constructed. The project site is not located near an airport, air strip landing, or land designated for a use thereof. No impact is anticipated.
- f) *For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*  
 The well has been constructed. The project is not located within the vicinity of a private airstrip. No impact is anticipated.
- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*  
 The proposed water well will not interfere with an emergency response plan or emergency evacuation plan. By increasing overall system efficiency, the well will help provide emergency water flows and thereby provide a positive impact to emergency response in the area. No impact is anticipated from bringing the well in-line.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The proposed public potable water well will not expose people to existing sources of potential health hazards. The water sample report from the proposed well site has shown that the water from the well is not an existing source of potential health hazards. No impact is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Violate any water quality standards or waste discharge requirements?</i> Due to the nature of the project, no impact is anticipated.				
b) <i>Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</i>				

Groundwater is the primary source of municipal water for the City of Lodi. The project site overlies the Eastern San Joaquin Groundwater Basin, which is a part of the Central Valley Groundwater Basin. With a combined capacity of 50.7 million gallons per day (mgd), groundwater from 26 wells is the primary source of water supply for the City of Lodi.<sup>1</sup> The supply of groundwater in the basin is contained in the Mehrten formation and overlying younger aquifer units below the City. The aquifer underlying Lodi is largely unconfined. Groundwater is encountered nearest to the surface in the northwestern portion of Lodi near Woodbridge at approximately 20 feet and is encountered at greater depths in areas located in the southeast, at approximately 60 feet below ground surface. Primary sources of recharge to the aquifer underlying Lodi include seepage from the Mokelumne River, deep percolation of rainfall, regional sources including the Delta and along the Sierra mountain-front, and percolation of irrigation water particularly in the areas to the west which receive surface water from the WID.<sup>2</sup>

Dibromochloropropane (DBCP) contamination is the most significant groundwater quality problem in the area. DBCP was used by area farmers to kill nematodes in vineyards. DBCP was banned in California in 1977, but is still present in trace levels in some groundwater. Eleven of Lodi's active wells have no detectable DBCP and six wells have filters to remove DBCP. The levels of DBCP found in the City's drinking water supplied by the wells are in compliance with US EPA and the State of California Department of Health Services.<sup>3</sup>

The Mokelumne River is the only source of above-ground water in the community. Water drawn from the Mokelumne River provides irrigation for agricultural lands in and around the City, as well as for recreational uses and freshwater habitat. Water quality tests have indicated that the levels of fecal coliform are above the maximum concentration levels allowed by the State for drinking water. This surface water is not currently used for human consumption in Lodi, but the City has recently secured a long-term contract for approximately 6,000 acre-feet of water from the Mokelumne River for municipal use. In May 2003, the City of Lodi contracted with the Woodbridge Irrigation District (WID) to provide an additional 6,000 acre-feet per year of untreated surface water for 40 years. The City is currently examining its options for developing this water supply, which may include groundwater recharge or a water treatment plant.<sup>4</sup>

Bringing Well No. 28 to line will provide water to the area approximately 1,000 feet of distance from the site. This proposed coverage area will not result in substantial depletion of groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The City's decision to build a water treatment facility to supplement the City's groundwater supply will ensure the City's ability to provide water to its citizens without further depleting the groundwater table. Therefore, no impact is anticipated.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

The subject area does not contain a stream or river, nor is it located in proximity to a stream or river. No impact is anticipated.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

The subject area does not contain a stream or river, nor is it located in proximity to a stream or river. No impact is anticipated.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The project does not directly or indirectly create or contribute runoff water. No impact is anticipated.

- f) *Otherwise substantially degrade water quality?*

No, this well is drawing water from the aquifers below 170' and this well is cycled with the other city wells to minimize any impact on groundwater quality.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

The project site is not located within an area mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as a 100-year flood hazard area. Therefore, no impacts would occur as a result of the proposed project.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*  
 The project site is not located within an area mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as a 100-year flood hazard area. Therefore, no impacts would occur as a result of the proposed project.
- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?*  
 The entire City of Lodi is located within an inundation area. The levee system along the Mokelumne River is of sufficient height to protect the City from the 100-year flood flow; however, the majority of Central Valley would be inundated during the 500-year flood event. The well will not directly or indirectly expose people or structures to risk of loss, injury or death involving flooding.
- j) *Inundation by seiche, tsunami, or mudflow?*  
 A seiche is the tide-like rise and drop of water in a closed body of water caused by earthquake-induced seismic shaking or strong winds. A tsunami is a series of large waves generated by a strong offshore earthquake or volcanic eruption. Given the substantial distance of the site from San Francisco Bay or the Pacific Ocean, tsunami waves would not be a threat to the site. There is no large land of water on or within the vicinity of the site, resulting in no seiche hazard. The subject area is flat and does not have any steep slopes or hillsides that would be susceptible to mudflows or landslides. Therefore, no impact would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IX. LAND USE AND PLANNING.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) *Physically divide an established community?*  
 The proposed well would not physically divide an established community. The project is within an existing designated site that does not disrupt or divide an established community. No impact is anticipated.
- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*  
 The well will not have an effect on land use in the area. The general plan designation is PQP, Public/Quasi Public and the zoning is PUB, Public. The well is consistent with these designations.
- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*  
 The City of Lodi adopted the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJCMSHCP) in 2001. The conservation plan was developed to mitigate impacts to plant and wildlife habitat resulting from the loss of open space. Pursuant to the SJCMSHCP, the proposed site for the well falls within open space or agricultural preserve land and, is therefore, subject to loss of open space mitigation fee.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**X. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?*  
 According to the City's General Plan, the subject site and surrounding area are not known to contain regionally and/or state valued mineral resources. Therefore, no impact is anticipated.

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The subject property has not been historically used for mineral extraction. In addition, the City's General Plan does not identify the project site as a locally important mineral resource recovery site. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI. NOISE.** Would the project result in:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The project will not expose people to severe noise levels. The electrical motor needed to run the pump will generate some noise, but not beyond the thresholds set by the Noise Element of the General Plan. Additionally a sound attenuation wall will eventually be incorporated into the design of the well site. Therefore, less than significant impact is expected.

- b) *Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?*

Ground borne vibrations occur when a vibration source causes soil particles to move or vibrate. Sources of ground borne vibrations include natural events (earthquakes, volcanic eruptions, sea waves, landslides, etc.) and human created events (explosions, operation of heavy machinery and heavy trucks, etc.). The above ground motor will generate some noise; however, this will be reduced by using a low rpm motor and the planned 8' high decorative concrete masonry wall around the entire well site. Therefore, less than significant impact is expected.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to Checklist Item, XI.a and b. above. The proposed well will not result in a significant increase in noise levels and, therefore, would not create a substantial permanent increase in ambient noise levels in the vicinity of the project site. Impacts would be less than significant.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Refer to Checklist Item, XI.a, b and c. above. The proposed well will not result in a significant temporary or periodic increase in noise levels and, therefore, would not create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project site. Impacts would be less than significant.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The well is not located within an airport land use plan, or within two miles of a public airport or public use airport. No impact would result.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

The project site is not located within an airport land use plan, or within two miles of a public airport or public use airport. No impact would result.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XII. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The well will not have an impact on population and housing because it is designed to serve an area 1,000 feet mile around the well site, which is already being developed for commercial and residential purposes. No impact is anticipated.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The well is within an existing Public Quasi/Public Land which does not permit the construction of residential or commercial property. No residences will be displaced. No impact is anticipated.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

See discussion under Checklist Item XII.b., above. No impact is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. PUBLIC SERVICES.**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

I). Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II). Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III). Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV). Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V). Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**I. Fire protection?**

The construction of the proposed water well will have a positive impact to fire protection by providing uniform pressure for fire flows in the area. The well will be construction pursuant to all applicable construction standards, thus minimizing potential adverse service calls to the well. Thus the project will not have a negative impact on fire protection service.

**II. Police protection?**

The water well is not expected to generate any additional police service calls to the area. The construction of the well is seen as accommodating existing residents and is not growth inducing. Therefore, the project will not adversely impact police protection to the area.

**III. Schools?**

The water well is not expected to generate any additional demand for school facilities in the area. School facilities generally measure level of service based on students

generated by new development. The construction of the well is seen as accommodating existing and proposed residential development and is not growth inducing. Therefore, the project will not adversely impact school facilities in the area.

*IV. Parks*

The well would not contribute to the demand on existing parks, nor require the dedication of additional parkland as no new residential units are proposed. No impact would result.

*V. Other public facilities?*

While the construction of a new well will require maintenance, the construction of the well is seen as preventive maintenance for the overall water delivery system. By allowing a better maintenance of pressure, the new well is expected to lower overall maintenance cost of the water delivery system in Lodi. No new public facilities are necessary to service the well site. Therefore, no impacts associated with maintenance of public facilities are seen as a result of this project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i>				
The proposed well will not create additional demand for existing neighborhood or regional parks or other recreational facilities as no new residential units are proposed. No impact would result.				

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed well will not include the construction or expansion of recreational facilities, nor would it require the construction or expansion of recreational facilities. Therefore, no impact would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XV. TRANSPORTATION/TRAFFIC.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a 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"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

There will be no impact to the area in regard to traffic impacts because the well site is not a destination for any reason other than maintenance.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?*  
 Refer to XV.a. The location of the well is not in conflict with any country congestion management agency or with designated roads or highways. No impact will occur as result of the creation of an overlay zone.
- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*  
 The well would not have any impact on air traffic patterns because the project site is not located near an airport. No related impacts would occur as a result of the proposed project.
- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*  
 There are no roadway features necessary to access this well site; it is in an existing public property that is readily accessible. No impact is anticipated.
- e) *Result in inadequate emergency access?*  
 The well site does not block access to the park or structures within the vicinity. No impact is anticipated.
- f) *Result in inadequate parking capacity?*  
 The well will not result in an inadequate parking capacity since well site is not a destination for any reason other than maintenance. No impact is anticipated.
- g) *Conflict with adopted polices, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*  
 There will be no impact to the area in regard to alternative transportation because the well site is not a destination for any reason other than maintenance. No impact is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
 

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i> Sewage treatment and collection services in the City of Lodi, including the project area, are provided by the White Slough Pollution Control Facility (WSWPCF) and operated by the City of Lodi Public Works Department. The well itself will not generate wastewater on its own. Therefore, no impact is anticipated.				
b) <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i> The City of Lodi Public Works Department provides wastewater treatment for the City of Lodi. Wastewater in the City of Lodi is treated at the White Slough Water Pollution Control Facility (WSWPCF). The facility has been expanded to a design capacity of 8.5 million gallons (mgd) per day. However, the facility has permits to operate at 7.0 mgd per day. The WSWPCF currently treats approximately 6.2 mgd per day, which means the facility has a net surplus capacity of 0.8 mgd per day (“permitted” capacity). The facility’s design capacity could accommodate an additional 2.3 mgd per day.				

The well will not require additional expansion than already planned by the City. The City has adequate water to serve the area but has decided to build a new water treatment facility to supplement future water requirements. Therefore, no impact is anticipated.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The City of Lodi owns and maintains a variety of storm water facilities, including storm drain lines, pump stations, inlet catch basins, drainage ditches, and retention and detention facilities. City storm water is discharged to the Mokelumne River and the Woodbridge Irrigation Canal.

The well will discharge to the storm drain system when it starts up. The site will drain to the storm system during start up process. Once the well has been brought on-line, the well will cease to drain into the drain system. Therefore, the impact will be less than significant.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The City of Lodi Water Utility supplies and distributes potable water, as well as recycled water to the City and to some areas outside the City's jurisdiction. According to the City's Urban Water Management Plan (UWMP), the City currently has a net surplus in water supply given the City's current water entitlements and current water demand. In addition, year 2030 projections show the City with a net surplus in water supply. The UWMP analyzed future growth within the City based on land use assumptions depicted in the City's General Plan. The proposed overlay zone would not deviate from those land use assumptions; therefore, sufficient water supplies would be available and impacts would be less than significant.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The City of Lodi Public Works Department provides wastewater treatment for the City of Lodi. Wastewater in the City of Lodi is treated at the White Slough Water Pollution Control Facility (WSWPCF). The facility has been expanded to a design capacity of 8.5 million gallons (mgd) per day. However, the facility has permits to operate at 7.0 mgd per day. The WSWPCF currently treats approximately 6.2 mgd per day, which means the facility has a net surplus capacity of 0.8 mgd per day ("permitted" capacity). The facility's design capacity could accommodate an additional 2.3 mgd per day. The proposed overlay zone would result in a small increase in demand on wastewater treatment. However, given WSWPCF's capacity to treat additional wastewater flow, and given the well will not result in additional wastewater flow, no impact is anticipated.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solid waste management and disposal within the City of Lodi is provided by the Central Valley Waste Services. Solid waste is transported to a Transfer Station and Buy-Back Recycling Center. Waste is then deposited at the North County Landfill, which is owned and operated by San Joaquin County. The North County Landfill is a Class III facility that is permitted to accept 825 tons of solid waste per day. On average, the landfill receives 400 tons per day, and has a remaining lifetime capacity of approximately 6.0 million tons, which would equate to approximately 30 years.

The proposed well will not generate an increase in the amount of solid waste. However, the North County Landfill has sufficient capacity to accommodate the proposed project's solid waste needs. Given the well isn't expected to result in wastewater or solid waste, no impact is anticipated.

- g) *Comply with federal, State, and local statutes and regulations related to solid waste?*

Central Valley Waste Services provides solid waste collection in Lodi. Solid waste is disposed of at existing private landfill facilities. There is no shortage of landfill facilities space. The proposed well will not conflict with federal, State, and local statutes and regulations related to solid waste. No concerns in this issue area are anticipated.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**XVII. 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 important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“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"/> |

- |   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| c) 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"/> |

- 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 important examples of the major periods of California history or prehistory?*

As documented in this Initial Study, the well will not have impacts on biological and cultural resources. Construction of the well will not result in the loss of open space habitat (row and field crops) and associated wildlife; will not threaten a plant or animal community; will not reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The well falls within an agricultural open space area and would result in a loss of agricultural open space. The San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) governs loss of open space in the county. The City will have to pay all applicable mitigation fees for the loss of agricultural open space. With the participation in the said program, the loss of open space will be less than significant impact.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“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.)*

The well will not have impacts that are individually limited, but cumulatively considerable.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Other than the environmental effects reviewed in the above narrative, the well would not involve any other potential adverse effects on human beings, either directly or indirectly.

## Endnotes:

<sup>1</sup> City of Lodi, 2006. Draft Urban Water Management Plan.

<sup>2</sup> Schlumberger Water Services, 2005. Water Availability Assessment, Lodi Westside Annexation. March 30.

<sup>3</sup> City of Lodi, 2006. Annual Water Quality Report for 2005, April.

<sup>4</sup> West Yost & Associates, 2005. City of Lodi, Full Surface Water Implementation Study.

---

**SOURCE**

Black and Veatch. City of Lodi Stormwater Management Program. January 2003.

Crawford Multari & Clark Associates. 2003. City of Lodi Zoning and Subdivision Ordinance. September 2003.

Jones and Stokes Associates, Inc. 1990. City of Lodi General Plan Background Report. January 1990.

Lodi, City of. Municipal Code.

Lodi, City of. Technical Memorandum No.1 Full Surface Water Implementation Study. May 23, 2005.

LSA. 2006. Lodi Annexation Environmental Impact Report, State Clearinghouse No. 2005092096. April 2006.

San Joaquin Valley Air Pollution Control District. 2002. Guide For Assessing and Mitigating Air Quality Impacts (GAMAQI). January 10, 2002.

**PERSONS CONSULTED:**

Sandelin, Wally, City Engineer. City of Lodi.

# ATTACHMENT NUMBER 2

**City of Lodi**

**Proposed Negative Declaration**

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

**File Number:** ND 08-01

**Project Title:** City of Lodi Well No. 28

**Project Description:**

Well No. 28 is a 503-foot deep; gravel enveloped water well located at 302 East Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

At this point, the water well has been constructed as a stand-alone facility but has not yet discharged water to City mains. The new well will be part of the Lodi water supply system. In the future, the City envisions constructing tank/booster station and a substation commencing in the year 2012; and construction will be linked to timing of commercial and residential development of adjacent parcels to the south and north of the well site. At the moment, the well site includes the well, water piping, storm drainage piping, electrical panel, fencing (100' x 100') and access off Highway 12 has been built. The proposed Negative Declaration covers the well and the well site (100' x 100'). The well was constructed with the assumption that it was exempted from California Environmental Quality Act (CEQA) regulations. However, a well is not exempted and an environmental study is required to bring the well in-line. Hence, the proposed Negative Declaration, which attests that there will be no adverse environmental impact.

**Project Location:**

The project site is located in the City of Lodi, County of San Joaquin. The project site is within the City's 4.10-acre land ear marked for the project. The project site is east and north of a residential subdivision, west of a proposed commercial development and south of existing vineyards. The area is relatively flat with no unusall or extraordinary topographic features.

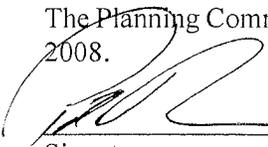
**Name of Project Proponent/Applicant:** City of Lodi.

A copy of the Initial Study ("Environmental Information Form" and "Environment Checklist") documenting the reasons to support the adoption of a Negative Declaration is available at 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 Friday, March 14, 2008.

The Planning Commission will hold a public hearing on the proposed Negative Declaration and the project on April 23, 2008.

  
\_\_\_\_\_  
Signature

2/11/08  
\_\_\_\_\_  
Date

Peter Pirnejad  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For

# ATTACHMENT NUMBER 3

2008 FEB 13 11:23

SAN JOAQUIN COUNTY

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

File Number: 08-01

Project Title: City of Lodi Well No. 28

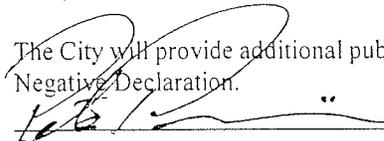
**PROJECT DESCRIPTION:** Well No. 28 is a 503-foot deep; gravel enveloped water well located at 302 East Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet.

At this point, the water well has been constructed as a stand-alone facility but has not yet discharged water to City mains. The new well will be part of the Lodi water supply system. In the future, the City envisions constructing tank/booster station and a substation commencing in the year 2012; and construction will be linked to timing of commercial and residential development of adjacent parcels to the south and north of the well site. At the moment, the well site includes the well, water piping, storm drain piping, electrical panel, fencing (100' x 100') and access off Highway 12 has been built. The proposed Negative Declaration covers the well and the well site (100' x 100'). The well was constructed with the assumption that it was exempted from California Environmental Quality Act (CEQA) regulations. However, a well is not exempted and an environmental study is required to bring the well in-line. Hence, the proposed Negative Declaration, which attests that there will be no adverse environmental impact.

Copies of the Initial Study and the proposed Negative Declaration are on file and available for review at the following locations: 1) Lodi City Hall, Community Development Department located 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.loodi.gov](http://www.loodi.gov). The City will receive comment on the Initial Study and proposed Negative Declaration for a 30-day period, commencing on Thursday February 14, 2008 through Friday, March 14, 2008. Any person wishing to comment on the Initial Study and proposed Negative Declaration must submit such comments in writing to the City of Lodi at the following address:

Peter Pirnejad, Planning Manager  
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 approval of the Negative Declaration.

  
\_\_\_\_\_  
Signature

2/11/08  
\_\_\_\_\_  
Date

Peter Pirnejad  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For

# ATTACHMENT NUMBER 4



STATE OF CALIFORNIA  
 GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
 STATE CLEARINGHOUSE AND PLANNING UNIT



ARNOLD SCHWARZENEGGER  
 GOVERNOR

CYNTHIA BRYANT  
 DIRECTOR

March 17, 2008

RECEIVED

MAR 17 2008

COMMUNITY DEVELOPMENT DEPT  
 CITY OF LODI

Peter Pirnejad  
 City of Lodi  
 Community Development Department  
 221 West Pine Street  
 Lodi, CA 95241-1910

Subject: Well No. 28  
 SCH#: 2008022077

Dear Peter Pirnejad:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on March 14, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts  
 Director, State Clearinghouse

Enclosures  
 cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Bas**

**SCH#** 2008022077  
**Project Title** Well No. 28  
**Lead Agency** Lodi, City of

---

**Type** Neg Negative Declaration  
**Description** Well No. 28 is a 503-foot deep, gravel enveloped water well located at 302 East Kettleman Lane (State Route 12). Adjacent to the well site is the site for a future City-owned electrical substation. The City has constructed a gravel pack well to a depth of 503 feet with a grout seal to 255 feet. There is a conductor casing with grout to the depth of 50 feet. The casing for the well is blank to the depth of 260 feet and perforated from 260 feet to 503 feet. At this point, the water well has been constructed as a stand-alone facility but has yet to be connected to City mains. The new well will be part of the Lodi Water supply system.

---

**Lead Agency Contact**

**Name** Peter Pirnejad  
**Agency** City of Lodi  
**Phone** (209) 333-6711 **Fax**  
**email**  
**Address** Community Development Department  
221 West Pine Street  
**City** Lodi **State** CA **Zip** 95241-1910

---

**Project Location**

**County** San Joaquin  
**City** Lodi  
**Region**  
**Cross Streets** State Highway 12 and Gateway Drive  
**Parcel No.** 058-030-10  
**Township** 3N **Range** 6E **Section** 15 **Base** MDB&M

---

**Proximity to:**

**Highways** SR 12  
**Airports**  
**Railways** Union Pacific  
**Waterways** Mokelumne River  
**Schools** Eldreth Larson School  
**Land Use** Zoning: PUB, Public  
General Plan: PQP, Public Quasi/Public

---

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Geologic/Seismic; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply

---

**Reviewing Agencies** Resources Agency; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Parks and Recreation; Native American Heritage Commission; Public Utilities Commission; Office of Historic Preservation; Department of Health Services; Department of Fish and Game, Region 2; Department of Water Resources; California Highway Patrol; Caltrans, District 10; State Water Resources Control Board, Division of Water Rights; State Water Resources Control Board, Clean Water Program

---

**Date Received** 02/14/2008 **Start of Review** 02/14/2008 **End of Review** 03/14/2008

---

**DEPARTMENT OF TRANSPORTATION**

P.O. BOX 2048 STOCKTON, CA 95201  
(1976 E. CHARTER WAY/1976 E. DR. MARTIN  
LUTHER KING JR. BLVD. 95205)  
TTY: California Relay Service (800) 735-2929  
PHONE (209) 941-1921  
FAX (209) 948-7194



*Flex your power!  
Be energy efficient!*

February 20, 2008

**RECEIVED**  
FEB 20 2008  
STATE CLEARING HOUSE

*Clear  
3-14-08  
e*

**10-SJ-12-PM 15.15  
SCH#2008022077 (ND)  
Well No. 28**

Peter Pirnejad, Planning Manager  
City of Lodi  
Planning Division  
221 West Pine Street  
Lodi, CA 95241-1910

Dear Mr. Pirnejad:

The California Department of Transportation (Department) appreciates the opportunity to have reviewed the Negative Declaration for the proposed Well No. 28. This project is to be located at 302 Ease Kettleman Lane (SR 12) and Gateway in the City of Lodi. The Department has the following comment:

An Encroachment Permit will be required for work (if any) done within the Department's right of way. This work is subject to the California Environmental Act. Therefore, environmental studies may be required as part of the encroachment permit application. A qualified professional must conduct any such studies undertaken to satisfy the Department's environmental review responsibilities. Ground disturbing activities to the site prior to completion and/or approval of required environmental documents may affect the Department's ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

If you have any questions or would like to discuss our comments in more detail, please contact Kathy Selsor at (209) 948-7190 (e-mail: [kathy\\_selsor@dot.ca.gov](mailto:kathy_selsor@dot.ca.gov)) or me at (209) 941-1921.

Sincerely,

*Kathy Selsor* for

TOM DUMAS, CHIEF  
OFFICE OF METROPOLITAN PLANNING

c: SMorgan State Clearinghouse

**DEPARTMENT OF WATER RESOURCES**

1416 NINTH STREET, P.O. BOX 942836  
SACRAMENTO, CA 942360001  
(916) 653-5791

**RECEIVED**

MAR 26 2008

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

March 24, 2008

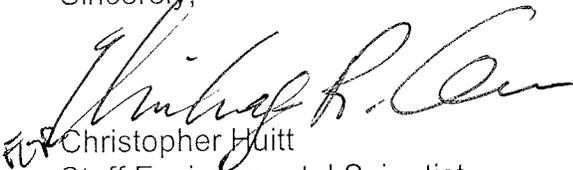
Peter Pirnejad  
City of Lodi Community Development Department  
221 West Pine Street  
Lodi, California 95241-1910

Well No. 28  
State Clearinghouse (SCH) Number: 2008022077

The project corresponding to the subject SCH identification number has come to our attention. The limited project description suggests your project may be an encroachment on the State Adopted Plan of Flood Control. You may refer to the California Code of Regulations, Title 23 and Designated Floodway maps at <http://recbd.ca.gov/>. Please be advised that your county office also has copies of the Board's designated floodway for your review. If indeed your project encroaches on an adopted flood control plan, you will need to obtain an encroachment permit from the Central Valley Flood Protection Board prior to initiating any activities. The attached Fact Sheet explains the permitting process. Please note that the permitting process may take as much as 45 to 60 days to process. Also note that a condition of the permit requires securing all of the appropriate additional permits before initiating work. This information is provided so that you may plan accordingly.

If after careful evaluation, it is your assessment that your project is not within the authority of the Flood Board, you may disregard this notice. For further information, please contact me at (916) 574-1249.

Sincerely,

  
Christopher Huitt  
Staff Environmental Scientist  
Floodway Protection Section

Enclosure

Cc: Governor's Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 121  
Sacramento, California 95814

## **Encroachment Permits Fact Sheet**

### **Basis for Authority**

State law (Water Code Sections 8534, 8608, 8609, and 8710 – 8723) tasks The Central Valley Flood Protection Board (“The Board”) with enforcing appropriate standards for the construction, maintenance, and protection of adopted flood control plans. Regulations implementing these directives are found in California Code of Regulations (CCR) Title 23, Division 1.

### **Area of The Central Valley Flood Protection Board Jurisdiction**

The adopted plan of flood control under the jurisdiction and authority of The Board includes the Sacramento and San Joaquin Rivers and their tributaries and distributaries and the designated floodways.

Streams regulated by The Board can be found in Title 23 Section 112.

Information on designated floodways can be found on The Board’s website at <http://www.recbd.ca.gov/maps/index.cfm> and CCR Title 23 Sections 101 - 107.

### **Regulatory Process**

The Central Valley Flood Protection Board ensures the integrity of the flood control system through a permit process (Water Code Section 8710). A permit must be obtained prior to initiating any activity, including excavation and construction, removal or planting of landscaping within floodways, levees, and 10 feet landward of the landside levee toes. Additionally, activities located outside of the adopted plan of flood control but which may foreseeable interfere with the functioning or operation of the plan of flood control is also subject to a permit of The Board.

Details regarding the permitting process and the regulations can be found on The Board’s website at <http://recbd.ca.gov/> under “Frequently Asked Questions” and “Regulations,” respectively. The application form and the accompanying environmental questionnaire can be found on The Board’s website at <http://www.recbd.ca.gov/forms/index.cfm>.

### **Application Review Process**

Applications when deemed complete will undergo technical and environmental review by The Board and/or Department of Water Resources staff.

### Technical Review

A technical review is conducted of the application to ensure consistency with the regulatory standards designed to ensure the function and structural integrity of the adopted plan of flood control for the protection of public welfare and safety. Standards and permitted uses of designated floodways are found in CCR Title 23 Sections 107 and Article 8 (Sections 111 to 137). The permit contains 12 standard conditions and additional special conditions may be placed on the permit as the situation warrants. Special conditions, for example, may include mitigation for the hydraulic impacts of the project by reducing or eliminating the additional flood risk to third parties that may be caused by the project.

Additional information may be requested in support of the technical review of your application pursuant to CCR Title 23 Section 8(b)(4). This information may include but not be limited to geotechnical exploration, soil testing, hydraulic or sediment transport studies, and other analyses may be required at any time prior to a determination on the application.

### Environmental Review

A determination on an encroachment application is a discretionary action by The Board and its staff and subject to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.). Additional environmental considerations are placed on the issuance of the encroachment permit by Water Code Section 8608 and the corresponding implementing regulations (California Code of Regulations – CCR Title 23 Sections 10 and 16).

In most cases, The Board will be assuming the role of a “responsible agency” within the meaning of CEQA. In these situations, the application must include a certified CEQA document by the “lead agency” [CCR Title 23 Section 8(b)(2)]. We emphasize that such a document must include within its project description and environmental assessment of the activities for which are being considered under the permit.

Encroachment applications will also undergo a review by an interagency Environmental Review Committee (ERC) pursuant to CCR Title 23 Section 10. Review of your application will be facilitated by providing as much additional environmental information as pertinent and available to the applicant at the time of submission of the encroachment application.

These additional documentations may include the following documentation:

- California Department of Fish and Game Streambed Alteration Notification (<http://www.dfg.ca.gov/1600/>),
- Clean Water Act Section 404 applications, and Rivers and Harbors Section 10 application (US Army Corp of Engineers),
- Clean Water Act Section 401 Water Quality Certification, and
- Corresponding determinations by the respective regulatory agencies to the aforementioned applications, including Biological Opinions, if available at the time of submission of your application.

The submission of this information, if pertinent to your application, will expedite review and prevent overlapping requirements. This information should be made available as a supplement to your application as it becomes available.

Transmittal information should reference the application number provided by The Board.

In some limited situations, such as for minor projects, there may be no other agency with approval authority over the project, other than the encroachment permit by The Board. In these limited instances, The Board may choose to serve as the "lead agency" within the meaning of CEQA and in most cases the projects are of such a nature that a categorical or statutory exemption will apply. The Board cannot invest staff resources to prepare complex environmental documentation.

Additional information may be requested in support of the environmental review of your application pursuant to CCR Title 23 Section 8(b)(4). This information may include biological surveys or other environmental surveys and may be required at anytime prior to a determination on the application.

# ATTACHMENT NUMBER 5



To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

:  County Clerk  
San Joaquin County  
6 South El Dorado  
2<sup>nd</sup> Floor  
Stockton, CA 98766

From: (Public Agency): The City of Lodi

Project Title: Well 28

Project Location- Specific: 302 East Kettleman Lane.

Project Location- City: Lodi

Project Location- County: San Joaquin

Description of Project: The City is proposing to provide a new well, water storage tank and booster station adjacent to the site for the City-owned electrical substation at the location described above. The new well would be a part of the Lodi water supply system.

Name of Public Agency Approving Project: City of Lodi

Name of Person or Agency Carrying out Project: City of Lodi, Public Works n Department

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Statutory Exemptions. State code number:
- Categorical Exemption. Class 3 – New Construction of Small Structures and Facilities (utility extensions) (Sec. 15303);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Reasons why project is exempt:

Categorical Exemption Section 15303, Class 3, New Construction or Conversion of Small Structures. This exemption allows for the construction of small structures and facilities and may include water utility extensions. The water demand associated with the new well is included in the 2005 City of Lodi Urban Water Management Plan (UWMP), and would not result in a substantial decrease in groundwater levels, as determined in the 2005 UWMP. The well construction methods would ensure that groundwater quality is maintained in accordance with relevant water quality regulations. The new well and associated structures will not have a significant effect on the environment.

Lead Agency

Contact Person: Randy Hatch

Telephone No.: (209) 333-6711

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Signature:

Title: Community Development Director

Date: April 21, 2006

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

# ATTACHMENT NUMBER 6

## **RESOLUTION NO. P.C. 08-08**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI CERTIFYING NEGATIVE DECLARATION 08-ND-01 AS ADEQUATE ENVIRONMENTAL DOCUMENTATION FOR CITY WELL NUMBER 28.**

**WHEREAS**, the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested General Plan Amendment, Zoning designation change and Development Plan in accordance with the Government Code and Lodi Municipal Code Chapter 17.84, Amendments; and

**WHEREAS**, the project proponent is City of Lodi Public Works Department, 221 West Pine Street Lodi, CA 95241; and

**WHEREAS**, the property owner is City of Lodi 221 West Pine Street Lodi, CA 95241; and

**WHEREAS**, the property is located at 2800 West Kettleman Lane (APN: 058-030-10) and

**WHEREAS**, the properties are zoned PUB, Public and have a General Plan designation of PQP, Public Quasi Public; and

**WHEREAS**, the Community Development Department prepared an Initial Study/Negative Declaration for the project, consistent with the California Environmental Quality Act (CEQA), as amended that showed no significant impact to the environment; and

**WHEREAS**, the Initial Study and Negative Declaration (08-ND-01) were circulated and published and posted for a 30-day period between February 14<sup>th</sup> 2008 and March 14<sup>th</sup> 2008 and two comments were received from the public and other agencies; and

**WHEREAS**, all legal prerequisites to the approval of this request have occurred.

**NOW, THEREFORE, BE IT FOUND** that the Planning Commission of the City of Lodi incorporates the staff report and attachments, Initial Study/Negative Declaration (08-ND-01), and written comments to Initial Study/Negative Declaration, on this matter, and make the following findings:

1. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of 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 animals or eliminate important examples of the major periods of California history or prehistory, because no evidence has been found to indicate to this end. The project area has not been identified as being habitat for any rare or endangered flora or fauna.
2. No new impacts were identified in the public testimonies that were not addressed as normal conditions of project approval in the Initial Study.
3. Bringing the well on-line will not result in significant physical change in the environment and in that the site measures only 10,000 sq. ft and will not significantly alter the impervious surface.

# ***DRAFT***

4. That Negative Declaration 08-ND-01 and its supporting documentation are located at the office of the Community Development Director, 221 West Pine Street, Lodi, CA.
5. That the Planning Commission has reviewed and considered the information contained in said Negative Declaration.
6. That the designs of the City of Lodi Well Number 28 are properly planned thus limiting the potential to degrade environmental quality.
7. That the construction and operation of the City of Lodi Well Number 28 will not directly or indirectly cause substantial adverse impacts to the environment.
8. The City of Lodi Well Number 28 will not be detrimental to the health, morals, comfort or welfare of persons residing or working in the neighborhood, or to property or improvements in the neighborhood, or will not be contrary to the general public welfare.
9. The City of Lodi Well Number 28 will be consistent with all applicable goals, policies and standards of the City's adopted General Plan Policy Document.
10. The City of Lodi Well Number 28 is consistent with the Zoning Ordinance.

**NOW, THEREFORE, BE IT DETERMINED, AND RESOLVED**, that the Lodi Planning Commission hereby certifies Negative Declaration (08-ND-01) as an adequate environmental documentation for the proposed project.

**Dated:** April 9, 2008

I hereby certify that Resolution No. 08-08 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on April 9, 2008 by the following vote:

**AYES:** Commissioners:

**NOES:** Commissioners:

**ABSENT:** Commissioners:

ATTEST:

---

Secretary, Planning Commission

# Item 6a.



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** City of Lodi Planning Commissioners  
**From:** Peter Pirnejad, Planning Manager  
**Date:** Planning Commission Meeting of 4/09/08  
**Subject:** Past meetings of the City Council and other meetings pertinent to the Planning Commission

In an effort to inform the Planning Commissioners of past meetings of the Council and other pertinent items staff has prepared the following list of titles.

If you have any questions, please feel free to contact the Planning Department or visit the City of Lodi website at: [http://www.lodi.gov/clerk/council\\_agendas.htm](http://www.lodi.gov/clerk/council_agendas.htm) to view Staff Reports and Minutes from the corresponding meeting date.

Date	Meeting	Title
March 11, 2008	SHIRTSLEEVE	Sustainable City Program and Certification
March 19, 2008	REGULAR MEETING	Presentation of Community Improvement Award
		Proclaim April as Keep Lodi Beautiful month and accept a Waste Management Great American Cleanup Showcase Award in the amount of \$5000 from Keep California Beautiful, Inc.
		Direct the City Manager to prepare and send a letter to the San Joaquin County Council of Governments on the draft methodology for the Regional Housing Needs Allocation process.
		Introduce Ordinance Repealing Ordinance No 847 an Ordinance Adopting a Specific Plan for Lower Sacramento Road from West Lodi Avenue to West Turner Road to Allow a New Driveway.
March 25, 2008	SHIRTSLEEVE	Infrastructure Replacement Account
April 2, 2008	REGULAR MEETING	Presentation of Resolution of Appreciation to Retiring Public Works Director, Richard Prima.
		Adopt Resolution Approving the City of Lodi Arts & Cultural 2007-08 Grant Funding, as Approved by the Lodi Arts Commission, and Appropriating Funds (\$50,000)(COM)
April 1, 2008	SHIRTSLEEVE	Update of 2005 Americans with Disabilities Act Transition Plan.(PW)

Please see other side for April 8<sup>th</sup> Shirtsleeve Session titles.

April 8, 2008	SHIRTSLEEVE	Lodi Avenue Design Guidelines Update (PW)
		Transit Orientated Development Update (CD)